

Topic Paper

# Revised Local 2018-2033 Development Plan

December 2018

Role and Function

## Contents:

	<b>Page</b>
<b>1. Introduction - Purpose of this Paper</b>	<b>1</b>
<b>2. Setting the Scene - Spatial Portrait: A County of Contrasts</b>	<b>2</b>
<b>3. Population and Household Composition</b>	<b>4</b>
<b>4. The LDP Settlement Hierarchy: An evidence based review</b>	<b>5</b>
<b>5. The consideration of other strategies</b>	<b>11</b>
<b>6. Role and Function: Defining Clusters</b>	<b>15</b>

# 1. Introduction

## Purpose of this Paper

1.1 This Role and Function Discussion Paper has been published to critically assess and support the considerations of the spatial and growth distribution options set out within the Draft Preferred Strategy for the revised LDP.

1.2 The first part of this Paper provides an overview of the background evidence, including the LDP monitoring reports, and other Corporate or external strategies, which has allowed the Local Authority to understand the role and function that settlements make within the county. It identifies those settlements that are not delivering their intended levels of growth within the Adopted LDP.

1.3 In elaborating upon the performance of such settlements in developmental terms, there has been an opportunity to consider a whole range of strengths and weaknesses of existing evidence on the settlement hierarchy, and to also consider factors such as scale, capacity, spatial context, local “nuances” and character. This has provided an evidence base for discussion with key stakeholders and is reflected within this Paper.

1.4 The second part of this Paper seeks to identify and provide a rationale for the county’s growth distribution option within the Draft Preferred Strategy and how this translates in outlining a settlement hierarchy. The above “audit” will allow the Paper to provide a wider “scene setting” exercise in terms of role and function, and proceeds to frame a wider discussion as to the most appropriate method of classifying a settlement’s potential contribution within the revised LDP.

1.5 In considering a settlement hierarchy for the revised LDP, this paper considers the rationale of adopting a character area / cluster approach rather than what has traditionally been considered through a ‘top down’ approach based on key services and facilities.

1.6 A character area / cluster approach seeks to acknowledge contrasting spatial features and the respective contributions of individual settlements within these areas. Achieving a consensus in relation to such matters would provide a strong foundation for engendering local ownership of the Plan which supports the development of the Preferred Strategy.

## 2. Setting the scene

### **Spatial Portrait: A County of Contrasts.**

2.1 Carmarthenshire is a diverse County with the agricultural economy and landscape of the rural areas contrasting with the urban and industrial south-eastern area. However, as a primarily rural County, the Unitary Authority has a population density of just 78 per km<sup>2</sup>, with only Powys, Pembrokeshire, Gwynedd and Ceredigion being more sparsely populated. This is compared with 140 persons per sq. kilometre for Wales as a whole. The distribution of the population is more apparent in rural Carmarthenshire than it is in the south and east of the County where 65% of the population reside on 35% of the land.

2.2 The County is well positioned on the A40, A477 and A48 trunk roads. Their connections to the west provide links to the Irish ferry ports, with the M4 providing a strategic linkage to the east. This east-west link is further emphasised by the West Wales railway line which extends from Swansea (and the wider rail network - including London) through to Pembrokeshire via Carmarthen and Llanelli. Going north, the A40 and A483 leads to Mid-Wales, and supported by the Heart of Wales Railway line

2.3 The richness of Carmarthenshire's natural and historic environment is renowned, with a range of designations present. Agriculture dominates the rural areas of Carmarthenshire with the agricultural industry and in particular dairy and sheep farming establishing the County as one of the most important agricultural areas in Wales.

2.4 Figure 1 below indicates the strategic option of the adopted LDP which is based on the principles of sustainable development. The main urban centres of the County include Llanelli, Carmarthen and Ammanford / Cross Hands, and a large proportion of the existing housing and employment provision is within these established areas. These settlements demonstrate sustainability and accessibility attributes, particularly in terms of important transport routes (including road/rail) as well as services (e.g. healthcare, retail and education). These areas are where the majority of the County's population reside.

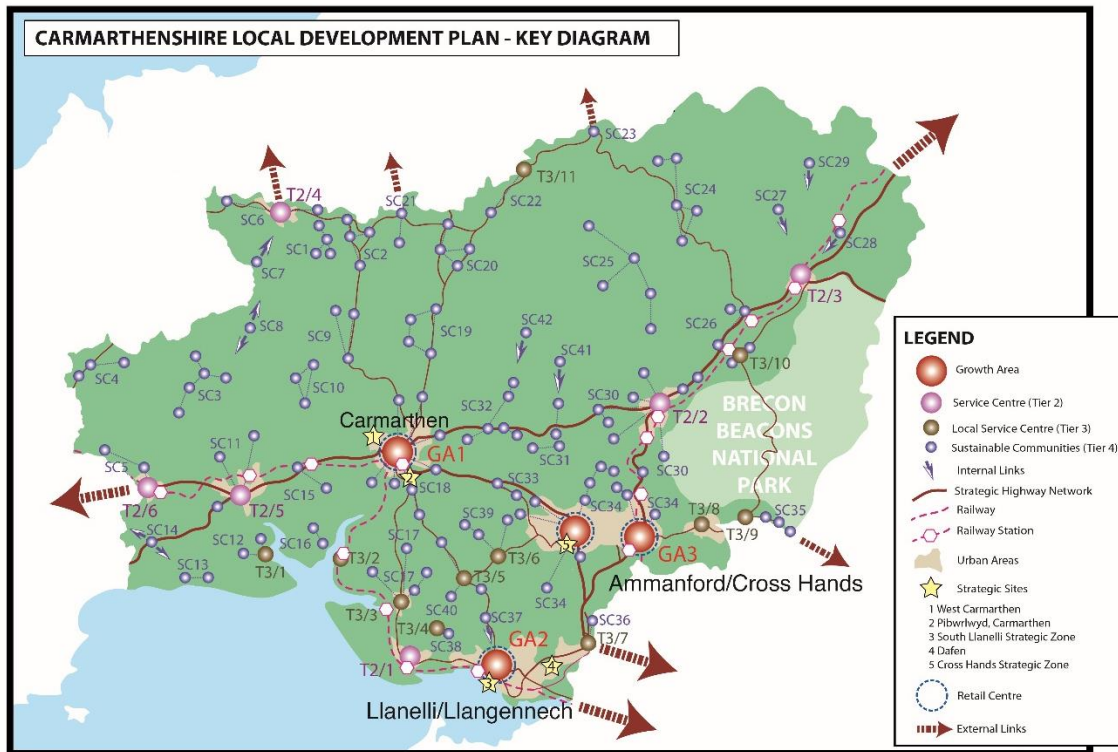


Figure 1 - Adopted Carmarthenshire Local Development Plan – Key Diagram

2.5 At the secondary level, there are a number of settlements which vary in size but often make notable contributions to the needs and requirements of their community and the surrounding area.

2.6 In addition, Carmarthenshire has a number of rural villages and settlements which are self-sufficient in terms of facilities and services, however, other smaller settlements lack these services, and therefore are dependent on these larger settlements.

2.7 Similarly in hierarchal terms, the urban centres are supported by a range of settlements of differing sizes which make an important contribution to the social, economic and environmental fabric of the County. The diverse nature of these communities, both in terms of spatial characteristics and their overall role and function, make them an integral part of the County. For example, the post-industrial Amman and Gwendraeth Valleys are seen as key linguistic heartlands, whilst the Laugharne / Pendine areas can offer a visitor economy contribution.

2.8 There are also a series of settlements that fulfil a cross border role such as Newcastle Emlyn and Pontweli. This form of evidence will support the analysis later on within this Paper.

### 3. Population and Household Composition

3.1 With a population of 186,452 in 2017, Carmarthenshire is home to approximately 6% of Wales' total population, making it the fourth largest Unitary Authority in Wales (after Cardiff, Swansea and Rhondda Cynon Taff).

3.2 The Brecon Beacons National Park covers approximately 9% of Carmarthenshire, with approximately 1% of Carmarthenshire's population estimated to reside within the National Park.

3.3 Since 2001, Carmarthenshire's population has increased by +12,800 people, a 7.4% increase in sixteen-years. Higher annual population growth (averaging +0.7% per annum) was recorded pre-2008, with notably lower annual growth recorded thereafter (averaging +0.2% per annum). The make-up of the population increase within the county is from the following outcomes:

- Natural Growth is negative – more people are dying than being born;
- Inflow from internal migration has been the dominant driver of population change;
- Net migration high up to 2008, and then low. It started to increase again three years ago with 2016/2017 recording a net inflow of 873;
- Large net outflow of 15-19 year olds as they go to university elsewhere with a small return flow of 20-24 ages;
- A net inflow is recorded in all older (65+) age groups, contributing to Carmarthenshire's ageing population profile;
- The percentage of +65 years old increased from 19% to 23%;
- International migration averaged +291 persons per year since 2001/2002.

3.4 In considering past population and household trends and their relationship in supporting future projections, the Population and Distribution paper sets out the rationale and framework for considering a preferred housing requirement figure for Carmarthenshire within the revised LDP. This evidence base will also support the consideration for the settlement framework and the distribution of housing growth within each of the clusters.

## 4. The LDP Settlement Hierarchy: An evidence based review

4.1 This section will undertake a review of evidence, notably in terms of the delivery of housing and employment, and it is supported by the contents of the Annual Monitoring Reports of the LDP, the Joint Housing Land Availability Study and the Employment Land Review.

4.2 The hierarchy of settlements identified within the LDP is across four tiers consisting of three Growth Areas (Llanelli, Carmarthen and Ammanford / Cross Hands), six Service Centres, eleven Local Service Centres and 42 Sustainable Communities which consists of some 135 villages.

4.3 As referenced elsewhere within this Paper, the hierarchy sought to reflect the respective standing by virtue of scale, its role and function and this was supplemented by a scoring matrix centred on key services and facilities, along with environmental characteristics. Development was distributed across each of these settlements, however in summary, many settlements have developed at a greater pace than others. The reasons for this may be due to the housing and employment market being more buoyant in certain settlements, or that the wrong site is allocated within that settlement.

### Housing Delivery Large Sites

4.4 Table 1 shows the number of residential units which have been completed during the LDP period up to, and including the year 2017/2018 on large sites (>5 units).

Tier	2006 /2008	2008/ 2009	2009 /2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	Total
Tier 1	304	182	160	356	195	242	303	305	399	320	264	3030
Tier 2	166	30	27	54	14	15	11	62	29	10	5	423
Tier 3	76	24	10	25	17	20	27	30	13	57	56	355
Sustainable Communities	101	27	103	128	50	40	38	32	75	39	81	714
<b>Total</b>	<b>647</b>	<b>263</b>	<b>300</b>	<b>563</b>	<b>276</b>	<b>317</b>	<b>379</b>	<b>429</b>	<b>516</b>	<b>426</b>	<b>406</b>	<b>4522</b>

Table 1: Completion of Residential Units on Large Sites

4.5 Housing completions in 2008/09 was low at 263 units, however it has fluctuated between 379 and 516 units in the last 5 years. Since the base date of the adopted LDP in 2006, the number of units completed on sites of +5 is 411 units.

4.6 In terms of the distribution of completed units, figure 1 illustrates the total completion of residential units on large sites since 2007. 67% of the completed units were within the

Growth Areas, 9% in tier 2, 8% in Tier 3, whilst the percentage of completions in Sustainable Communities is 16%.

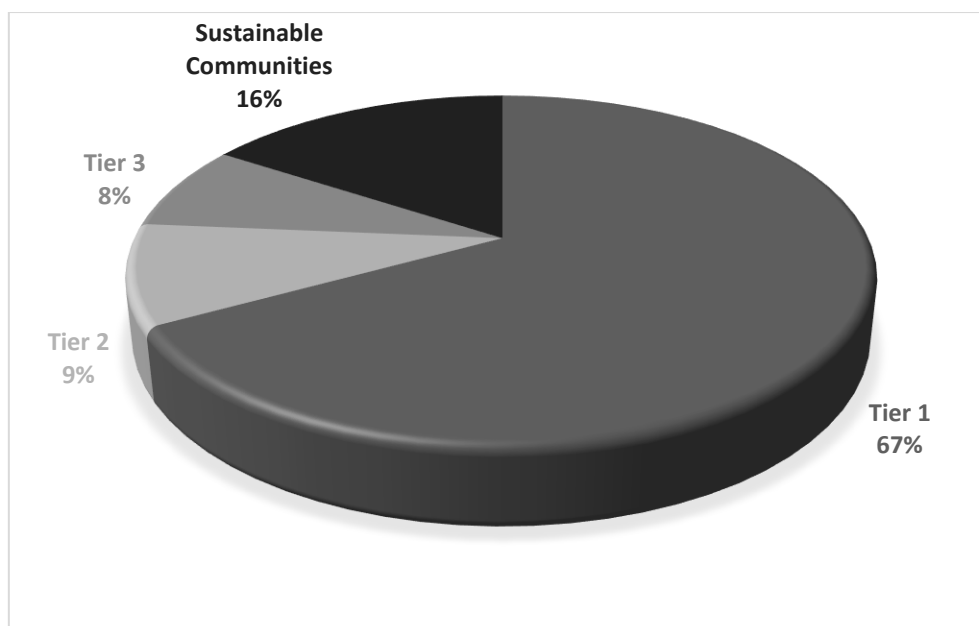


Figure 2: Total Completion of Residential Units on Large Sites since 2007 by Tier

4.7 The comparison of the distribution of completions and the distribution set within the LDP is as follows:

	Percentage of overall housing completions.	Percentage of total allocations set within the LDP.
Tier 1	67%	62.4%
Tier 2	9%	10.2%
Tier 3	8%	12.5%
Sustainable Communities	16%	14.9%

Table 2: Distribution of housing completions by tiers

4.8 In general, the completion levels within Tier 1 and Sustainable Communities have been proportionately higher than that allocated within the LDP. The table also shows the performance of Tier 2 and Tier 3 being proportionally lower than that allocated within the LDP.

4.9 In the previous 3 years (2015-2018) only 44 dwellings on large sites have been completed in Tier 2 settlements, whilst 126 dwellings have been completed in Tier 3. This is in comparison to the 195 dwellings being completed in Sustainable Communities.

### Planning Permissions

4.10 The pattern of housing completions set out above are also reflected in the number of permissions granted on allocated housing sites. In the 2<sup>nd</sup> AMR 2016-2017, the Sustainable



Communities saw a large proportion of the permissions compared to Tier 2 and 3, however in general there is no consistent trend from one year to the next.

	AMR Target	Permissions 1 April 2015 – 31 March 2016	Permissions 1 April 2016 – 31 March 2017	Permissions 1 April 2017 – 31 March 2018
Growth Areas	62%	67.3%	43.8%	64.4%
Service Centres	10%	3.6%	9.5%	10.3%
Local Services Centres	12%	17.1%	0.7%	15.7%
Sustainable Communities	15%	15.2%	46%	9.6%

Table 3: Residential Units Granted by Tier on Allocated Housing Sites (%)

### Small Sites

4.11 Completion of residential units on small sites (sites of <5 units) has only been monitored for the past three years, therefore any trend is difficult to determine at this point. The data reveals a slightly different pattern from that seen on large sites, with the majority of completions occurring within the Sustainable Communities. A similar pattern of completions exists for Tiers 2 & 3 for both small and large site completions.

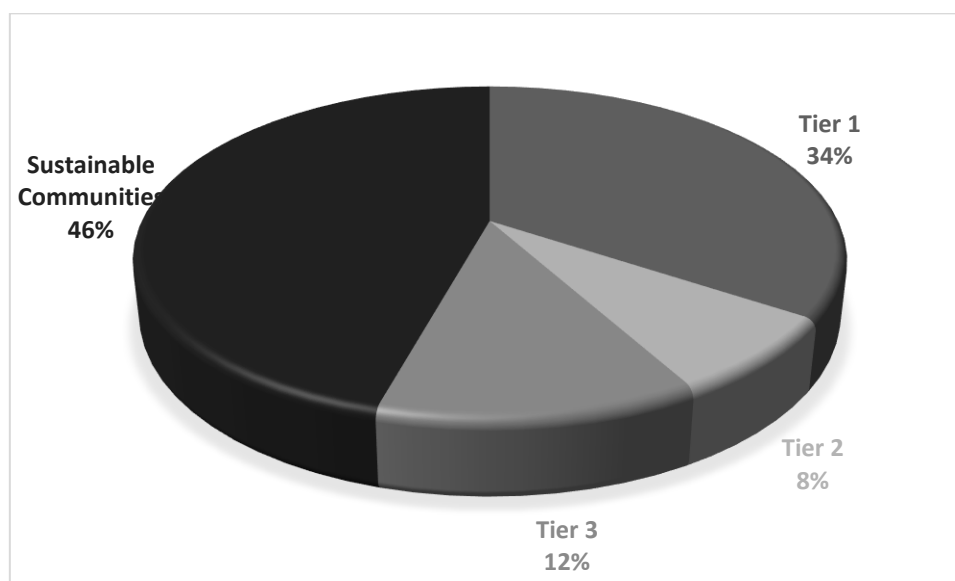


Figure 3: % of Residential Units Completed on Small Sites since 2016 by Tier

### Joint Housing Land Availability Study (JHLAS)

4.12 The JHLAS is the mechanism for local planning authorities to demonstrate that they have a 5-year housing land supply by providing an agreed statement of housing land availability for development planning and development management purposes<sup>1</sup>. Carmarthenshire has a land supply of 3.8 years in the 2018 Study. Every site within the study

<sup>1</sup> Technical Advice Note 1 – Joint Housing Land Availability Studies, Welsh Government (2015)

is categorised as to when the site is likely to come forward for development<sup>2</sup>. Table 4 provides a summary of the data, by tier, taken from the 2018 Study.

Tier	Units Built Since Last Study	Units Remaining	Category 1	Category 2	Category 3	Category 4
Tier 1 Total	264	5873	109	3098	0	2666
GA1	58	1427	15	499	0	913
GA2	132	2697	63	1491	0	1143
GA3	74	1749	31	1108	0	610
Tier 2 Total	5	1463	2	980	0	481
Tier 3 Total	56	1569	30	715	0	824
Sustainable Communities	81	1490	30	988	0	472

Table 4: Summary of Land Supply Calculations by Tier (source: 2018 JHLAS)

4.13 Looking at the total units remaining in the Study, 43% are classified as Category 4, while 57% fall within the 5 year supply. Each of the four tiers demonstrate different patterns of classifications, as discussed below:

- **Tier 1 (Growth Areas)** – 55% of the remaining units for the tier fall within the 5 year supply. 64% of the units remaining in GA1 (Carmarthen) are classified as Category 4. Of the housing units in Category 4, 91% of these units fall within two sites – West Carmarthen and Penymorfa. This therefore skews the overall picture of the availability of housing allocations in Carmarthen.

42% of the remaining units in GA2 are classified as Category 4, and 35% of the remaining units in GA3 (Ammanford/Cross Hands area) are classified as Category 4.

- **Tier 2 (Service Centres)** – 67% of the remaining units fall within the 5 year supply, and 33% of the remaining units are classified in Category 4.

<sup>2</sup> • Category 1: Sites or the phases of sites which are under construction (relating only to the area where building is in progress).

• Category 2: Sites or the phases of sites where development either can commence immediately or the constraint on development is likely to be removed so that there is reasonable time for dwellings to be completed within 5 years.

• Category 3: Sites or phases of sites where the Study Group agree that it is not financially viable to develop the site due to market conditions, but which are otherwise free from constraints. (Although Category 3 sites will not form part of the 5-year supply, their identification may assist local planning authorities, developers and landowners in finding opportunities to improve site viability and deliverability.)

• Category 4: Sites or the phases of sites where development is unlikely within 5 years by virtue of major physical constraints or other constraints as agreed by the Study Group.

- **Tier 3 (Local Service Centres)** – 47% of the remaining units fall within the 5 year supply, and 35% are classified as being in Category 4.
- **Sustainable Communities** – 68% of the remaining units fall within the 5 year supply, and 32% are classified as being in Category 4.

4.14 Tier 1 settlements have the highest percentage of units classified as Category 4. Part of the reason for this is that there are a number of larger sites which are unlikely to come forward within the five year period, for example West Carmarthen, Penymorfa (Carmarthen), Tirychen Farm (Ammanford), Emlyn Brickworks (Penygroes), North Dock (Llanelli), Llys y Bryn (Llanelli), and Cefncaeau (Llanelli).

4.15 Tier 2 (Service Centres) and Tier 3 (Local Service Centres) show a trend over recent years of low completions. Tier 2, however is anticipated to deliver more units in the next 5 years as 67% of the remaining units fall within the 5 year supply, where the development of sites in Burry Port, Pembrey and Whitland are likely to start.

### **Delivery of Employment sites**

4.16 The current adopted LDP allocates 111.13 Ha of land for employment purposes. Locations in the three Growth Areas of Carmarthen, Llanelli and Ammanford / Cross Hands make the biggest contributions to site area totals because these areas have been designated with the most employment allocations in the LDP due to their sustainable locations. These growth areas are themselves set out within this Preferred Strategy as important areas for continued economic growth over the revised LDP period.

4.17 Since the LDP base date, 30.06 Ha of land has been taken up on the employment land allocations, with strategic sites within the growth areas of Cross Hands and Llanelli making significant contributions to this delivery.

4.18 In addition to the proposed allocations, existing employment sites make an important contribution towards providing employment through for example the turnaround of businesses and the reinstatement of redundant or former use sites. The total site area of land identified for existing employment purposes within the ELR 2018 was 445 Ha. Since the adoption of the LDP in December 2014, planning permissions have been granted on 8.43 hectares of land within such locations.

4.19 The following table shows the cumulative take up of both proposed and existing employment land in all Tiers, as set out within the ELR 2018.

<b>Location</b>	<b>2018 Total Area (Ha)</b>	<b>2018 (%)</b>	<b>Take up (Ha over Plan period)</b>	<b>% Take up</b>
Growth Areas (Tier 1):			30.11	62
Carmarthen	51.72	9	-	
Llanelli	249.16	45	-	
Ammanford / Cross Hands	122.90	22	-	
Service Centres (Tier 2)	61.37	11	9.07	18
Local Service Centres (Tier 3)	40.38	7	6.19	13
Sustainable Communities (Tier 4)	30.35	6	3.55	7
<b>Total for County</b>	<b>556</b>	<b>100</b>	<b>49</b>	<b>100</b>

Table 5

## 5. The consideration of other strategies

5.1 The preparation of a development plan is underpinned by an understanding of its relationship to a range of other Plans and strategies. In this respect the development of a robust settlement hierarchy reflects to a varying extent the impact of these other strategies on the role and function of settlements.

5.2 The following outlines some of the current and emerging strategies which impacts on the development of a Preferred Strategy. This should however not be seen as being exhaustive, as a developing LDP responds to developing strategies, whilst new ones will also emerge during the preparation of the revised LDP.

### **Planning Policy Wales**

5.3 In terms of national policy, those relevant drivers include Planning Policy Wales (PPW) (*Edition 9 - November 2016*). PPW sets out the land use planning policies of the Welsh Government (WG). Its central objective is to promote and provide a framework for sustainable development within Wales. The Wales Spatial Plan – People, Places, Futures (2008 Update) provides an overarching policy context for spatial planning and development in Wales by establishing cross-cutting national priorities. Carmarthenshire is situated within three areas identified in the Wales Spatial Plan.

5.4 Reference is also had to the content of Planning Policy Wales – Edition 10 (December 2018) which places a significant emphasis on the role of planning in creating a sense of place. This focus on place-making has a direct relationship with the role and function of settlements particularly through sustainability and engendering well-being in communities. It is this responsibility for development plans which will contribute towards the making of sustainable places and improving well-being.

### **National Development Framework**

5.5 The Planning (Wales) Act 2015 made provision for the preparation of a National Development Framework (NDF). The Framework is to be prepared by the Welsh Government and will set out a 20 year land use framework for Wales, replacing the current Wales Spatial Plan. Once adopted, it will sit alongside PPW and will provide the strategic direction for the LDP. The preferred option for the Framework was published for consultation in July 2018 with the publication of a draft NDF expected in July 2019 and subsequent adoption in September 2020.

5.6 The NDF will set much of the context for how the development planning system responds and delivers at a regional and local level. Whilst it is still under development and does not directly influence the current role and function work, its progress and outcomes will be monitored and responded to.

### **Well-being of Future Generation (Wales) Act 2015**

5.7 The Well-being of Future Generations (Wales) Act 2015 requires the Council as a representative of the Public Service Board to prepare a Well-being Plan. Well-being objectives have been developed by the Council. It is also noted that Planning Policy Wales edition 10 (currently out to consultation) seeks to frame the consideration of land use planning within the context of the Well Being of Future Generations Act 2015. There is a strong emphasis on place making approaches as oppose to a “numbers focused” approach to residential development.

5.8 The preparation of the LDP has and will continue to recognise the content of the Well-being of Future Generation (Wales) Act and this has been acknowledged and integrated as part of the preparation of the Preferred Strategy and its settlement framework.

### **Swansea Bay City Region**

5.9 At a regional level, Carmarthenshire is part of the Swansea Bay City Region which also encompasses the Local Authority areas of Pembrokeshire, City and County of Swansea and Neath Port Talbot. The £1.3 billion Swansea Bay City Deal was signed in March 2017. It is claimed that the deal will transform the economic landscape of the area, boost the local economy by £1.8 billion, and generate almost 10,000 new jobs over the next 15 years. There are 2 specific projects identified for Llanelli and Carmarthen both of which have been recognised within the Preferred Strategy as strategic sites.

5.10 The economic and demographic implications arising from the investments from the City Deal have been recognised within the Preferred Strategy. It is also clear that there will be inevitable spin off benefits across communities. In this respect the Preferred Strategy recognises the focus of the projects in the Principal Centres, but it also acknowledges that there may be positive impacts to settlements lower within the hierarchy. The Plan will therefore seek to respond to the opportunities arising as part of the preparation of the Deposit LDP, such as provision for small businesses which could arise from the creative industries sector

### **Transformations: A Strategic Regeneration Plan for Carmarthenshire – 2015-2030**

5.11 The announcement of Transformations: A Strategic Regeneration Plan for Carmarthenshire – 2015-2030 by the Council’s political administration, provides a ‘game changing’ opportunity to capture opportunities for growth and investment. It aims to boost the local economy and create 5,000 jobs across the County by 2030. Whilst being mainly thematic in nature, it does have a spatial dimension in terms of highlighting strategic sites and 6 key transformational projects. In this respect the role and function paper and the Preferred Strategy recognises its strategic objectives, and acknowledges the investment and economic potential.

### **Moving Forward in Carmarthenshire**

5.12 Within “Moving Forward in Carmarthenshire: the next 5-years (2018)”, the Council has identified almost 100 priority projects, schemes or services that it wants to deliver over the next five years to make Carmarthenshire “the best place to live, work and visit”. There is an emerging new Corporate Strategy 2018-2023 –“Moving Forward in Carmarthenshire”.

### **Modernising Education Programme**

5.13 In 2005, the Council adopted its Modernising Education Programme (MEP). The aim of the MEP is to ensure that the network of schools meet current and future needs, and that it does so in a strategic and operationally effective way. In doing this, the MEP identifies future requirements for investment to ensure the delivery of suitable and sufficient provision of school places and sets out future investment plans in a coordinated and structured manner.

5.14 The Council’s MEP is an ambitious and progressive strategic approach which delivers a series of high quality education facilities across the County. In developing this role and function paper regard has been had to the work already undertaken to date, and it also considers what is known to be programmed for the future.

### **Affordable Homes Delivery Plan**

5.15 The Affordable Homes Delivery Plan 2016 – 2020: sets out the Council’s five year vision for maximising the supply of affordable homes within the county. The programme will initially deliver over 1000 additional affordable homes over five years, with a total investment exceeding £60m. Its purpose is to provide detail on how and where more homes will be delivered and what resources will be used and how more could potentially be accessed. It targets help where the need is highest, in both urban and rural areas.

5.16 The Affordable Homes Delivery Plan breaks the county up into four action areas, and each has a delivery strategy. The action areas include:

- Carmarthen and the West Action Area
- Carmarthenshire Rural and Market Towns Action Area
- Ammanford and the Amman Valley Action Area
- Llanelli and District Action Area

5.17 The Llanelli and District area is identified as having the most housing need. This follows a simple pattern that where the most populous areas of the county are, the higher the need. Since April 2016, of the 532 affordable homes that have been delivered within Carmarthenshire, 41% of them have been within the Llanelli and District Area.

5.18 In providing affordable homes in order to meet the housing need, the location of settlements within the settlement hierarchy will be an important consideration. In addition, sustainability factors such as public transport provision, the proximity to employment provision and reducing the need for car journeys will be significant to support other elements and objectives of the revised LDP

### **Task and Finish Groups**

5.19 There is an increasing corporate emphasis on developing an understanding of the potential contribution of rural areas, with a Task and Finish Group established. This Paper may offer opportunities to contribute towards their discussions as part of a high level review.



## 6. Role and Function: Defining Clusters

6.1 This Section seeks to supplement the above analysis and progress the development of the spatial options by identifying broad character areas or clusters.

6.2 In considering the spatial options and settlement framework for the revised LDP, the Draft Preferred Strategy identifies a series of geographical clusters which support a hierarchy of settlements. This approach recognises the role and function that settlements play both on a county-wide and local level, within their own respective cluster. In this sense, the provision of growth and the allocation of settlements to each cluster is responsive to that settlement's needs, and builds upon the diverse nature of the County's communities.

6.3 Adopting this cluster based approach will be in contrast to the current "top down" and "imposed" expectations placed upon settlements within a traditional county-wide hierarchal approach. Previous Development Plans for Carmarthenshire have identified the settlement framework based on a scoring matrix of services and facilities, and those with a higher score have tended to take more of the allocated development. However, the LDP Review and Annual Monitoring Reports have identified that this mechanical way of assigning settlements to tiers within the hierarchy, and the distribution of growth within those tiers has limited the potential for Carmarthenshire and its settlements. Draft Planning Policy Wales (Edition 10) places a strong emphasis on place-making approaches as opposed to a "numbers focused" approach to development growth. Therefore, considering geographical clusters as the settlement framework for the County is a more flexible approach, and assists in reconciling variances in expectations between settlements that have traditionally been on the same tier of the LDP hierarchy.

6.4 An example within the adopted LDP of two Tier 2 settlements performing different roles, can be seen by comparing Burry Port with Llandovery. Located in different parts of County, both settlements play an important role locally. It can be argued that Llandovery is actually performing its natural role in the north of the County, by providing a service centre function for the town and surrounding area. However, from a housing growth perspective, it has performed poorly in the delivery of new homes.

6.5 Conversely, it is logical that Burry Port, given its different urban and post-industrial context, performs a different role with a particular emphasis on development and regeneration at the Harbour. Such examples also differ in terms of social, economic and environmental characteristics.

6.6 It may be argued that a settlement like Burry Port would naturally be expected to deliver a different level of development to Llandovery for example. This does not discount the importance of Llandovery, but simply acknowledges that the two areas of the County are spatially and functionally different and identifying them on the same tier of the hierarchy is too simplistic. The identification of geographical clusters would reflect a lateral and complimentary relationship between the defined areas and the settlements within them.

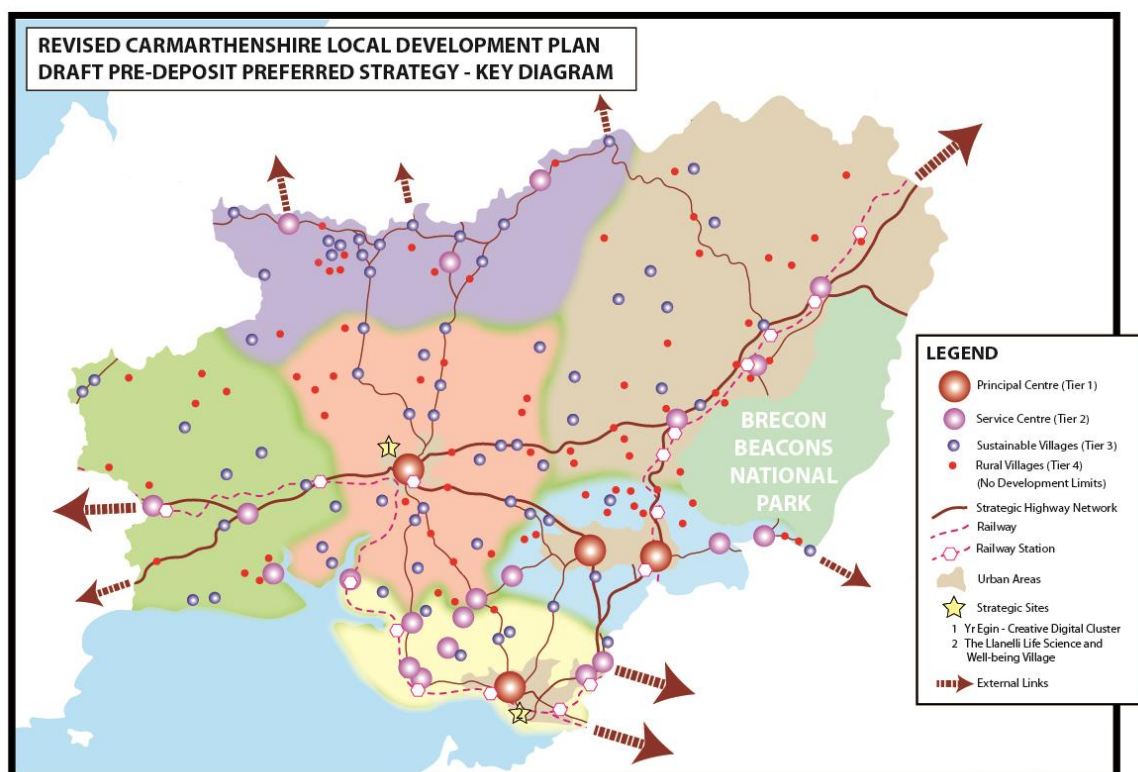


Figure 4 Draft Pre-Deposit Preferred Strategy showing the 6 cluster areas

6.7 Figure 4 above illustrates the clusters identified within the Draft Preferred Strategy. Carmarthenshire areas are broken up into 6 geographical clusters, each with a principle or service centre supporting other settlements. The rationale for identifying the cluster and the main centres within it are considered below in more detail. They are:

- Carmarthen and its Rural Areas;
- Llanelli and the Southern Gwendraeth Area
- Amman and Upper Gwendraeth
- Teifi;
- Upper Tywi Valley
- Western Carmarthenshire

## Cluster 1 – Carmarthen and its Rural Areas

6.8 This cluster sits at the heart of both the County and the region, and is located on a series of strategic highway and rail routes centred on the historic market town of Carmarthen. As a regional centre with its associated functions, Carmarthen remains a focus for the delivery of new homes and jobs and also as a vibrant retail centre, with future opportunities likely to focus on providing a wider range and mix of development sites. Surrounding the town are a number of rural, well connected villages.

6.9 The area is widely visited and has a number of tourist attractions including the National Botanic Gardens of Wales in Llanarthne, Brechfa Forest which offers mountain biking and walking trails, The Gwili Steam Railway, and Llansteffan beach and castle.

### Carmarthen

#### Principal Centre –

6.10 Carmarthen is a vibrant and thriving market town, in a sustainable location at the junction of the A48 and A40, in addition to the London – Fishguard rail link ensures that it functions as the strategic gateway in West Wales. As the major administrative centre for the region and Carmarthenshire, the town is both a major employer in the County and serves as a regional retail centre.

6.11 The sustainable nature of Carmarthen and its capacity for growth underlines the town's importance and will ensure its continued role as a regional centre for employment, retail, housing, health, and leisure provision

6.12 This prominent role of Carmarthen has been reinforced in the Wales Spatial Plan which recognises the town is pivotal in linking the three Spatial Plan areas of Swansea Bay, Pembrokeshire - The Haven and Central Wales.

6.13 As part of the Swansea Bay City Deal Carmarthen has one of the major new projects for Carmarthenshire namely Yr Egin, - a creative industry project, being located adjacent to the University in Carmarthen.

### **Character and Population**

6.14 The river Tywi dissects the town, with many of the low lying areas falling within the flood risk zones. To the south of the river, the land rises at Pensarn and Llangunor. The northern part of Carmarthen slopes up gradually as the urban area extends from the town centre, which includes the older part of the town and the more densely populated areas. Many of the areas within the town centre are located within conservation areas.

6.15 Nant-y-Ci is also located on the western side of Carmarthen. Recent development in Nant-y-Ci consists of the re-location of the agricultural mart from the town centre and other units which specialises in the agriculture. The showground also attracts various events throughout the year. The town (excluding Abergwili & Llangunor) has a population of 14,424 (2016 Mid-Year Population Estimates, ONS), which is approximately 8% of the total population of Carmarthenshire.

6.16 There are a number of smaller villages which are situated next to the town – Abergwili lies to the east, Llangunor to the south, Llanllwch and Travellers Rest to the West, and Trevaughan to the north.

### **Retail Provision**

6.17 Carmarthen is a large market town and has a longstanding and well performing and serves a wide range of communities both locally and regionally, offering a mix of national high street names with smaller local and niche retail stores. The retail and commercial provision of the town centre has been enhanced in recent years through the development of the St Catherine's Walk development which is anchored by a Debenhams store and a multi-screen cinema. The town centre is supplemented by a range of comparison and convenience stores within the Parc Pensarn Retail Park.

### **Housing Growth Provision**

6.18 The majority of the current and proposed development in Carmarthen within the adopted LDP is focused on the western side of the town which includes the West Carmarthen Strategic Site. This large area will accommodate 1100 homes, in addition to community facilities, and a new road to link the northern end of Johnstown to the A40. This represents 59% of the overall allocations identified for Carmarthen.

### **Employment Provision**

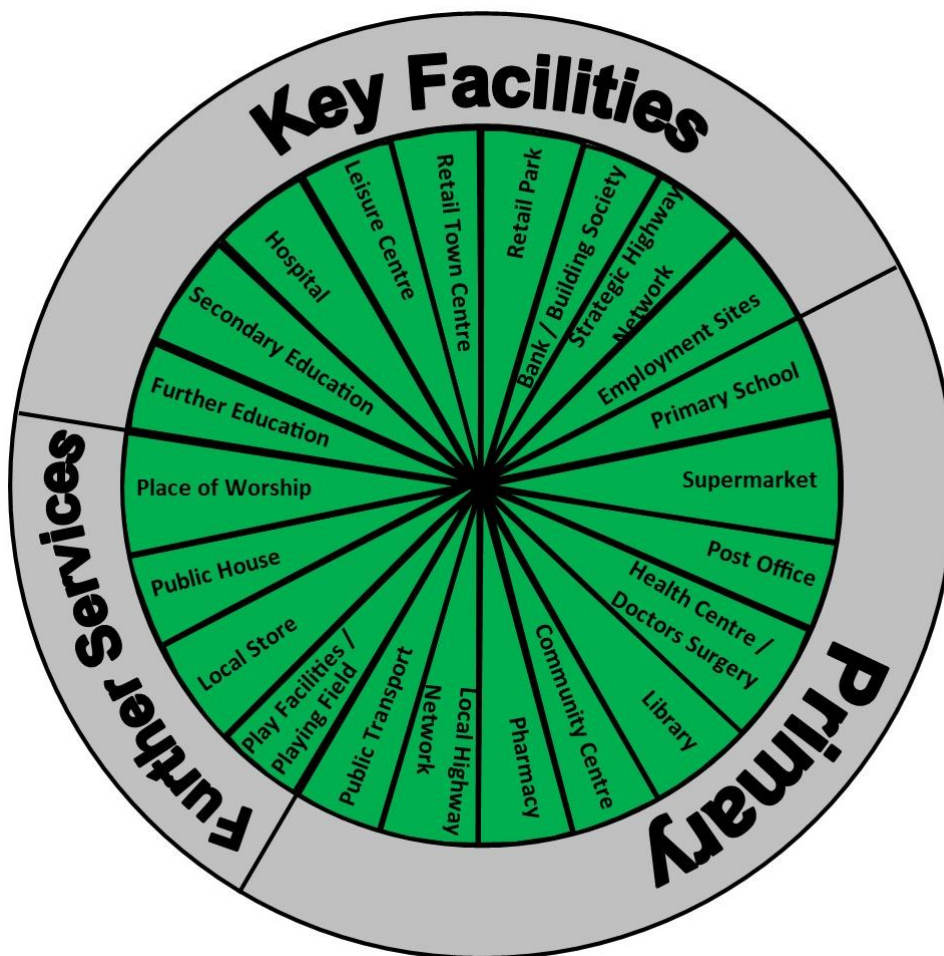
6.19 In terms of the traditional B Class employment uses Carmarthen has over 25 ha of land allocated for employment purposes in the current LDP and the town has a similar

amount of land (annotated within the LDP) supporting existing employment activities. In addition to this, the town is an important large scale employer through the County Council, Glangwili Hospital, and the University of Wales Trinity St David.

**Conclusion**

6.20 Carmarthen provides an important regional and local role in terms of employment, retail, and leisure and as a result is a desirable place to live. The sustainable nature of the town along with its existing facilities and capacity to accommodate growth demonstrates the town’s importance and will ensure its continued role as a regional centre for employment, retail, housing, health, and leisure provision. As such, its designation as a Principal Centre will see the majority of new development for this cluster. In designating Carmarthen as the principal centre of the cluster, it will support the surrounding settlements as the basis for their social and economic needs.

**Key Services and Facilities**



## Pontyates / Meinciau / Ponthenri

### Service Centre

6.21 A group of closely related settlements namely Pontyates, Meinciau and Ponthenri are located within the Gwendraeth Valley equidistant between Carmarthen and Llanelli and is characterised by former industrial activities centred on mining. They represent an established centre with a strong population base supported by all the services and facilities expected of such a settlement. In this respect, it includes local retail provision, primary school, healthcare etc.

### Character

6.22 Pontyates and Meinciau are characterised by a linear pattern of development set against the Gwendraeth Valley, and in this case the topography of the settlement plays a key role which elongates the village over a distance of 2.5 miles. It can be argued that the southern element of the village has better links to Llanelli, however in the main the majority of the urban form is set on the northern part of the valley with better linkages to Carmarthen. The primary school within Pontyates plays a key role in the social fabric of this area of the Gwendraeth Valley.

6.23 Flood risk issues are prevalent at the base of the valley upon which the settlement is centred.

6.24 With respect to Ponthenri, this village is set on the old railway line which was formerly used as part of the mining activities. Part of the northern area of Ponthenri is set within flood risk zones. Ponthenri has links to both Pontyates and Pontyberem, with both these settlements playing a local service centre role for local food provision and healthcare.

### Retail Provision

6.25 Pontyates plays a vital role in terms of retail provision with a local food store and petrol station.

### Housing Provision

6.26 The three settlements have only witnessed small scale housing growth, with the non-delivery of larger residential numbers possibly influenced by the close proximity of the large scale housing development at Ffos Las - which has saturated the housing supply. Of the 239 indicative units allocated within the current adopted LDP, 219 units remain

undeveloped. In relation to challenges on the delivery of sites reference may be had to the scale of the housing allocations themselves, such as the development of a 30 unit site or a 100 unit site not meeting the local market demand.

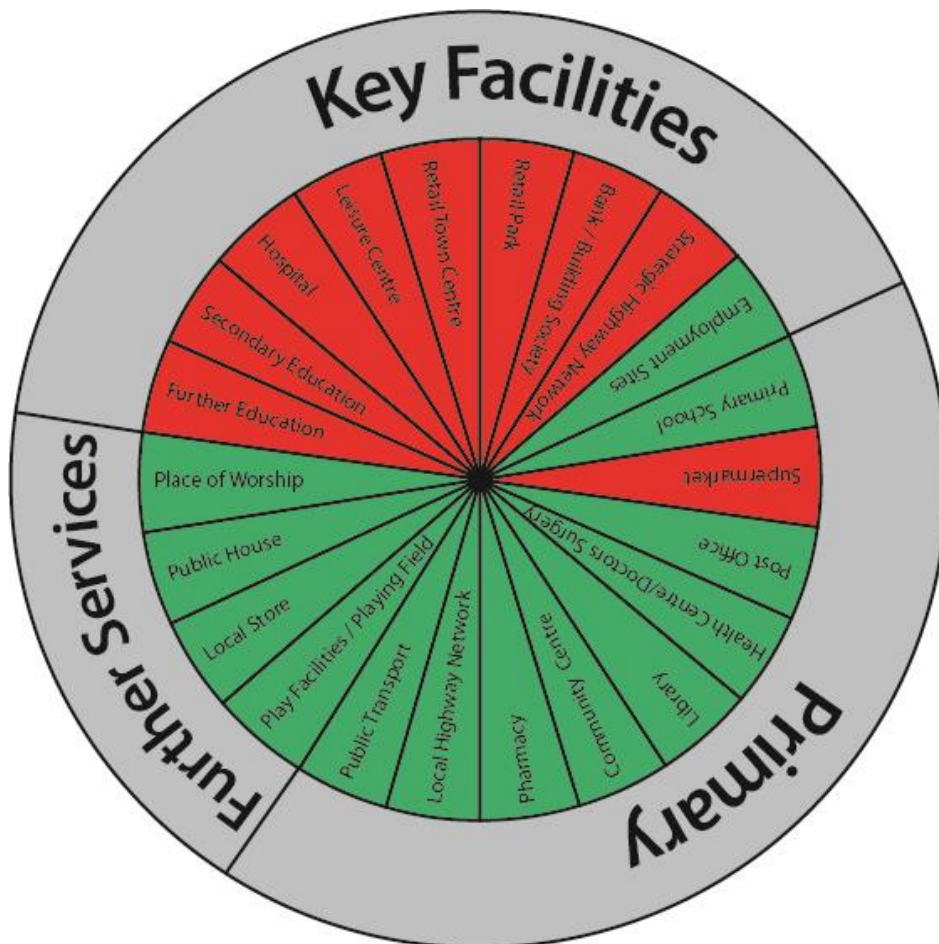
**Employment Provision**

6.27 The settlement has small scale employment opportunities, however there are no employment allocations within the village. The settlement looks to the growth areas for the majority of their employment requirements.

**Conclusion**

6.28 Its allocation as a local service centre within this cluster is an important one, given its close links to Carmarthen and Llanelli. As noted above, the level of growth within the settlements have been limited to small scale opportunities with the larger allocated sites not coming forward. The nature and the scale of development allocated to the settlements will be reviewed for the Deposit LDP.

**Key Services and Facilities**



## Cluster 2 - Llanelli and the Southern Gwendraeth Area

6.29 This cluster along the Llanelli coastline retains a strong developmental focus, with its regeneration potential recognised within the Transformations Strategy, City Deal and current Adopted LDP. It is located in the south east of the County, which is predominantly urbanised in nature. It has good accessibility by road (including M4) and rail, and its close proximity to Swansea ensures its strategic importance to Carmarthenshire is reflected in its development aspirations. Llanelli (including Llangennech) and Burry Port / Pembrey are key components in the delivery of new homes and jobs and are supported by Kidwelly and Hendy in this regard. The area is a strong contributor in terms of retail, whilst its tourism potential is noted including the Ffos Las Racecourse in Trimsaran.

6.30 In noting the ongoing eminence of the traditional manufacturing sector, the area's broadening sectoral base is reflected in the contrasting employment offers at Bynea, Dafen and Delta Lakes.

### Llanelli

#### Principal Centre

6.31 Llanelli is strategically located close to the M4 transport corridor as well as being on the London – Fishguard rail link. Llanelli is a significant centre on a coastal location situated in the south east of the County. Traditionally a centre for heavy industry and manufacturing, the town remains a key centre of administration and employment, whose sustainable location affirms its suitability to accommodate growth over the plan period.

6.32 The prominent role of Llanelli is reinforced in the Wales Spatial Plan which recognises the town's key role within the Swansea Bay-The Waterfront and Western Valleys Area.

6.33 Llanelli is playing a key role in respect of the Swansea Bay City Deal with the Wellness and Life Science Village a cornerstone for the region and offering significant investment and spin off opportunities.

6.34 A high proportion of the county's population is centred around Llanelli, with the Llanelli Town Council and Llanelli Rural Council areas making up just over 20% of the County's population.



## **Character**

6.35 The current developmental constraints being experienced within Llanelli are subject to ongoing evidencing and investigations. The south of the town is hindered by the flood risk zone with a mixture of C1 and C2 flood zone areas.

6.36 In terms of those infrastructural considerations affecting the Llanelli area, there has been a longstanding awareness of the issues arising with regards to the area's waste and surface water regimes. The Carmarthen Bay and Estuaries European Marine Site (EMS) is part of a European-wide network of areas – the Natura 2000 series – designated under the European Union's Habitats and Birds Directives to safeguard habitats and species that are important and threatened on a European scale.

## **Retail Provision**

6.37 Llanelli (and its town centre) has an established retail role which has in recent years been supplemented by out of town retail parks. Despite the retail offer within the out-of-town developments, the town retains a retail core containing a mix of national and local stores. The development at 'Eastgate', which includes the Odeon Cinema has seen significant regeneration to part of the town centre, whilst also broadening the town centres offer to include commercial leisure.

6.38 The town centre has had ongoing investments in terms of property refurbishment as part of the Vibrant and Viable Places grant. This has demonstrated notable success in regenerating areas of the town centre and in bringing properties back into effective use. A proposed Local Development Order (LDO) for the town centre is being progressed towards adoption by the County Council and links into the broader regeneration objectives for the town centre.

6.39 The out of town retail offer at Parc Trostre and Parc Pemberton contains a mix of national comparison, bulky goods and convenience stores, including fast food takeaways and the large supermarkets of Tesco and Morrisons.

## **Housing Growth Provision**

6.40 Llanelli has a successful record in delivering on its housing growth with 17 of the housing allocations within Llanelli (including Llangennech) having been completed. It is however also recognised that a number of larger allocations have not been developed in the Llanelli area, particularly around the eastern gateway. Whilst these sites contribute

greatly towards the overall housing figure for Llanelli, a number of these sites have valid planning permissions.

### **Employment Provision**

6.41 Llanelli offers a wide range of employment opportunities including manufacturing, service and retail sector employment. Llanelli supports the labour force within the area, and its position on the M4 sees commuting out of the County towards Swansea and further afield.

6.42 In terms of traditional B Use Class employment land, over 32 ha of land is allocated for such purposes within the current LDP. Coupled with this is the extensive amount of existing employment land that lies within Llanelli, amounting to over 216 ha (including Llangennech), which continues to serve an important purpose through the turnover or change of use of existing businesses and the re-development of former or redundant sites.

6.43 More recently the Swansea Bay City Deal has indicated that one of three new projects for Carmarthenshire – a Wellness and Life Science Village – is coming to the Strategic Site at Delta Lakes in Llanelli.

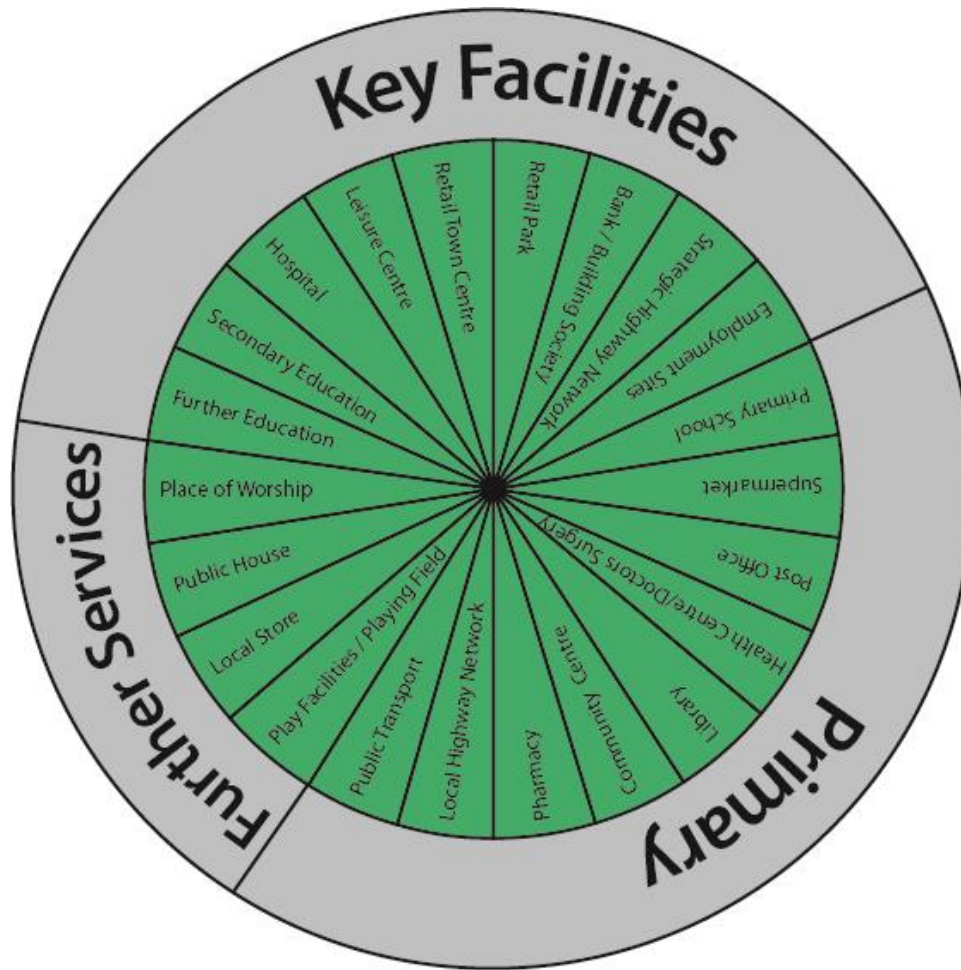
### **Conclusion**

6.44 The sustainable nature of Llanelli and its capacity for growth underlines the town's importance and will ensure its continued role as a regional centre for employment, retail, housing, health, and leisure provision. As such, its designation as a Principal Centre will see the majority of new development for this cluster. In designating Llanelli as the principal centre of the cluster, it will support the surrounding settlements for their social and economic needs.

6.45 It is recognised that this growth should be planned in a manner which reflects and acknowledges some of the present challenges, not least those relating to flood risk and the environmental constraints.

6.46 Future opportunities include the regeneration of the town centre and coastal area will boost and drive socio-economic improvements. It will also enhance the accessibility to homes, services and employment across the South East of Carmarthenshire and beyond.

## Key Services and Facilities



## **Burry Port / Pembrey**

### **Service Centre**

#### **Character**

6.47 Burry Port and Pembrey represent a large population centre within the context of existing service centres within Carmarthenshire as a whole. They are located at an important coastal location and exhibit a strong service offer, albeit clearly below that of the Principal Centres. Burry Port and Pembrey provide an opportunity for growth, particularly when taken with its close proximity to Llanelli, with much of the development to be focused around Burry Port Harbour which has in part been regenerated with a tourism/recreation offer with links to the Millennium Coastal Park and Pembrey Country Park. The area has an outstanding natural environment and reference is made to the fact that the Carmarthen Bay and Estuaries European Marine Site is in close proximity.

#### **Retail Provision**

6.48 The town centre boundary for Burry Port provides a local retail offer incorporating a mix of convenience and comparison retailers. Centred on Station Road, the town centre boundary is dissected by the railway line.

#### **Housing Growth Provision**

6.49 The settlements perform an important role in the area in both supporting and complementing Llanelli, with distribution reflective of the recognition that the focus of growth is within the neighbouring centre. The 2018 JHLAS indicates that of the 413 units allocated within the adopted LDP some 262 have not been developed.

6.50 Burry Port has also been subject to various windfall sites being granted planning permissions around the harbour area totalling 374 units. The framework is in place to support a large scale regeneration opportunity in the harbour area.

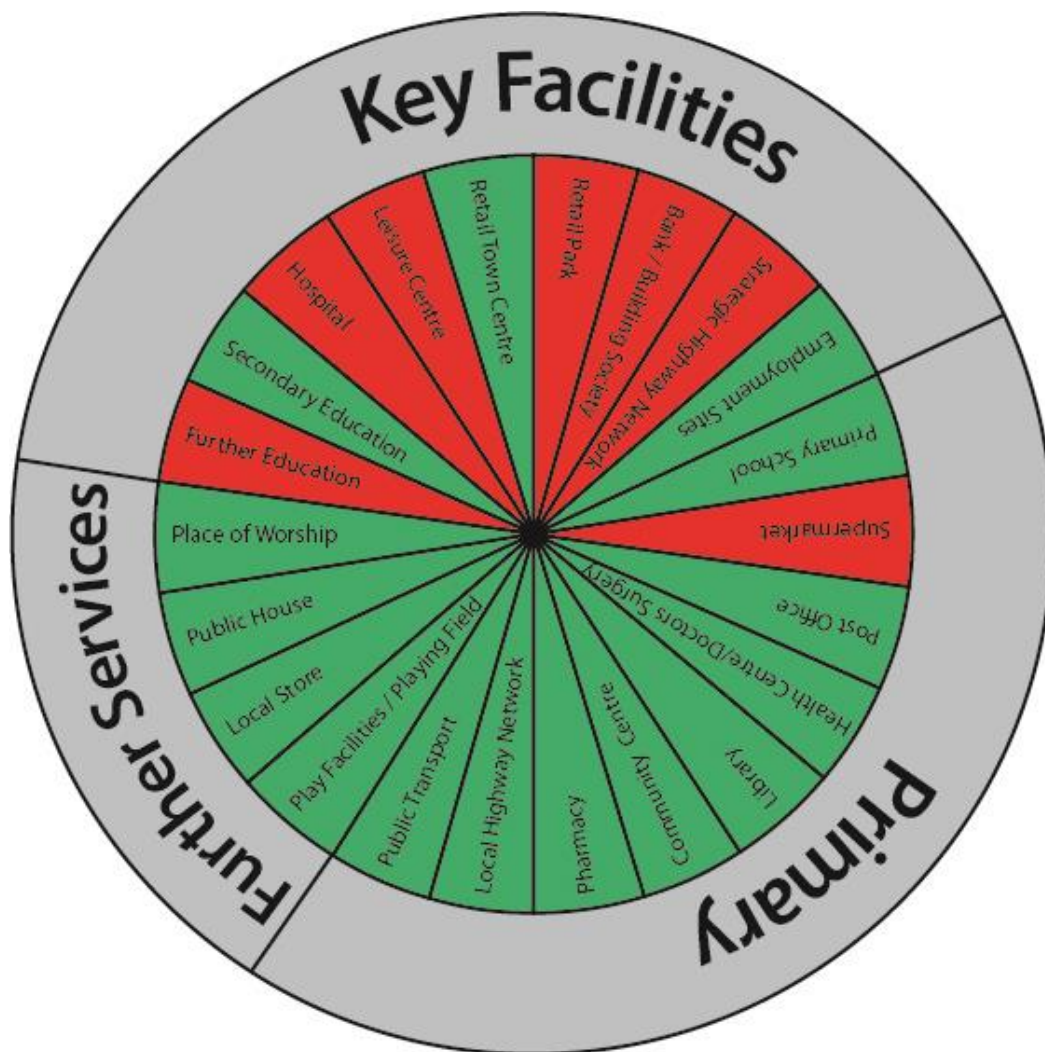
#### **Employment Provision**

6.51 In terms of the traditional B Class employment uses, Dyfatty Industrial Park (over 3 ha in size) supports the area with regard to new employment provision within the current adopted LDP. Coupled with this is the extensive amount of existing employment land that lies within the town, amounting to nearly 11 ha, which continues to serve an important purpose from an employment standpoint.

**Conclusion**

6.52 Given the above analysis, Burry Port and Pembrey are self-sufficient settlements with all the services and facilities appropriate for its scale. In this sense, it plays a vital service centre role within the settlement hierarchy. The nature and the scale of development allocated to the settlements will be reviewed as part of the Deposit LDP.

**Key Services and Facilities**



## Hendy / Fforest

### Service Centre

#### Character

6.53 Hendy's and Fforest's position with the settlement framework reflects a role and function that is largely supportive of Llanelli and derived from its location on the junction of the M4. This provides an opportunity to accommodate a level of growth akin to a settlement which is located within the primarily urbanised south east of the County.

6.54 Hendy was categorised as part of Llanelli in the Wales Spatial Plan and whilst the level of growth distributed to the village in the adopted LDP (Residential – 219 dwellings) is testimony to its location adjacent to the M4, its function at a County level, and its supporting role to Llanelli itself. It exhibits the character of a Service Centre in that it provides an important localised role but looks to nearby Llanelli, Pontarddulais and Swansea for higher level provisions.

#### Retail Provision

6.55 Whilst Hendy offers a local store and small shop provision such as the chemist, the Tesco's store the town centre in Pontarddulais has a larger retail offer. Hendy also looks to Llanelli and Trostre for larger national retail stores and bulky goods provision.

#### Housing Growth Provision

6.56 The settlement has performed reasonably well from a housing delivery point of view where the housing market is buoyant with national house builders present and interest identified on the majority of the allocated sites.

6.57 With Hendy and Fforest's location adjacent to the border with Pontarddulais, the City and Council of Swansea has identified large scale housing development for Pontarddulais and cross border considerations on housing numbers will be need to be considered as part of the Revised LDP.

#### Employment Provision

6.58 Hendy does not have any specific land allocated for employment purposes in the current adopted LDP, however the settlement does possess a 4 ha industrial estate which provides units for a number of businesses, thereby serving an important local service provision in terms of employment.

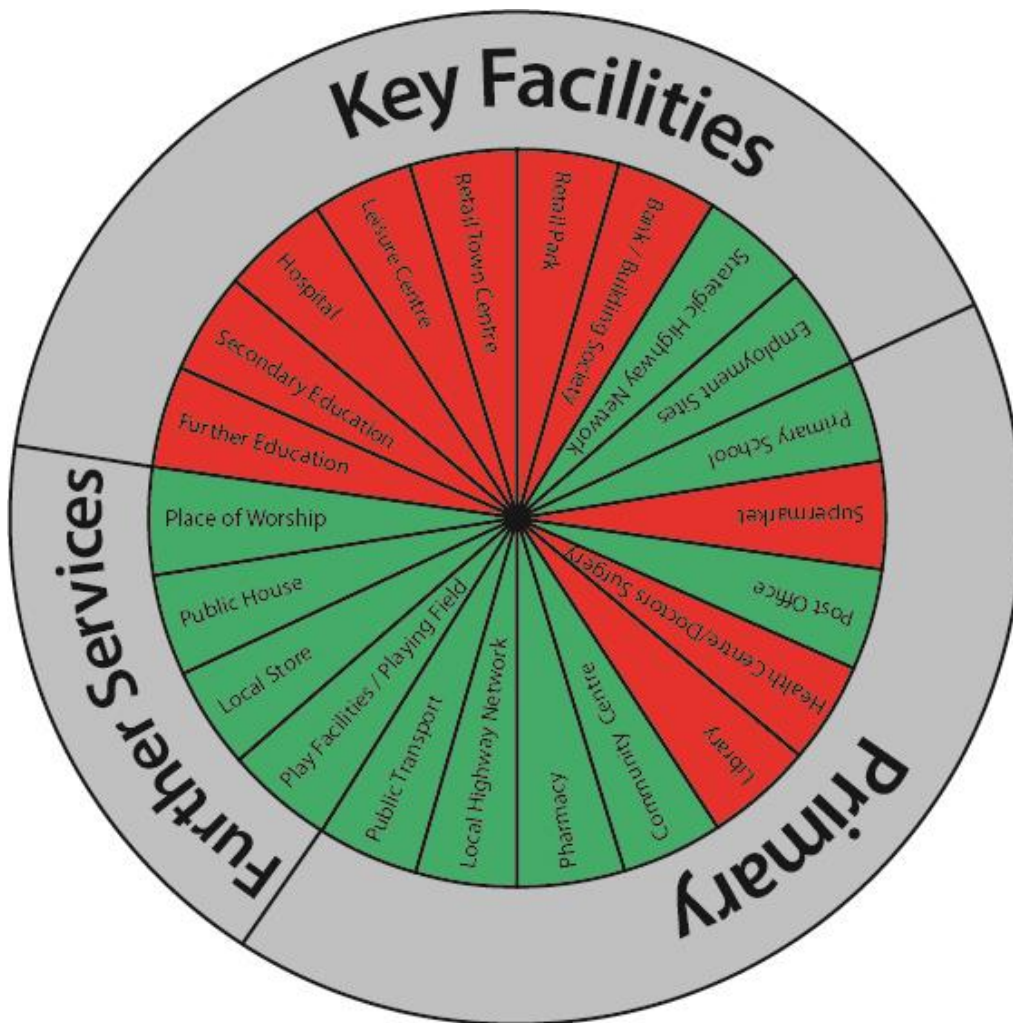
6.59 Furthermore, Hendy benefits from its strategic location next to the M4 and from its close proximity to the services and amenities provided by Llanelli.

**Conclusion**

6.60 Given the above analysis, Hendy and Fforest are self-sufficient villages with all the services and facilities appropriate for its scale being within close proximity.

6.61 The nature and the scale of development allocated to the settlement will be reviewed. Consideration must be given to its role in supporting Llanelli, in addition to the potential cross border implications with Pontarddulais.

**Key Services and Facilities**



## Llangennech

### Service Centre

#### Character

6.62 Llangennech's position with the settlement framework reflects a role and function that is largely supportive of Llanelli and derived from its location on the junction of the M4. This provides an opportunity to accommodate a level of growth akin to a settlement which is located within the primarily urbanised south east of the County. Llangennech is categorised as part of Llanelli in the Wales Spatial Plan and whilst the level of growth distributed to the settlement in the adopted LDP (Residential – 219 dwellings) is testimony to its location adjacent to the M4, its function at a County level is to Llanelli itself. In this regard, it should be noted that the settlement is detached from, but well related to Llanelli. It exhibits the character of a Service Centre in that it provides an important localised role but looks to nearby Llanelli and Swansea for higher level provisions.

#### Retail Provision

6.63 Llangennech offers a local food store provisions which caters for the need of the settlement. It does however look to Llanelli for larger comparison, convenience and bulky goods.

#### Housing Growth Provision

6.64 The settlement has performed reasonably well from a housing delivery point of view where the housing market is buoyant with completions and the interest identified on the majority of allocated sites. Much of the housing growth is centred in the Bryn, where national house builders are currently on site.

#### Employment Provision

6.65 Llangennech does not have any specific land allocated for employment purposes in the current adopted LDP, however the settlement does possess two existing industrial areas, including the extensive estate at Trosserch Road (over 20 ha) which contains a sizeable number of businesses, thereby serving an important service provision in terms of employment.

6.66 Furthermore, Llangennech benefits from its strategic location next to the M4 and from its close proximity to the services and amenities provided by Llanelli.

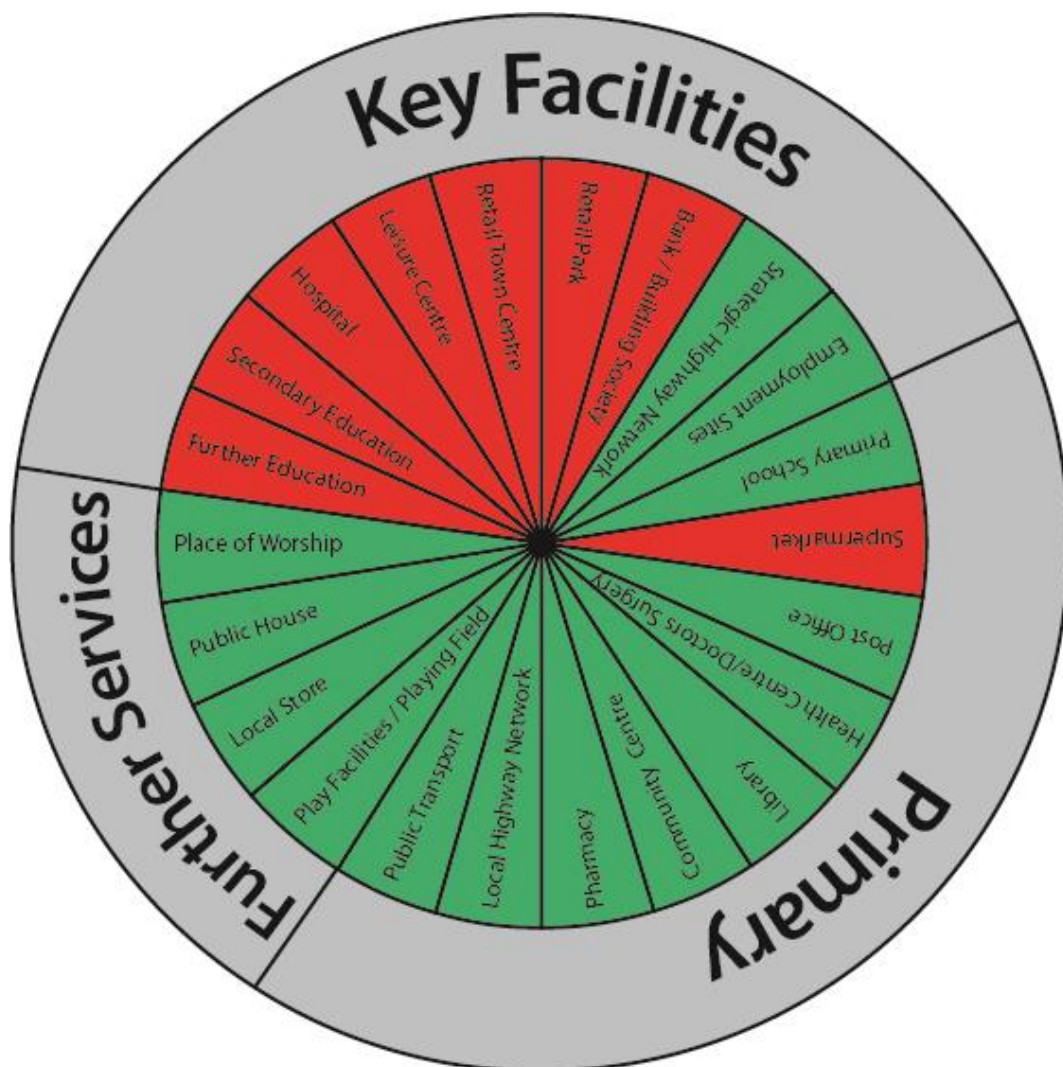


**Conclusion**

6.67 Given the above analysis, Llangennech is a self-sufficient village with all the services and facilities appropriate for its scale being within close proximity. In this sense, it plays a vital service centre role within the settlement hierarchy. Its position on the M4 corridor makes it an attractive settlement for commuters.

6.68 The nature and the scale of development allocated to the settlement will be reviewed. Consideration must be given to its role in supporting Llanelli.

**Key Services and Facilities**



## Trimsaran / Carway

### Service Centre

#### Character

6.69 Trimsaran is recognised as a grouped key settlement in the Swansea Bay: Waterfront and Western Valleys Wales Spatial Plan Area Strategy. It is located within the lower Gwendraeth Valley in relatively close proximity to Llanelli, Kidwelly and Burry Port, and is characterised by former industrial activities centred around mining. It represents an established centre with a strong population base supported by all the services and facilities expected of such a settlement. These include education provisions, a leisure centre, pharmacy and a local post office, amongst others.

6.70 The settlement plays an important role as a key welsh speaking area within the Gwendraeth Valley linguistic heartlands.

6.71 Carway has fundamentally changed within the last 15 years with the regeneration of the Ffos Las open cast to a racecourse being prominent. This development has also included a large Persimmon development.

#### Retail Provision

6.72 The settlement has a local store for convenience goods, with Kidwelly and Llanelli being within proximity for the residents' large retail requirements.

#### Housing Growth Provision

6.73 Its position within the adopted LDP hierarchy is reflective of its scale, its role and function. Whilst the distribution of growth within the current adopted LDP is reflective of this, there has been limited delivery of housing within Trimsaran. However, the large scale regeneration development at the nearby Ffos Las Racecourse with its associated 480 houses will have impacted upon the housing market capacity within Trimsaran.

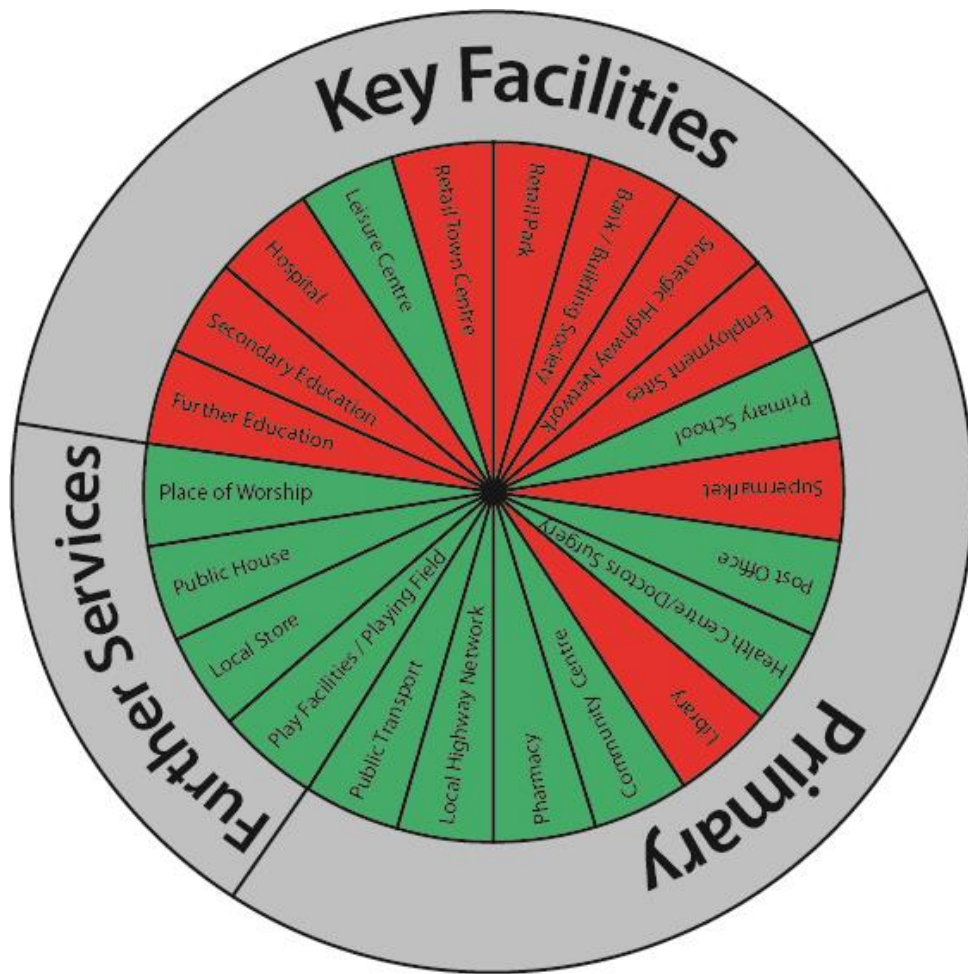
#### Employment Provision

6.74 The settlements have small scale employment opportunities, however there are no employment allocations within the villages.

**Conclusion**

6.75 As noted above the level of growth within Trimsaran has been limited to small scale opportunities with the larger allocated sites not coming forward. The nature and the scale of development allocated to the settlements will be reviewed with the supporting role of surrounding communities also a consideration in future distribution.

**Key Services and Facilities**



## **Kidwelly**

### **Service Centre**

6.76 Kidwelly is identified as an important service centre role in the urbanised south east of Carmarthenshire, and at the southern gateway to the Gwendraeth Valley. It is situated in close proximity to the Waterfront masterplan area within the Wales Spatial Plan and is recognised as a grouped key settlement in the Swansea Bay: Waterfront and Western Valleys Wales Spatial Plan.

### **Character**

6.77 Kidwelly is located on the sustainable transport corridor on the main Fishguard - London Railway line with a station located within a 5 minute walk of the town centre. It is also well related to Llanelli and Carmarthen via the A484.

6.78 Kidwelly has local provision of community facilities, including primary school, healthcare, take-aways and public houses etc. Notable factors in developing an understanding of the settlement's growth capacity include flood risk and the settlement's built historic heritage.

6.79 Kidwelly offers varying tourism opportunities, including Kidwelly Castle, and being close to the coastal tourism of Carmarthenshire Bay and Pembrey Country Park.

### **Retail Provision**

6.80 The settlement exhibits a local retail provision which includes a local food store.

### **Housing Growth Provision**

6.81 The adopted LDP recognises Kidwelly's importance as a service centre and is reflected in the number of housing allocations within the town. In total, Kidwelly has 10 housing allocations, which vary in scale from 6 units up to 95 units. Of the 301 units allocated in the LDP, there are 224 units remaining (as at JHLA 2018).

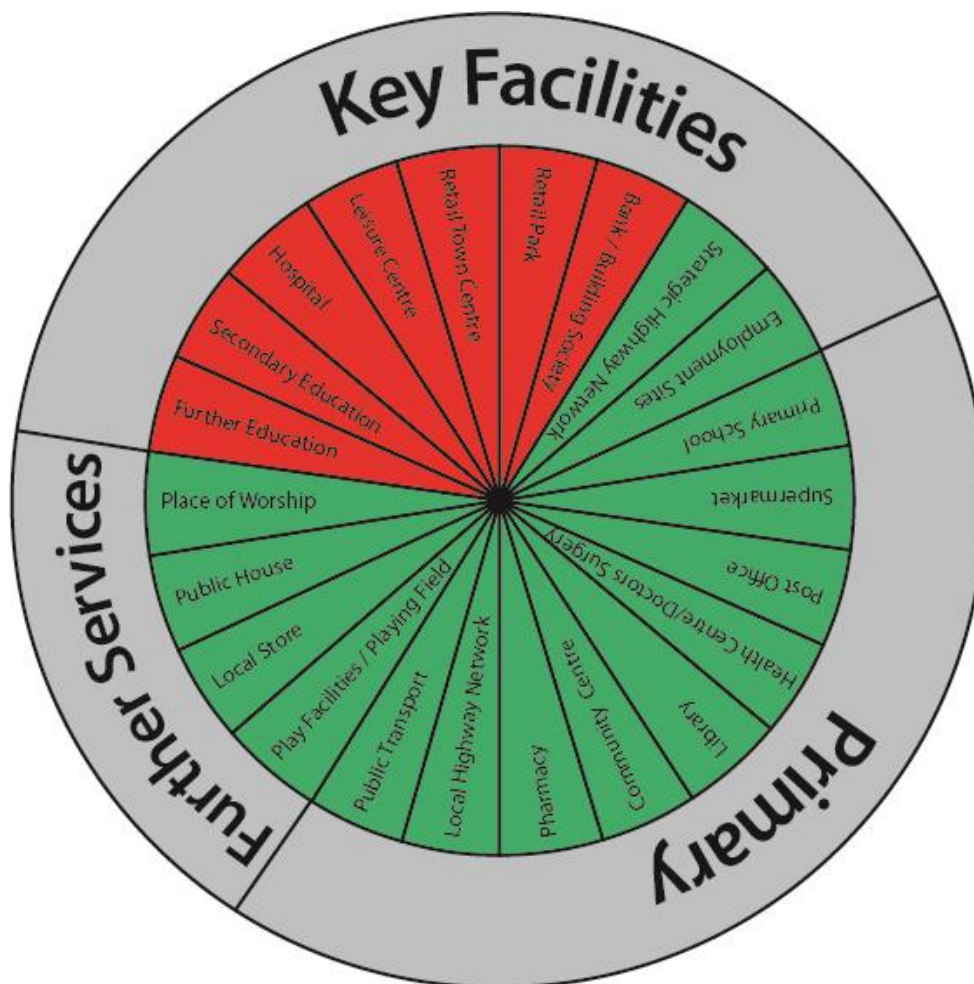
### **Employment Provision**

6.82 Whilst the settlement has no employment allocations, the settlement offers varied employment opportunities included in tourism, the pet food industry, and car showrooms.

**Conclusion**

6.83 Given the above analysis, Kidwelly is a self-sufficient town with all the services and facilities appropriate for its scale. Given its location, equidistant between Llanelli and Carmarthen, the settlements could fall into either cluster. The nature and the scale of development allocated to the settlement will be reviewed. Consideration must be given to its role in supporting other villages in proximity to it, including Mynyddygarreg, Llansaint, and Ferryside, amongst others.

**Key Services and Facilities**



## Ferryside

### Service Centre

#### Character

6.84 Ferryside sits within a rural context on the Towy estuary and fulfils a service role for smaller, outlying communities. The settlement has education and health provision. It is characterised by its rural aspect occupying a constrained position between the estuary, railway line and the rural areas to its east. Ferryside is located on the main Fishguard - London Great Western Railway line with the station located in the centre of the settlement.

#### Retail Provision

6.85 Ferryside is well positioned to benefit from the visitor economy, with the Carmarthen Bay Holiday Park. The settlement has a local store for convenience goods. Kidwelly and Carmarthen are within proximity for the residents' retail offer.

#### Housing Provision

6.86 The LDP identified two housing allocations within Ferryside. One allocation has been completed whilst the other being developed on a plot by plot basis. The topography surrounding Ferryside provides a significant constraint for new development, in addition to the C2 flood risk zone on the northern end of the village

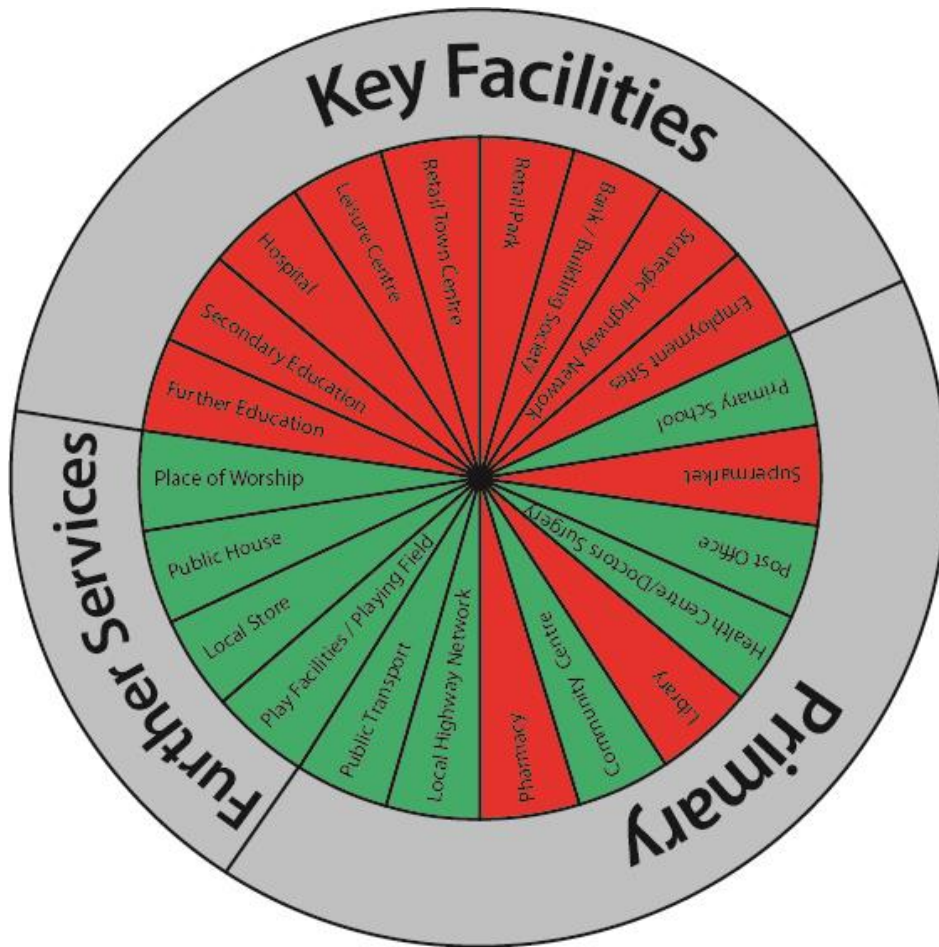
#### Employment Provision

6.87 Whilst there are small scale employment provisions within Ferryside, it is mainly focused on tourism. No land is allocated for employment provision.

#### Conclusion

6.88 The settlement has links with both the clusters of Carmarthen and Llanelli, through their offer of retail, employment and social / leisure provision. In distribution terms, its role and position within the Revised LDP settlement framework is balanced against the scale or size of the settlement and reflects its rural character and location. In this respect, the nature and scale of growth would be reflective of its context and capacity for further development.

## Key Services and Facilities



## Cluster 3 – Amman and Upper Gwendraeth

6.89 Whilst predominantly urban and post-industrial in nature, this character area's diversity is defined by a series of inter related settlements. The delivery of new homes and jobs has been focused upon the A48 corridor, with Cross Hands and nearby settlements a key focus. Ammanford plays an important service centre role, providing localised retail, employment, education and leisure facilities.

6.90 The post-industrial Amman and Gwendraeth Valleys (upper) are seen as key linguistic heartlands and are key components in defining the sense of place and cultural identity. These Valley settlements play a localised service centre function rather than being a focus for new development. The area's natural environment also contributes to its character, with the Caeau Mynydd Mawr project an integral component in mediating and balancing conflicting demands.

### Ammanford / Cross Hands

#### Principal Centre

6.91 Ammanford and Cross Hands form part of a group of inter connected and related communities/settlements. These are considered to perform a key role as the main centres in a series of linked settlements that comprise the identified Principal Centre. The other settlements which also make up the Principal Centre are:

- Betws
- Tycroes
- Capel Hendre
- Saron
- Llandybie
- Blaenau / Caerbryn
- Penygroes
- Castell y Rhingyll
- Gorslas
- Cefneithin
- Drefach, and
- Tumble

6.92 Each of these settlements make a contribution towards delivering the Principal Centre's growth and cumulatively they provide a major centre for both housing and employment facilities for the County. The Principal Centre's position on the M4/A48 corridor



and at the hub of the Amman and Gwendraeth Valleys reinforces its importance and the strategic role which it plays within the County and region.

6.93 The prominent role of the Ammanford / Cross Hands area is recognised through The Council's Transformation Strategy and reinforced in the Wales Spatial Plan which recognises its key role within the Swansea Bay-The Waterfront and Western Valleys Area.

### **Character**

6.94 Traditionally a centre of heavy industry, the area offers scope for regeneration, both of the town centres, and also the surrounding communities. Cross Hands has grown substantially as a centre for retail and employment in recent years, and its importance is emphasised by its proposed designation as a strategic zone.

6.95 Cross Hands has seen significant investment in its infrastructure in recent years, especially through the delivery of phase 1 of the Cross Hands Economic Link Road and the work which is currently underway to deliver the next phase of this road. The road, once completed, will provide a direct route to facilitate the ongoing delivery of the Cross Hands East Strategic Employment Site.

6.96 In addition, a significant development to the west of the A48 has delivered new retail warehouses and is currently delivering some 220 dwellings.

### **Retail Provision**

6.97 Ammanford is notably smaller than the retail centres of Carmarthen and Llanelli but nonetheless fulfils an important retail function within the locational context. This is supplemented by the retail park offer centred on Cross Hands.

6.98 Ammanford provides a strong mix of comparison and convenience retail offer through its traditional town centre and a number of supermarkets. As well as being a retail centre, Ammanford also plays a role as a commercial centre with a mix of high street businesses and services located there. It also has a theatre, a large leisure centre and a number of bars, restaurants and cafés. Cross Hands also provides a strong mix of both comparison and convenience retail offer. Cross Hands Retail Park, and the more recently developed Cross Hands West Park, provide larger retail warehouses, whilst Cross Hands square and the nearby units located predominantly along Llandeilo Road offer a healthy mix of smaller units. Cross Hands also has some facilities centred on the A48 roundabout, such as fast-

food restaurants, a petrol station and motel, which offer services directly linked to their strategic location on the main highway route across the County. A number of the other settlements which form part of the Ammanford / Cross Hands Principal Centre also have small-scale convenience retail provision as well as other facilities such as public houses.

### **Housing Growth Provision**

6.99 The development of housing across the area has been mixed with Cross Hands typically proving more attractive in market terms than Ammanford. This may be reflective of its spatial benefits and proximity and accessibility to the M4 / A48 but equally may be reflective of the nature and scale of sites on offer. The varied nature of this Principal Centre lends its self to a diverse mix of sites reflecting the scale of a particular settlement and its propensity to deliver. Regard should also be had to the range of settlements surrounding this Principal Centre, each offer differing opportunities for growth.

### **Employment Provision**

6.100 Ammanford/Cross Hands offers a wide range of employment opportunities including manufacturing, service and retail sector employment.

6.101 In terms of traditional B Use Class employment land, whilst no new employment sites have been allocated in Ammanford, over 37 ha of land in Cross Hands and Capel Hendre is provided in the current adopted LDP. Coupled with this is the extensive amount of existing employment land that lies within the whole growth area, amounting to over 85 ha, which continues to serve an important purpose through job provision and the continued turnover or change of use of existing businesses and the potential re-development of former or redundant sites and buildings.

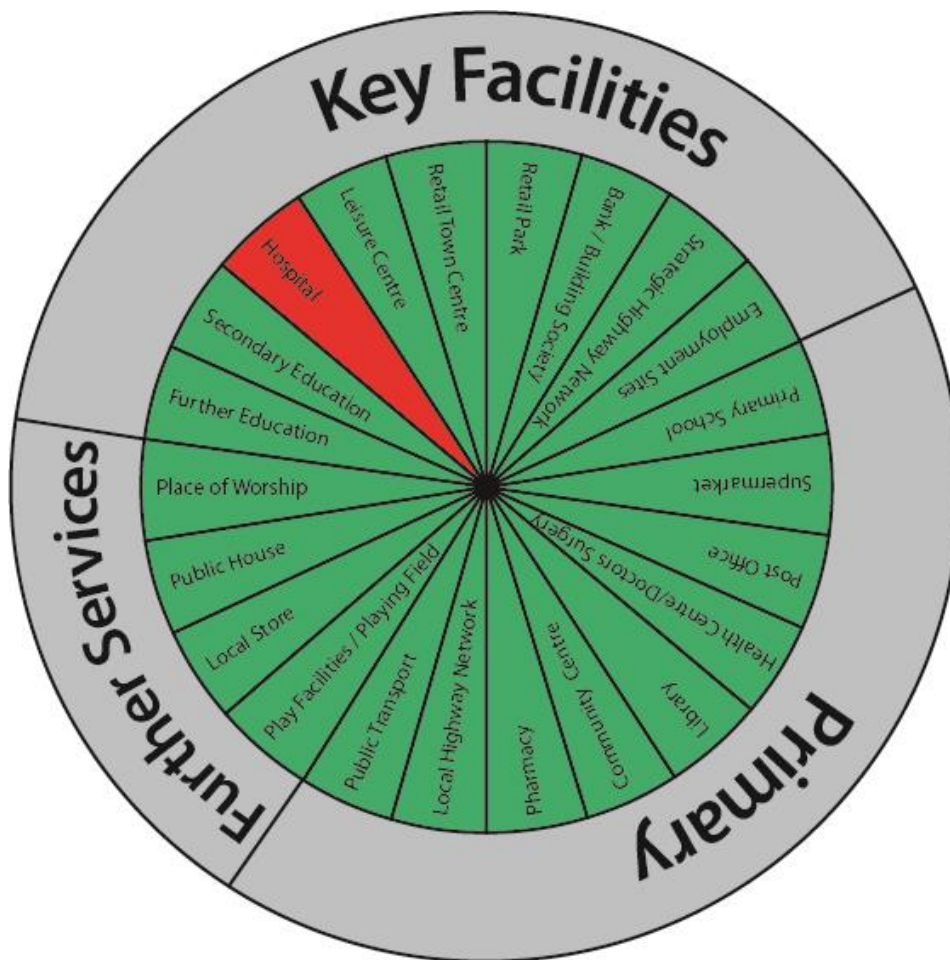
6.102 It is anticipated that the Swansea Bay City Deal will transform the economic landscape of all three growth areas, boost the local economy, and generate many new jobs over the next 15 years.

### **Conclusion**

6.103 As noted above, Cross Hands is an area which is drawing significant interest and inward investment. Its location provides it with excellent access to the highway network across the County and beyond. Ammanford has an ongoing role as the main centre or hub for the Amman and Gwendraeth Valley communities.

6.104 Whilst on a smaller scale than Carmarthen and Llanelli, the towns of Ammanford and Cross Hands combined, along with the numerous other settlements within the Principal Centre, have an ongoing role in providing the services and facilities which are needed in the locality. They also play a significant role in providing employment opportunities for the County as a whole and also provide the opportunities for significant growth.

## Key Services and Facilities



## **Brynamman**

### **Service Centre**

#### **Character**

6.105 Located in the upper Amman Valley, Brynamman performs an important role within the context of an area which is typified by a range of post-industrial settlements. The settlement offers small scale local retail service provision in the form of local shops such as a general store, pharmacist, post office etc. as well as a range of community facilities including health care and a primary school. Its position within the upper Amman Valley places it on a strategic transport corridor with good local links and beyond.

#### **Retail Provision**

6.106 The settlement supports and compliments Ammanford, Glanamman and Garnant whilst also connecting across the border to a number of similar characterised valley communities within Neath Port Talbot County Borough. The settlement also exhibits notable existing employment/industrial sites; the small industrial estate at Cwmgarw Road has a mix of retail and traditional employment uses.

#### **Housing Growth Provision**

6.107 In recent years only small scale housing development has taken place within the settlement and none of the LDP allocations have come forward. All of the 107 dwellings allocated in the current adopted LDP remain to be developed.

6.108 As noted above the level of growth within the settlements have been limited with typically those of a smaller scale most likely to come forward as opposed to the larger allocated sites. The nature and scale of development allocated to the settlements will be reviewed with the supporting role of surrounding communities also a consideration in future distribution.

#### **Employment Provision**

6.109 Whilst no new employment sites have been allocated, the settlement exhibits two notable existing employment/industrial sites amounting to over 5 hectares in size which supports its role as a service centre.

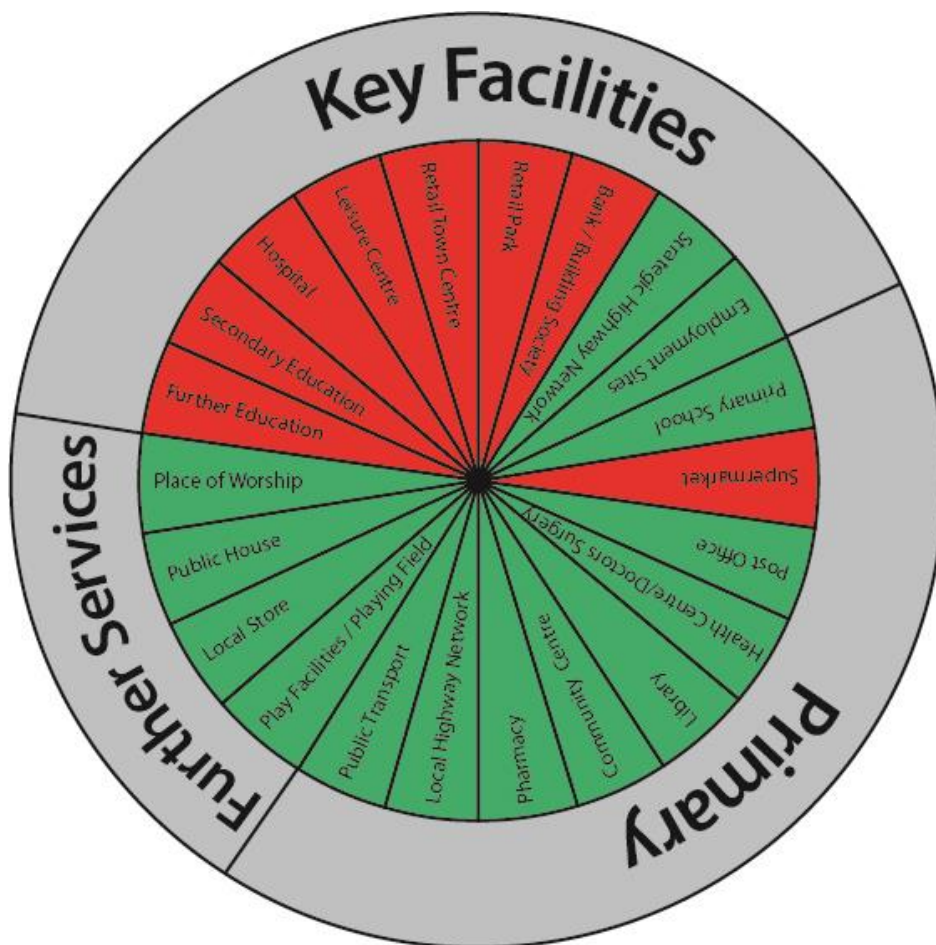
#### **Conclusion**

6.110 It provides an opportunity for growth reflective of this position and the relative service role within the valley communities it occupies. The settlement also provides a role in

supporting Ammanford's status as a growth area and has a strong cross border role. The settlement also exhibits small scale existing employment sites. Due regard is also given to the fact that the settlement lies within a traditional welsh speaking area and contributes towards the wider linguistic considerations of the Amman Valley.

6.111 Whilst the settlement exhibits all the potential functions necessary to support potential growth, it does not have a track record of delivering at a notable level. In this respect its future apportionment of growth should reflect small scale opportunities with the larger allocated sites not coming forward. The nature of how, and the scale of development allocated to the settlements will be reviewed with the supporting role of surrounding communities also a consideration in future distribution.

## Key Services and Facilities



## **Glanamman / Garnant**

### **Service Centre**

#### **Character**

6.112 Located in the Amman Valley, Glanamman/Garnant performs an important role within the context of its location and scale, and typifies many similar post-industrial valley settlements. The settlements offer local retail service provision in the form of local shops such as; general store, pharmacist, post office etc (spread across the area with no identifiable core) - as well as a range of community facilities including health care, including a local hospital, and a primary school.

#### **Retail Provision**

6.113 The settlements support and compliment Ammanford whilst also connecting across the border to a number of similar characterised valley communities. The settlement also exhibits a notable existing employment/industrial sites. Due regard is also given to the fact that the settlement contributes to a wider Amman Valley linguistic considerations within a traditional welsh speaking area.

#### **Housing Growth Provision**

6.114 With a number of notable exceptions recent years has seen limited levels of housing delivery with of the 247 dwellings allocated in the current adopted LDP, some 205 remain to be developed.

6.115 As noted above the level of growth within the settlements have been limited with typically those of a smaller scale most likely to come forward as opposed to the larger allocated sites. The nature and scale of development allocated to the settlements will be reviewed with the supporting role of surrounding communities also a consideration in future distribution.

#### **Employment Provision**

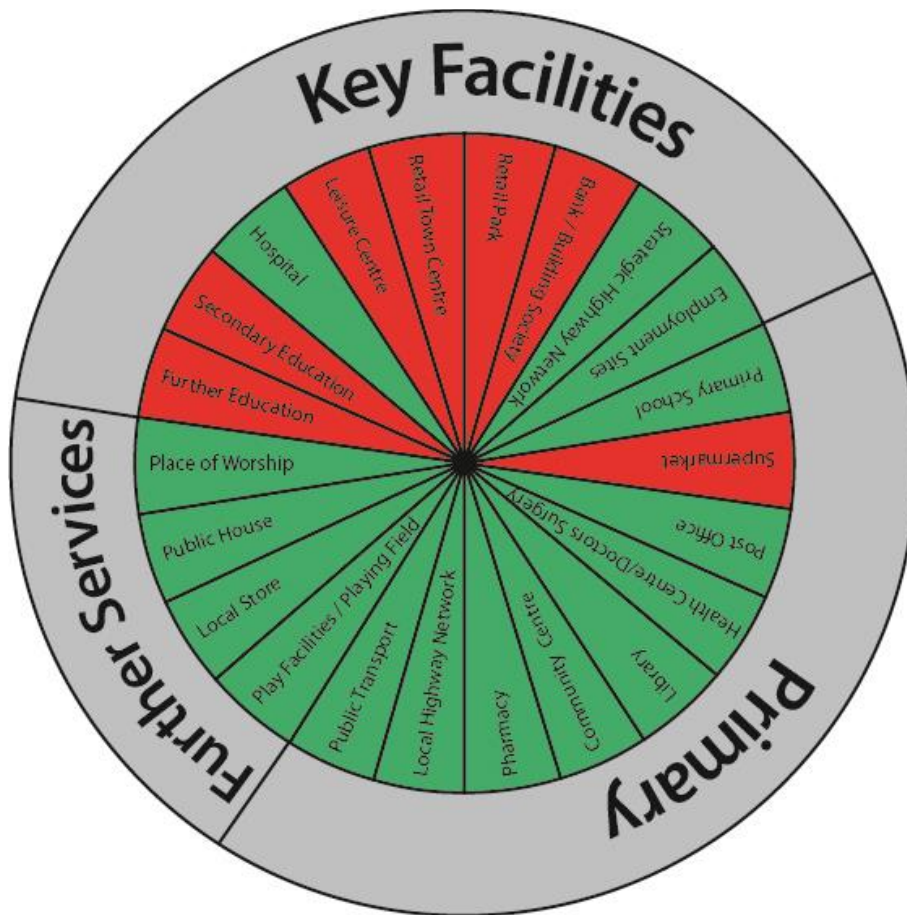
6.116 The settlement exhibits 6 notable existing employment/industrial sites, amounting to over 9 hectares in overall size, which continue to perform an important function in terms of employment provision. Glanamman has one new employment allocation in the current adopted LDP.

**Conclusion**

6.117 The settlement provides a role in supporting Ammanford’s status as a growth area and has a strong cross border role. Due regard is also given to the fact that the settlement lies within a traditional welsh speaking area and contributes towards the wider linguistic considerations of the Amman Valley.

6.118 The nature of how, and the scale of development allocated to the settlements will be reviewed with the supporting role of surrounding communities also a consideration in future distribution.

**Key Services and Facilities**



## **Pontyberem / Bancffosfelen**

### **Service Centre**

#### **Character**

6.119 Classified as a settlement within the hierarchy this actually represents the broadly joined settlements of Pontyberem and Bancffosfelen. The settlement is located within the Gwendraeth Valley - roughly equidistant between Ammanford/Cross Hands, Carmarthen and Llanelli. It is characterised by former industrial activities centred on mining and represents an established centre with a strong population base supported by all the services and facilities expected of such a settlement.

6.120 The settlement is a typical post-industrial Gwendraeth valley village in terms of social, economic and topographical considerations. The settlement plays an important role as a key welsh speaking area within the Gwendraeth Valley linguistic heartlands. It represents the key service settlement for a number of surrounding villages and communities.

#### **Retail Provision**

6.121 The settlement whilst well served through a local food store and small retail provision also able to look to those nearby settlements for certain provisions as well as access to the A48 and the M4.

#### **Housing Growth Provision**

6.122 Whilst the distribution of growth within the current adopted LDP is reflective of its role and function as a local service centre, the settlement has seen the limited delivery of housing. In this respect, of the 140 units allocated in the adopted LDP some 127 remain undelivered.

#### **Employment Growth Provision**

6.123 The settlement has small scale employment opportunities, however there are no employment allocations within the village. The settlement looks to the growth areas for the majority of their employment requirements.

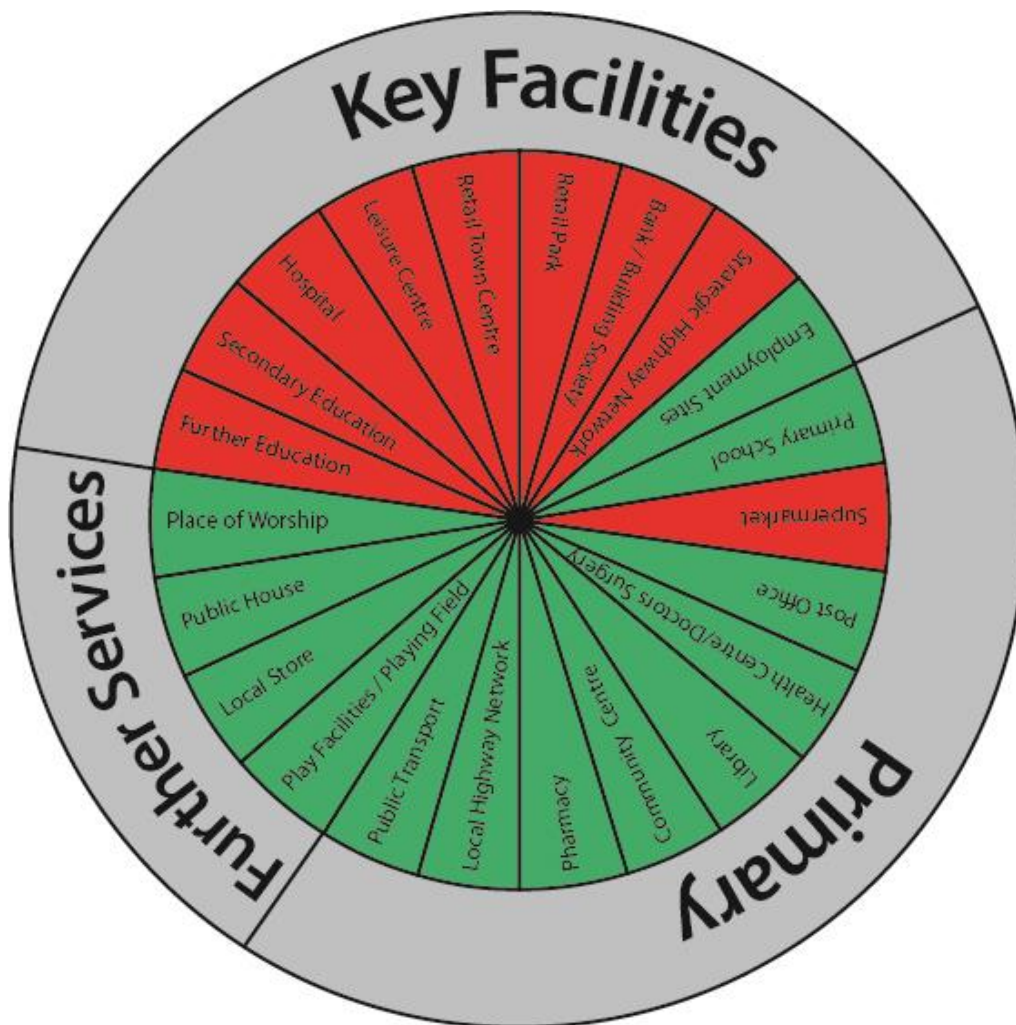
#### **Conclusion**

6.124 Pontyberem plays a vital role for small outlying settlements, and whilst it has all the services and facilities required for a village of its scale and population base, the level of growth within the settlements have been limited to largely small scale opportunities, with the



larger allocated sites not coming forward for development. The nature and scale of development allocated to the settlement will be reviewed with the supporting role of surrounding communities also a consideration in future distribution.

## Key Services and Facilities



## Cluster 4 – Teifi

6.125 Given the area’s predominately rural character and lesser population base, this cluster’s classification is set at Tier 2- Service Centre and below.

6.126 Newcastle Emlyn performs the key service centre role for the area (particularly in terms of education, employment and localised retail) as opposed to being a focus for new development. The close relationship of the area to those communities in Ceredigion is noted, as is the role of settlements such as Llandysul, Lampeter and Cardigan play to the communities in this area. This relationship is recognised in various policy documents – notably the Wales Spatial Plan.

6.127 Consideration needs to be given to the area’s spatial position, developmental constraints and housing needs, in clarifying the future role that the area will play in accommodating growth. Many of the settlements within this cluster look to Carmarthen as the principal centre for retail, administrative, health, and job opportunities outside of agriculture.

### Newcastle Emlyn

#### Service Centre

##### Character

6.128 Newcastle Emlyn is an important historic market town which straddles the County boundary with Ceredigion in the north-western corner of the County. The River Teifi is the County boundary, with the town centre lying on the Carmarthenshire side. On the Ceredigion side of the river is the settlement of Adpar which has very close links to the town, and has in recent years, accommodated part of the town’s housing growth.

6.129 The town has a number of constraints - topographical, geological, flooding and built historic, all of which are factors in the level of appropriate growth within the settlement.

##### Retail Provision

6.130 The town centre provides an important retail and service role for the surrounding rural settlements, which is recognised by the placement of the town within Tier 2 of the settlement hierarchy. The retail provision of the town is a mix of comparison and convenience stores, with the town centre shops being predominately independent and local, and complemented

by some national representation. Much of the town centre and surrounding area is located within a conservation area with the castle being a prominent landmark.

### **Housing Growth Provision**

6.131 The settlement has over recent years witnessed a relatively slow delivery rate in terms of new housing provision. This is demonstrated by the fact that 82 of 89 dwellings have not been delivered from the allocated sites within the existing adopted LDP.

### **Employment Provision**

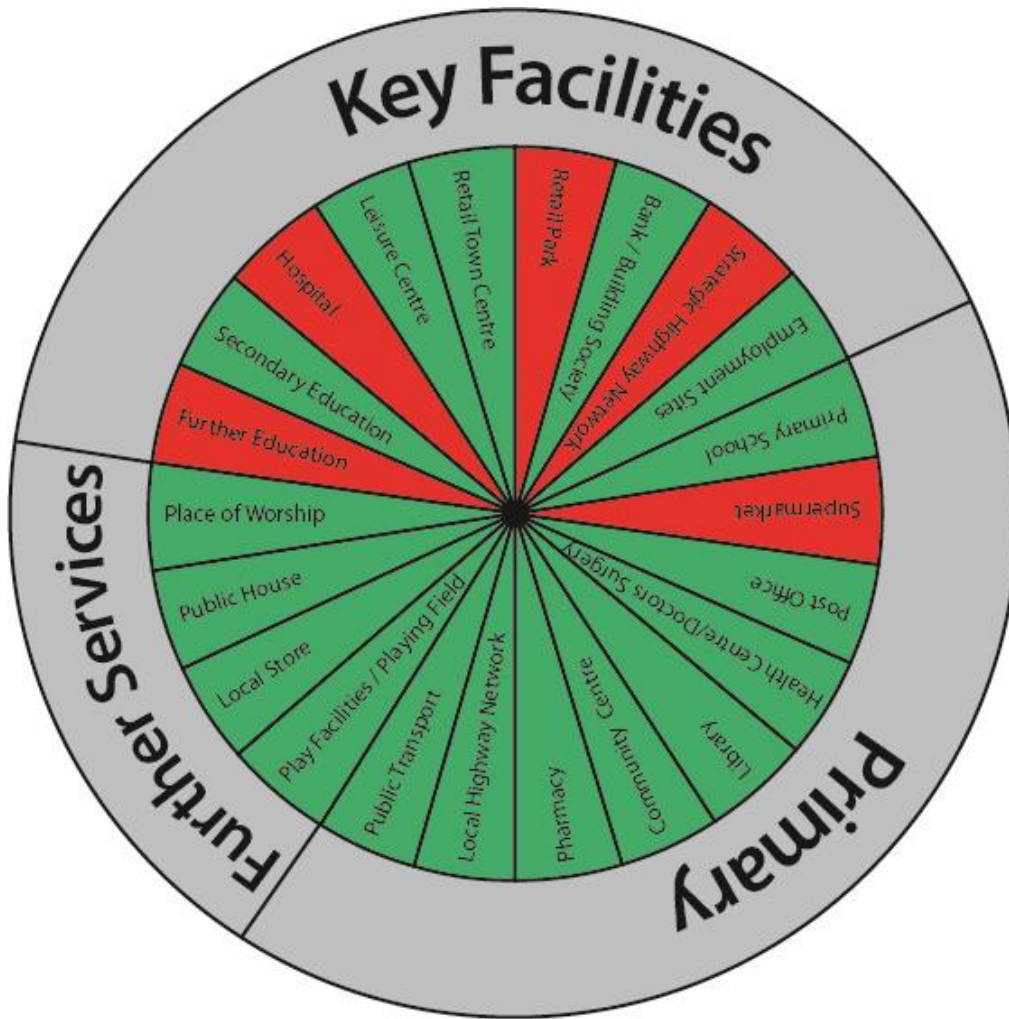
6.132 The settlement has an established employment provision with industrial estates and a Creamery. Previous development plans have recognised the town as offering development opportunities that cater for the business needs in the area.

### **Conclusion**

6.133 Serving the rural settlements within the wider area, Newcastle Emlyn is an important rural market town with an established town centre.

6.134 The level of residential growth within the settlement has been limited to small scale opportunities, with the larger allocated sites not coming forward for various reasons. The nature and scale of development allocated to the settlement will be reviewed with the supporting role of surrounding communities also a consideration in future distribution

## Key Services and Facilities



## Llanybydder

### Service Centre

#### Character

6.135 Located in the Teifi Valley, Llanybydder is a rural market town at a cross border location with Ceredigion. The town is recognised as a key settlement in the Wales Spatial Plan (Central Wales Area).

6.136 Llanybydder plays a key role for the surrounding settlements of Pencarreg and Llanllwni (located within SC22), and Highmead and Alltyblacca in Ceredigion. The Ceredigion LDP identifies Llanybydder as a Rural Service Centre. The Revised LDP will have to consider cross border issues and links the settlement has with Lampeter, since many of its services support Llanybydder's residents.

#### Retail Provision

6.137 The town has a range of local retail stores and services, including solicitors, a farmers' co-operative and car sales garage, the number of which are generally above those within comparable centres. The agricultural mart is an important facility in the town where auctions are held often. Llanybydder also has primary school, healthcare, and a community centre.

#### Housing Growth Provision

6.138 In distribution terms, its role and position within the hierarchy (whilst supported by the services available and its role in terms of its surrounding communities) is balanced against the scale or size of the settlement which reflects its rural character and location. Llanybydder has seen its level of growth limited to small scale opportunities with the bulk of sites not coming forward. The nature, and scale of development allocated to the settlement will be reviewed with the supporting role of surrounding communities also a consideration in future distribution.

#### Employment Provision

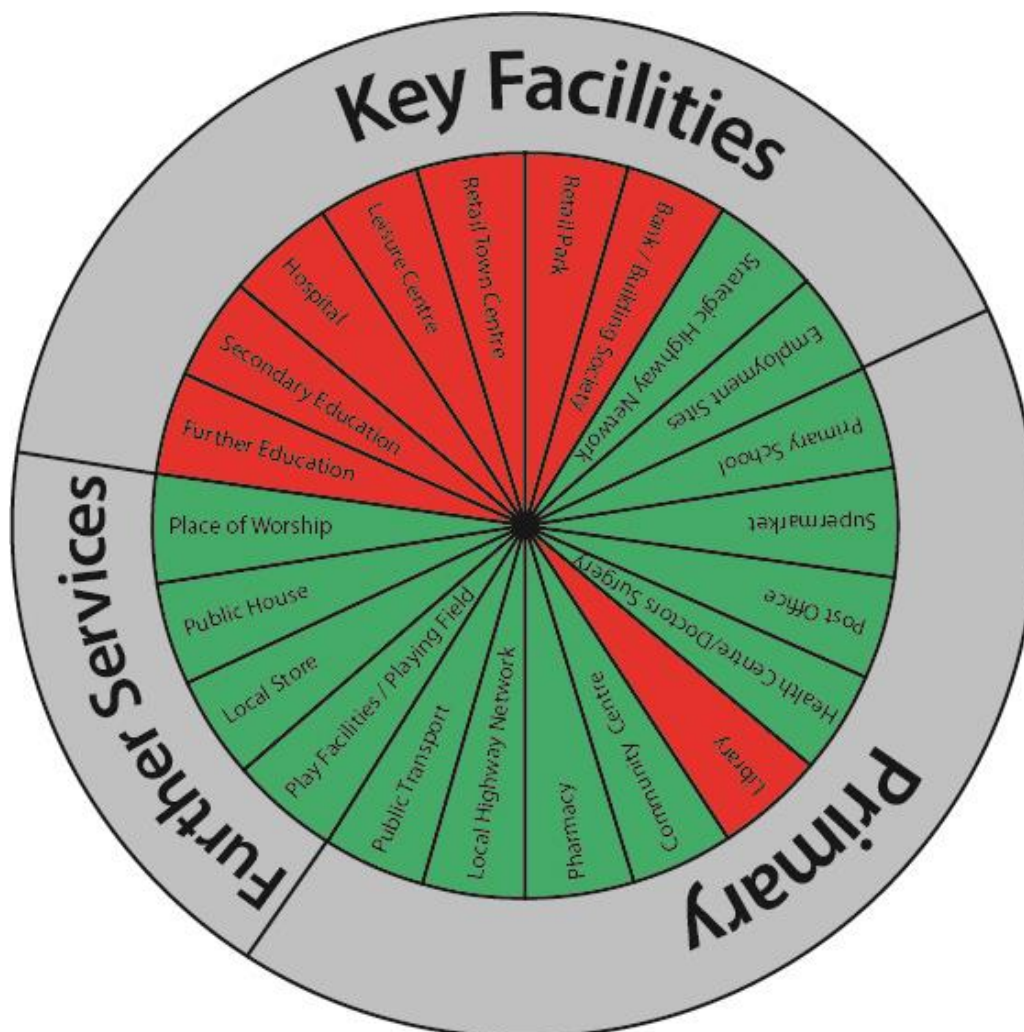
6.139 In addition to the agricultural employment and industrial estates in the area, Dunbia is a key employer. The abattoir is located on the outskirts of the town and provides a large amount of jobs in the town and surrounding area.

**Conclusion**

6.140 Llanybydder plays an important local role for the surrounding rural area, particularly for the agricultural community.

6.141 The level of residential growth within the settlement has been limited to small scale opportunities, with the larger allocated sites not coming forward for various reasons. The nature, and scale of development allocated to the settlement will be reviewed with the supporting role of surrounding communities also a consideration in future distribution.

**Key Services and Facilities**



## **Pencader**

### **Service Centres**

#### **Character**

6.142 Pencader is a large village with links to many of the surroundings rural villages. The village has a couple of local stores and a primary school. It is located on the B4459, close to its junction on the A485.

#### **Housing Growth Provision**

6.143 In distribution terms, its role and position within the hierarchy is balanced against the scale or size of the settlement which reflects its rural character and location. Pencader's housing growth has been relatively slow in recent years. The village has three allocated sites, one of which is nearing completion, with limited development on the other two.

#### **Employment Provision**

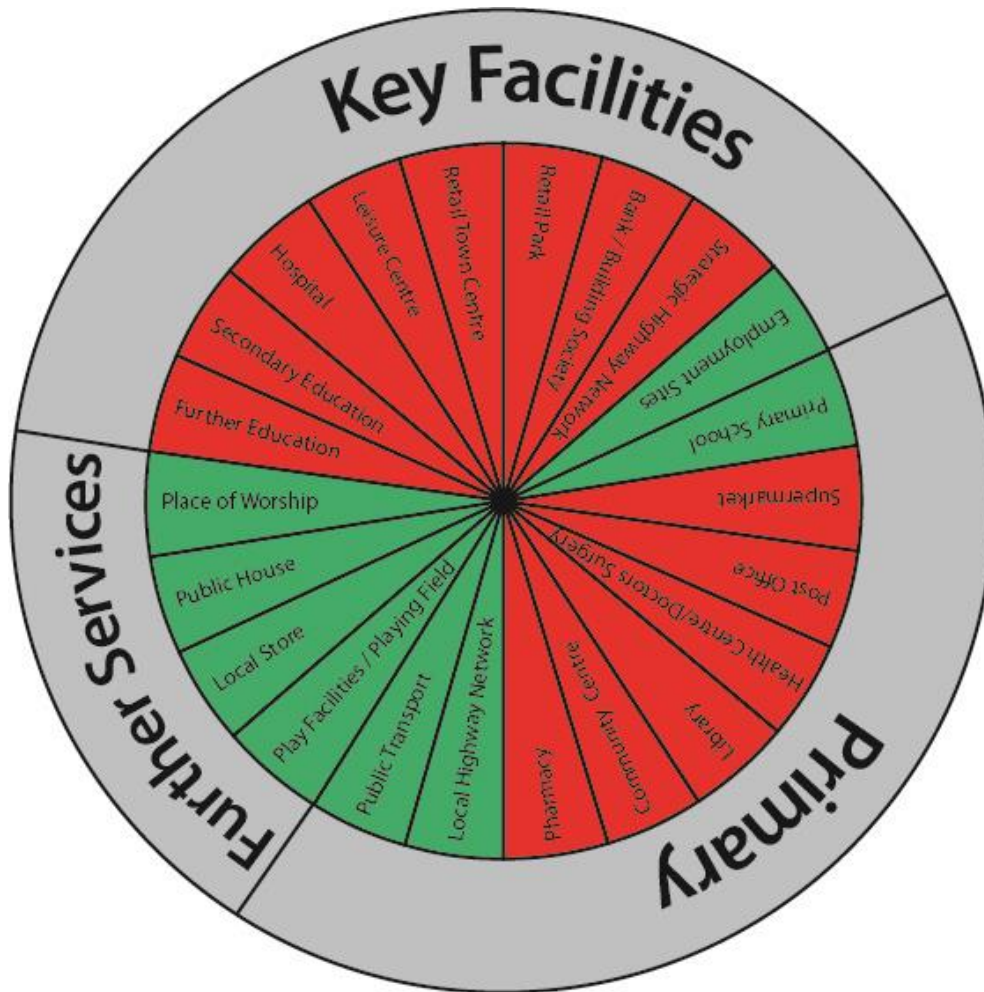
6.144 A number of existing employment sites are located within the village which accommodates a range of local businesses. However there are no employment allocations within the village. The settlement looks to the larger settlement within the vicinity for the majority of their employment requirements.

#### **Conclusion**

6.145 Pencader operates as a hub for the surrounding areas, small scale growth has occurred in recent years.

6.146 The nature, and the scale of future growth of Pencader will be reviewed with the supporting role of surrounding communities also a consideration in future distribution.

## Key Services and Facilities





## Cluster 5 – Upper Tywi Valley

6.147 Given the area's predominately rural character and lower population density, this cluster's classification is set at Tier 2- Service Centre and below.

6.148 Llandeilo, Llandovery and Llangadog perform the key service centre roles within this cluster, and supports the social, employment, education and localised retail offer for the smaller settlements. The area is well connected to the wider transport network via the A40, A476 and Heart of Wales Railway.

6.149 Consideration as to the area's spatial position, developmental constraints (e.g. flood risk and landscape quality), and housing need may assist in understanding and guiding any future role that the area could play in development terms. The area's attractive setting is shaped and influenced by the river valley, as reflected within the designation of the Tywi Valley Special Landscape Area.

6.150 Within a Carmarthenshire context, many of these settlements look to Carmarthen or Ammanford / Cross Hands as the major centres for larger retail and employment offers.

### Llandovery

#### Service Centre

##### Character

6.151 Llandovery is an important historic market town on a sustainable transport corridor, and is an established service centre which plays an important role to outlying settlements.

6.152 The potential for the settlement to accommodate a reflective level of growth is recognised but must be balanced against the impact of the flood risk constraints exhibited in and around the settlement, as well as its high quality historic environment and archaeological heritage.

##### Retail Provision

6.153 The settlement has historically performed an important retail role serving a wider community. Focused around an historic town centre this market town

incorporates predominately independent and local retailers with limited national chain representation.

### **Housing Growth Provision**

6.154 In recent years only small scale housing development has taken place within the settlement and none of the LDP allocations have come forward.

### **Employment Provision**

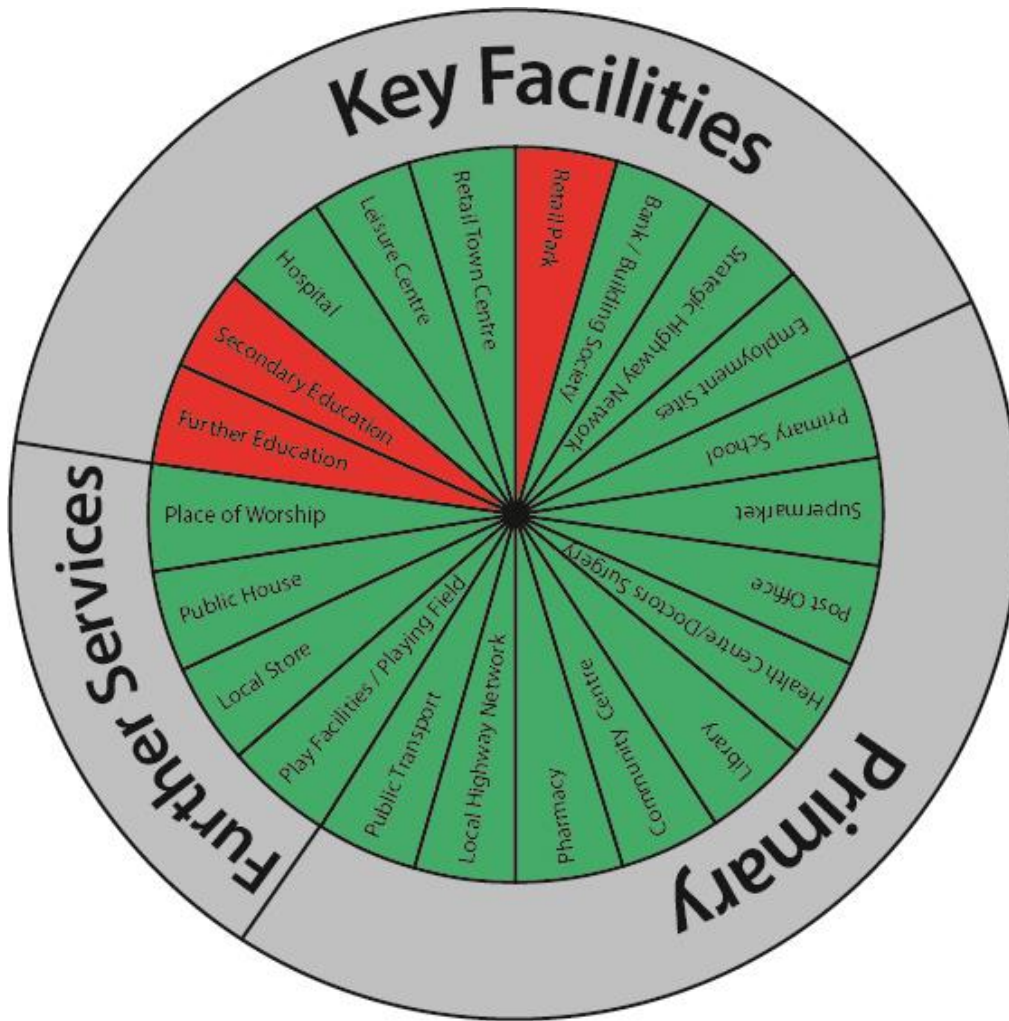
6.155 Whilst the town has no new employment allocations in the current adopted LDP, the town benefits from strong existing employment provision which acts as an important element of the local and wider economy. Over 10 hectares of existing employment land is identified within Llandovery in the LDP with a range of uses including agricultural machinery & supplies, timber & builders supplies, specialist engineering, manufacturing and storage & distribution.

### **Conclusion**

6.156 This challenging environment for delivery is typified by the non-delivery of any of the housing allocations within the adopted LDP.

6.157 As noted above the level of growth within the settlements have been limited with the allocated sites not coming forward. The nature, and the scale of future growth of Llandovery will be reviewed with the supporting role of surrounding communities also a consideration in future distribution.

## Key Services and Facilities



## **Llandeilo (including Ffairfach and Rhosmaen)**

### **Service Centre**

#### **Character**

6.158 Llandeilo is an important historic market town on a sustainable transport performing a long established service centre role – supporting both its residents and the communities of the wider hinterland and outlying settlements.

#### **Retail Provision**

6.159 Llandeilo has an established retail centre - this retail offer makes provision for local requirements, whilst also developing a reputation for quality provision serving high quality niche markets. In this respect the settlement has been successful in establishing itself as a retail destination.

#### **Housing Growth Provision**

6.160 In terms of housing delivery this has to some extent been impacted upon by the allocation within the existing adopted LDP of the Northern Quarter with some 215 residential units. Making up the bulk of the overall allocation of 257 residential units, this reflects the settlement's role and standing in hierarchical terms but through its non-delivery has curtailed growth opportunities within the settlement.

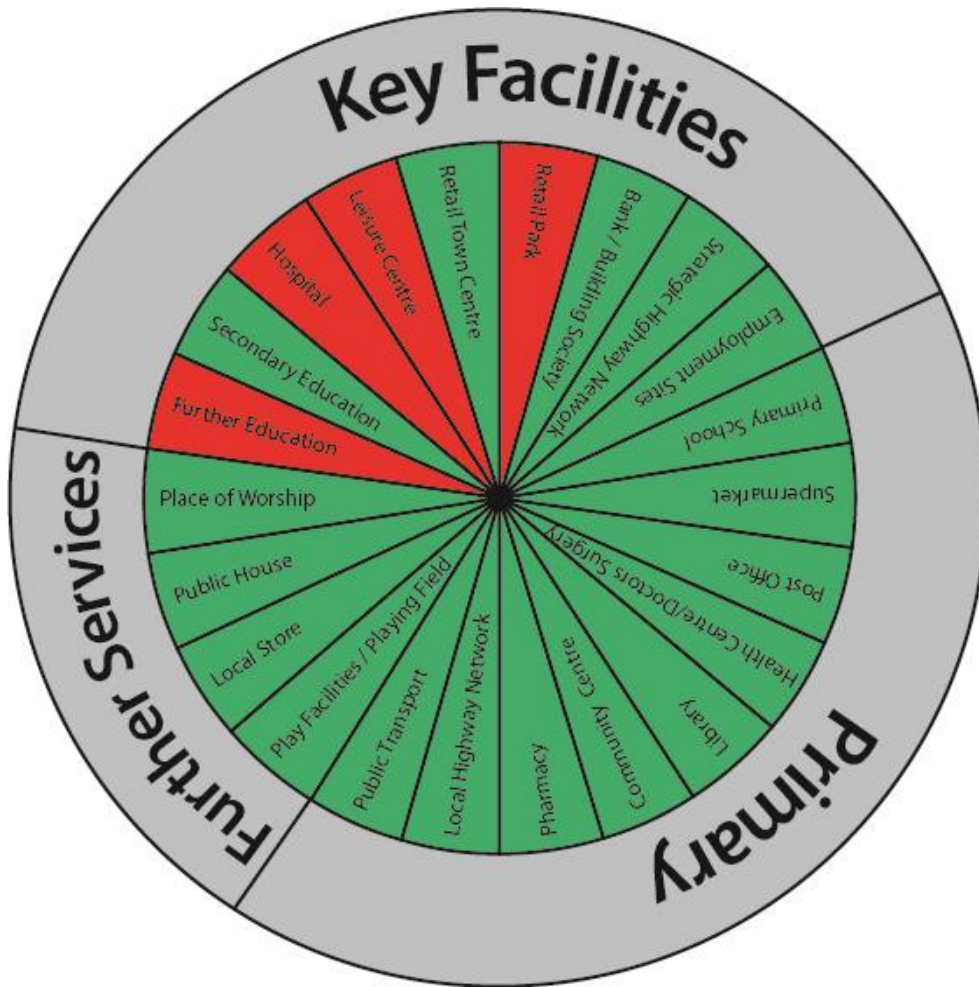
#### **Employment Provision**

6.161 This Service Centre also provides an important employment contribution. This is met through existing provisions, but also through the proposed provision at Beechwood site. This supports opportunities to deliver for business needs in the area and from surrounding communities.

#### **Conclusion**

6.162 Given the above analysis, Llandeilo is a self-sufficient town with all the services and facilities appropriate for its scale. The nature and the scale of development allocated to the settlement will be reviewed. Consideration must be given to its role in supporting other rural villages in proximity to it.

## Key Services and Facilities



## Llangadog

### Service Centre

#### Character

6.163 Located within the Tywi Valley, Llangadog is identified within the Wales Spatial Plan as a key settlement within the Tywi Valley Cluster. Llangadog is a relatively compact rural former market town. In close proximity to the A40 between Llandeilo and Llandovery, with access through its railway station to the Heart of Wales Railway line.

#### Retail Provision

6.164 The settlement offers a local retail service including Post Office, Butchers, Newsagent and General Store as well as a hotel and a public house within a compact centre. It also includes a range of services and community facilities, including a primary school (currently undergoing improvements), healthcare and a community hall.

#### Housing Growth Provision

6.165 In distribution terms, its role and position within the settlement framework for the Preferred Strategy (whilst supported by the services available and its role in terms of its surrounding communities) is balanced against the scale or size of the settlement which reflects its rural character and location. The current adopted LDP acknowledges this through the allocation of 37 units over two housing sites allocations. However it is noted that there has been to date limited delivery with 27 of the units remaining undeveloped.

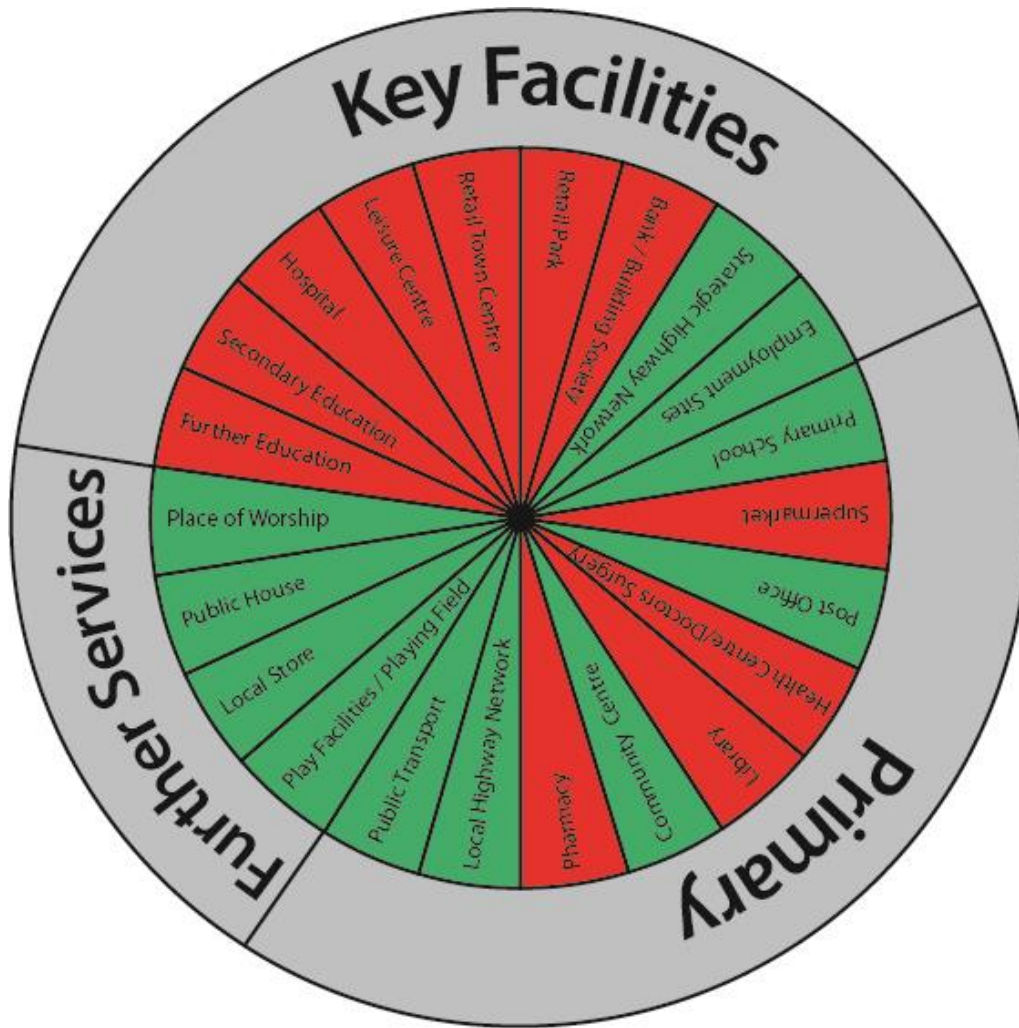
#### Employment Provision

6.166 Llangadog does not have any specific land allocated for employment purposes in the current adopted LDP, however, the town benefits from strong existing employment provision which acts as an important element of the local and wider economy. Over 8 hectares of existing employment land is identified for Llangadog within the LDP, including the site of the former Creamery which is now used for the manufacture of pet food.

#### Conclusion

6.167 As noted above the level of growth within the settlement has been limited, consequently the nature, and the scale of development allocated to the settlement will be reviewed with the supporting role of surrounding communities also a consideration in future distribution.

## Key Services and Facilities



## Cluster 6 – Western Carmarthenshire

6.168 Given the area’s predominately rural character and lesser population base, this cluster’s classification is set at Tier 2- Service Centre and below.

6.169 With its links to West Wales this cluster has traditionally seen development focus on the settlements of St. Clears and Whitland which perform the key service centre roles within this cluster and supports the social, employment, education and localised retail offer for the smaller settlements. The area is well connected to the wider transport network via the A40, A477 and the London – Fishguard railway route. The far north west of the cluster has good links on the A478 to Ceredigion and Pembrokeshire.

6.170 Its relationship to Pembrokeshire and its attractive coastline has seen a strong tourism offer develop with settlement, with Laugharne and Pendine making an important contribution to the overall sense of place and to the visitor economy. In terms of tourism, the offer in this character area (coastal based) is generally distinct from activity based tourism in the rural north of the County and those larger scale attractions in Cluster 2.

6.171 Within a Carmarthenshire context, many of the settlements look to Carmarthen as the major centre for larger retail and employment offers.

### St. Clears / Pwll Trap

#### Service Centre

##### Character

6.172 St. Clears is sustainably located in the western part of the county on the main transport corridor between Pembrokeshire, Carmarthenshire and beyond. It performs an important role in service and delivery terms, and supports a number of outlying settlements. It has an extensive range of facilities and services which is commensurate with a settlement of its position.

##### Retail Provision

6.173 The retail offer within St. Clears is predominately focused within the town centre boundary and broadly on meeting local provision. Incorporating a mix of convenience and comparison retailers there is limited national high street representation. St Clears looks to Carmarthen as the main retail offer for this part of Carmarthenshire.



**Housing Growth Provision**

6.174 The distribution of growth is proportionate to this role, locational context and its propensity to deliver, with only 79 dwellings remaining undelivered from the 279 allocated within the adopted LDP.

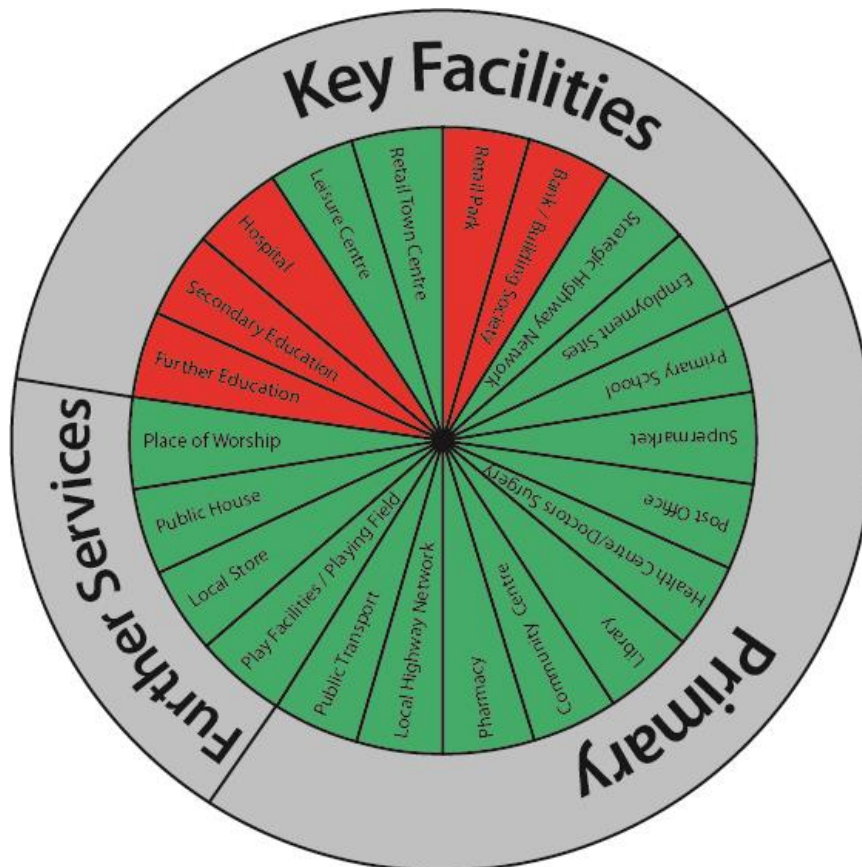
**Employment Provision**

6.175 The settlement has an established employment provision (existing and proposed), which benefits from its location on the A40. Carmarthen is situated 10 miles away, and much of the employment opportunities in the public sector / administration / service sector for the labour force of St Clears is located there.

**Conclusion**

6.176 Given the above analysis, St Clears is a self-sufficient town with all the services and facilities appropriate for its scale. Given its strategic location, it is an important town for the development of new housing and employment, and the scale of this development will be reviewed as part of the revised LDP process. Consideration must also be given to the important role it plays in supporting other villages in proximity to it.

**Key Services and Facilities**



## Whitland

### Service Centre

#### Character

6.177 Whitland (as reflected in the Wales Spatial Plan) fulfils a service centre role at an important cross border location. Sustainably located on a key transport corridor between Pembrokeshire, Carmarthen and beyond, Whitland performs an important role in service terms which serves a number of small outlying settlements. The town has a railway station located on the Fishguard to Paddington Railway line.

#### Retail Provision

6.178 The settlement provides an important retail offer serving the local and wider community through a mix of provision with the town centre predominately consisting of independent and local retailers with national representation limited to convenience retailers.

6.179 Whitland looks to Carmarthen as the main retail offer for this part of Carmarthenshire, whilst Narberth and its niche local markets also serves the town.

#### Housing Growth Provision

6.180 The distribution of growth within the current adopted LDP is considered proportionate to its role and function, with 118 of the 205 residential units undelivered.

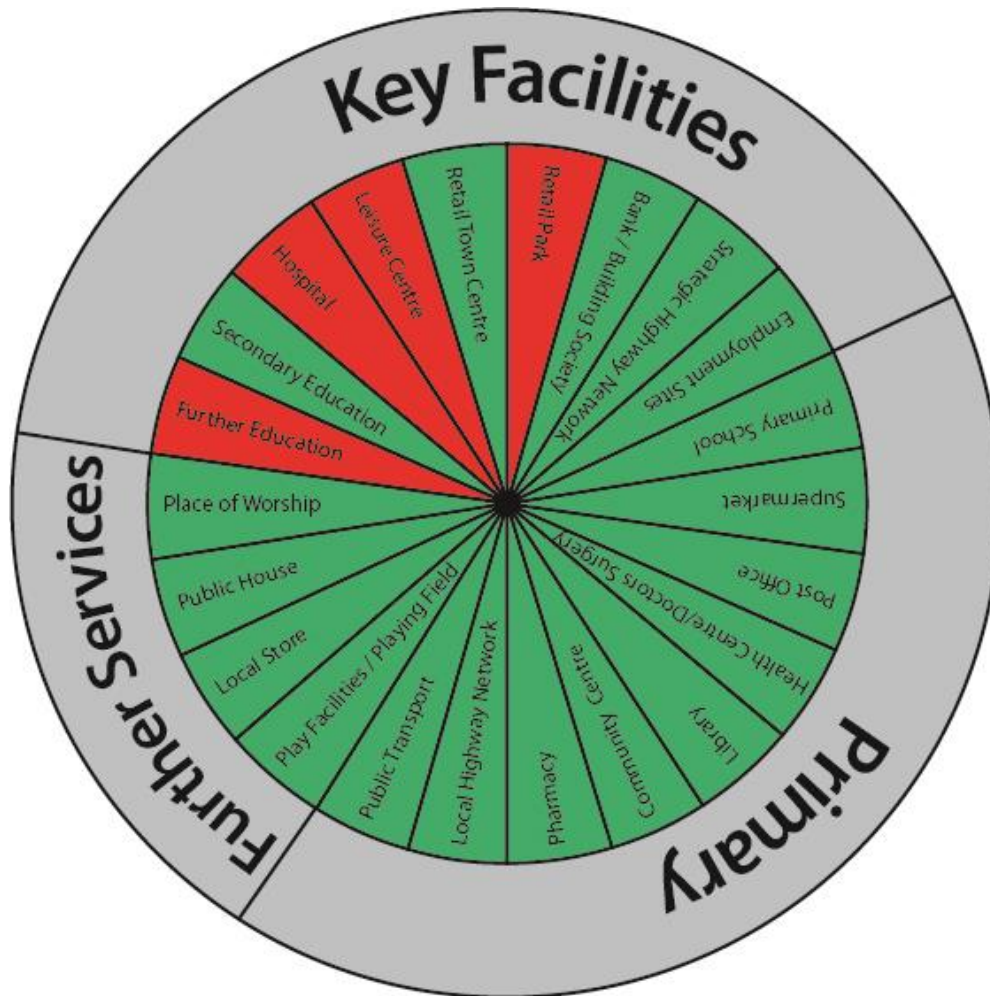
#### Employment Growth Provision

6.181 The settlement has an established employment provision (existing and proposed), which benefits from its location on the A40.

#### Conclusion

6.182 Given the above analysis, Whitland is a self-sufficient town with all the services and facilities appropriate for its scale. Given its strategic cross border location, it is an important town for the development of new housing and employment. Whilst the nature, and the scale of development allocated to the settlement will be reviewed, it does demonstrate a reasonable delivery rate and the opportunities to ensure ongoing and enhanced delivery will be further considered. Reference will however be had to the constraints arising from the settlement's partial location within areas of identified flood risk.

## Key Services and Facilities



## Laugharne

### Service Centre

#### Character

6.183 Laugharne is recognised as a local centre in the Wales Spatial Plan which contributes as a significant centre for tourism. The settlement provides for local retail and other needs together with community facilities including a primary school, healthcare provision, public houses, and hotels and guest houses.

#### Retail Provision

6.184 The settlement exhibits a local retail provision which includes a local food store. Much of the retail offer centres on tourism and culture.

#### Housing Growth Provision

6.185 The settlement has witnessed a slow rate of housing growth with both the allocations contained within the current adopted LDP as yet undelivered.

#### Employment Provision

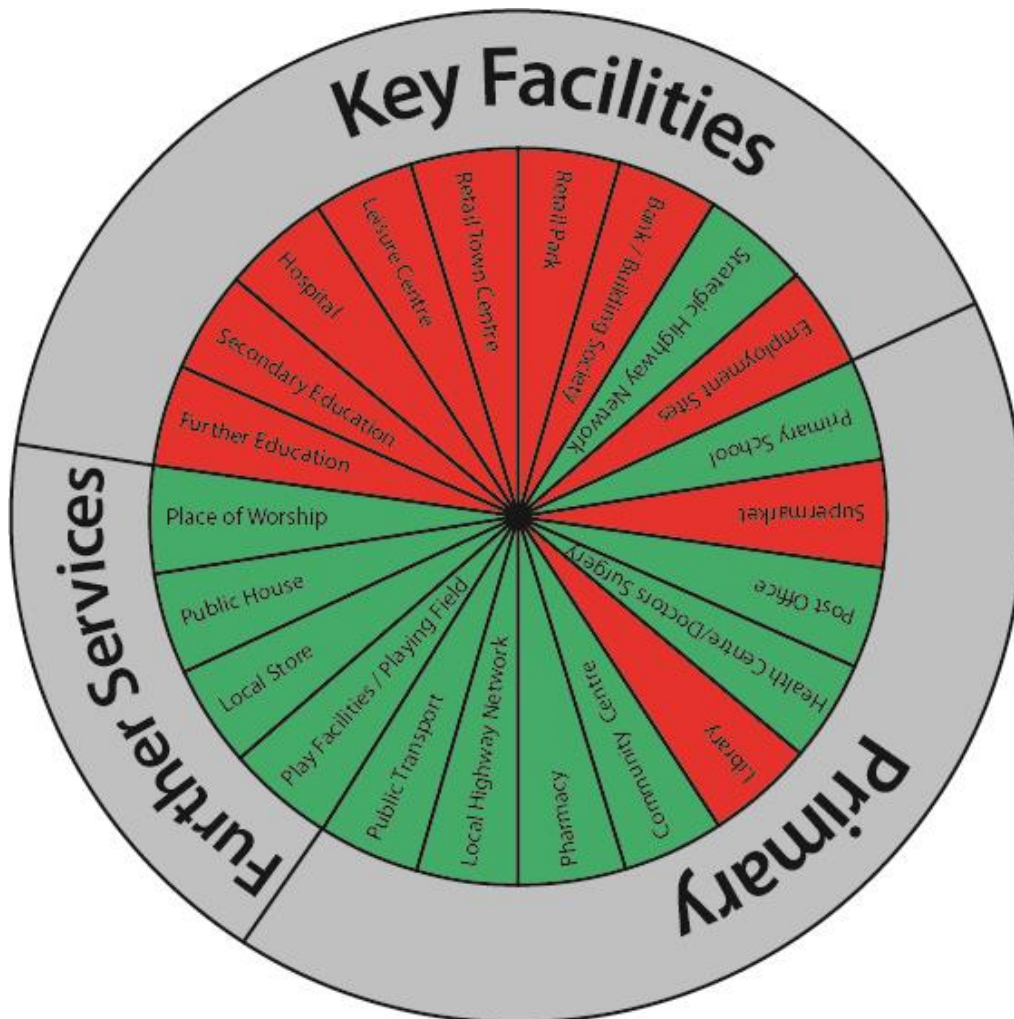
6.186 Whilst no employment provision is identified within the settlement, this is not inconsistent with its character and with its economic contribution centred on tourism and culture.

#### Conclusion

6.187 Laugharne's coastal location, nature conservation, its historic environment and cultural legacy as well as its respective flood risk constraints are all matters which influence its potential to accommodate growth.

6.188 The nature, and the scale of future growth of Laugharne will be reviewed with the supporting role of surrounding communities also a consideration in future distribution.

## Key Services and Facilities



## **Tier 3 - Sustainable Villages**

6.189 Sustainable Villages are by their very nature varied in type and function, and are often reflective of the County's diversity. The Draft Preferred Strategy recognises the role of such smaller settlements and their contribution to the creation of sustainable communities.

6.190 Many of the settlements identified as Sustainable Villages within the Draft Preferred Strategy are defined as Sustainable Communities (SC) within the current adopted LDP. The contribution of such settlements is reflected within the Annual Monitoring Reports, with the analysis of AMR1 identifying that 15% of the houses permitted on large sites (+5 units) during 2015/16 were within SCs. This figure grew to 46% during AMR2 (2016/2017).

6.191 In considering the six clusters of the settlement hierarchy for Carmarthenshire, the following rationale is used to support the inclusions of settlements within Tier 3 of their respective clusters.

### **Cluster 1 – Carmarthen and its Rural Areas**

6.192 The sustainable villages making up Cluster 1 look towards Carmarthen to play the key service centre role, with employment opportunities within the town. These sustainable villages can provide homes for the workers of these employers, as well as functioning as self-sufficient communities in their own right. The villages have development potential within this cluster, and allows the diversity within the housing market, which supports and differs from the large scale developments seen within Carmarthen.

6.193 Many of these sustainable villages are also located on key transport routes (eg A48, A40, A484, A485) and possess a strong sense of place and Welsh identity. Reference is also made to their potential contribution in terms of tourism, most notably within those settlements located on the coast (Llansteffan), as well as those to the north (eg activity tourism at Brechfa), and providing a diverse mix and contributing to the overall offer.

### **Cluster 2 – Llanelli and the Southern Gwendraeth Area**

6.194 In terms of Cluster 2, these sustainable villages look towards Llanelli as well as further afield into the Swansea Bay Coastal Belt. Mynyddygarreg and Five Roads are conducive to accommodating an appropriate level of development, with Mynyddygarreg in particular having a buoyant housing market. It has played a key role in supporting Kidwelly along the A484

corridor. Mynyddygarreg and Five Roads possess a sense of place providing opportunities for village life but within close proximity to key centres of employment (including Llanelli).

6.195 Llansaint / Broadway provides an attractive setting which supports Ferryside and the wider Towy Estuary in terms of the County's visitor economy potential.

### **Cluster 3 – Amman and the Upper Gwendraeth**

6.196 The sustainable villages making up Cluster 3 look towards Ammanford / Cross Hands within the former western valley coalfield areas of the Amman and Gwendraeth

6.197 Llannon and Llanedi are also in a position to support the principal centres of Llanelli and Ammanford Cross Hands, and any future growth will take this into consideration.

6.198 Cwmgwili, Maesybont and Foelgastell exhibit a strong sense of place in terms of village life and social fabric, whilst the housing market within these areas have been relatively buoyant. Whilst much of this area is post-industrial as oppose to rural, it is also a key heartland of the Welsh language for the County.

6.199 In terms of larger settlements within the Amman Valley area, they offer all the services and facilities required of a sustainable village, but they also look to larger cross border settlements.

### **Cluster 4 - Teifi**

6.200 The sustainable villages making up Cluster 4 are predominantly located in the north west of the County on the Teifi Valley Corridor. They play a supporting role to Newcastle Emlyn, Llanybydder and Pencader. These sustainable villages are mainly rural in nature, and some play an important cross border role – notably with Ceredigion.

6.201 In the main, and similar to the Service centres within this cluster, the sustainable villages look to Carmarthen as the main principal centre for retail, and job opportunities outside of agriculture. The scale of overall growth distribution within each settlement, and the size of the sites within each settlement will be an important consideration, particularly in supporting the Welsh language, and addressing the challenge of balancing diminishing rural facilities and services with the emphasis on retaining vibrant communities.

## **Cluster 5 – Upper Tywi Valley**

6.202 Those sustainable villages making up Cluster 5 are predominantly located in the north east of the County on the Tywi Valley Corridor. They play a supporting role to Llandeilo, Llandovery and Llangadog and also have a cross border role with Powys and notably with the Brecon Beacons. These sustainable villages are mainly rural in nature and are spread over a large area, thus requiring a degree of self-sufficiency. As a result these settlements have a strong identity and sense of place.

6.203 Similar to the Service centres within this cluster, the sustainable villages look to Carmarthen and Ammanford / Cross Hands as the main principal centres for retail, and job opportunities outside of agriculture. The scale of overall growth distribution within each settlement, and the size of the sites within each settlement will be an important consideration, particularly in balancing the growth needs against the need to protect the environment.

## **Cluster 6 – Western Carmarthenshire**

6.204 The sustainable villages making up Cluster 6 are predominantly located in the west of the County on the gateway to West Wales. They play a supporting role to St Clears, Whitland and Laugharne and also have a cross border role – notably with Pembrokeshire. The A40 and A477 routes are a key feature for this area, and offers diverse tourism opportunities, particularly along the coastline.

6.205 Similar to the Service centres within this cluster, the sustainable villages look to Carmarthen as the main principal centre for retail, and job opportunities outside of agriculture. The scale of overall growth distribution within each settlement, and the size of the sites within each settlement will be an important consideration, particularly in balancing the growth needs against the need to protect the environment.

6.206 A future consideration of this cluster will be the implications of changes within the Local Health Board and the potential development of a new hospital. The sustainable settlements within this cluster will support the diversity of house types within the housing market.



## Tier 3 – Key Services and Facilities

	Key Facilities									Primary									Further Services			
	Further Education	Secondary Education	Hospital	Leisure Centre	Retail Town Centre	Retail Park	Bank / Building Society	Strategic Highway Network	Employment Sites	Primary School	Supermarket	Post Office	Health Centre / Doctors Surgery	Library	Community Centre / Hall	Pharmacy	Local Highway Network	Public Transport	Play Facilities /Playing Field	Local Store	Public House	Place of Worship
<b>Cluster 1</b>																						
Cynwyl Elfed																						
Llanybri																						
Llansteffan																						
Bronwydd																						
Cwmffrwd																						
Llangyndeyrn																						
Brechfa																						
Llangain																						
Idole / Pentrepoeth																						
Peniel																						
Alltwalis																						
Llanpumsaint																						
Llandyfaelog																						
Rhydargaeau																						
Llanarthne																						
Capel Dewi																						
Nantgaredig																						
Pontargothi																						





## Tier 4 – Rural Villages

6.207 Rural Villages represent those settlements which make lesser but nevertheless important contribution within their community. These are often settlements which will have previously exhibited certain services and facilities but which may no longer exist. Therefore whilst it may be argued their role and function has diminished, they still represent an established community that offers opportunities for small scale and appropriate new homes within rural settings. Such provision in itself makes an important contribution to rural areas, their communities and indeed their economies.