

Topic Paper

Revised Local 2018-2033 Development Plan

January 2020

Spatial Framework
and Housing Supply

Spatial Framework and Housing Supply Topic Paper

1.1 This topic paper is published in conjunction with the Role and Function Paper and seeks to:

- Support the justification for the cluster-based approach set out within the Revised LDP 2018 – 2033;
- Consider the components of housing supply which make up the housing supply figure within the Deposit Revised LDP;
- Support the housing trajectory set out in Appendix 7 of the Deposit Revised LDP.
- Identify the Affordable Homes target number identified in Policy SP4 of the LDP.

1. Spatial Option and the Settlement Hierarchy

1.2 In shaping the future growth of the County, the spatial options paper put forward six possible Strategic Spatial Options for accommodating the distribution of housing and employment growth within Carmarthenshire that is anticipated over the Revised LDP period. Each option was considered against a number of characteristics that could support this development potential.

1.3 The LDP Preferred Strategy sought to consider the Balanced Community and Sustainable Growth Strategy as the Preferred Option. This was a hybrid of the options set out within the Spatial Options Paper.

1.4 This hybrid option seeks to achieve the following:

- Recognise and reflect investment and economic benefits to the County and its communities through the City Deal, and other economic opportunities.
- Provide opportunities for rural areas ensuring that the diversity of the County and communities is recognised;
- Acknowledge that in delivering sustainable growth it needs to be supported by the availability of a range of appropriate infrastructure;
- Recognise that growth should be deliverable and orientated primarily towards a community's needs but also towards market demand.

1.5 In previous Development Plans for Carmarthenshire, similar settlements have been grouped together within the settlement hierarchy based on a scoring matrix of services and

facilities. As settlements scored more points, they were identified as being 'more sustainable' and on the whole they tended to take more of the housing growth, and other growth in general.

1.6 The LDP Review and Annual Monitoring Reports have however identified that 'scoring' settlements and assigning future growth to tiers within the hierarchy based on comparable scores has limited the ability for Carmarthenshire and its settlements to respond flexibly to the communities' needs. Whilst the principle of scoring settlements and apportioning growth accordingly may reflect a settlement's sustainability, the proportional spread of growth does not necessarily reflect the scale and type of development needed within that settlement or its community. This approach has seen some settlements providing the level of housing planned within the LDP, whilst others have seen little development, and have therefore not performed as set out within the strategy.

1.7 An example of this within Carmarthenshire is of two Tier 2 settlements performing different roles, and can be seen by comparing Burry Port with Llandovery. Located in different parts of the County, both settlements play an important role locally. Llandovery is 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 its delivery of new homes, potentially due to environmental constraints, the wrong sites being allocated, or because the scale of proposed new housing.

1.8 Conversely, Burry Port performs a different role with a particular emphasis on development and regeneration around the Harbour area. Its proximity to Llanelli allows the population to be located closer to a range of job opportunities and is close enough to use services and facilities.

1.9 In this sense, the role of a settlement like Burry Port would naturally be expected to deliver a different level of development to Llandovery. This does not detract from the importance of settlements like 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. Such settlements also differ in terms of social, economic and environmental characteristics.

Revised LDP

1.10 In order to meet the strategic objectives within the spatial option for the Revised LDP, a different approach is considered necessary to support and deliver future growth within the

County. Whilst in principle, a similar series of Tiers are presented, settlements are separated into clusters which form the basis for the spatial pattern within Carmarthenshire.

1.11 The Plan seeks to distribute the growth in a way which reflects the diversity of the settlement clusters and to do so in a sustainable manner. It will have regard to the role and function of the settlements but also accepts that some settlements which, by virtue of the services and facilities available, may not necessarily be the most appropriate options for all the growth. This reflects a number of factors not least environmental constraints but also historical delivery of growth within such settlements. Additionally, cross-border influences and proximity to adjacent settlements are influencing factors to varying extents.

1.12 The approach will avoid any assumption that every settlement must contribute towards growth, rather it will consider the settlements on their merits whilst having regard to their sustainability and position within the hierarchy. Therefore, it does not seek to apportion development spatially within the hierarchy purely by the use of proportional distribution or quotas. As a result, it is considered that the Revised LDP will be underpinned by an awareness of a sense of place, as opposed to the promotion of a rigid hierarchal framework. The approach in the Revised LDP is considered to be in-keeping with the emphasis within national planning policy upon place-making. In this regard, the Revised LDP seeks to acknowledge and celebrate the diversity of the County's communities.

1.13 The tiers set out within the settlement hierarchy are as follows, and each one is considered in turn below:

- Principal Centres
- Service Centres
- Sustainable Villages
- Rural Villages
- Non Defined Rural Settlements

Principal Centres

1.14 In the first instance, the majority of development will be directed to the principal tier within the hierarchy. Within the principal tier there is a higher population base, with access to an extensive range of services and facilities. These settlements are well served by those facilities vital to supporting the principles of sustainability and accommodating a proportionally high level of growth. They represent large and established urban settlements which are well served by sustainable transport routes and which serve areas extending beyond their localised catchments.

1.15 In respect to the Local Housing Market Assessment (LHMA), it identifies that the largest market and affordable housing need are located within Principal centres where the majority of the County's population reside.

1.16 In terms of the housing market, large scale housing developers and affordable housing providers would typically be developing in Principal Centres.

1.17 The following sets out an indicative outline on the nature of development likely to be considered appropriate within the Principal Centres.

- Strategic Sites
- Large and small scale Employment Areas
- Housing Allocations
- Regeneration and Mixed Use Sites
- Small housing sites (under 5 homes);
- Affordable Housing Provision on sites of 5 or more units
- Windfall housing opportunities
- Where appropriate, there may also be instances where 'Reserve Sites' are identified.

Service Centres

1.18 These settlements are normally well located on sustainable transport corridors and often demonstrate a range of facilities and services which provide for the core needs of the settlement and a wider local catchment. The Role and Function paper identifies the range of

services and facilities available within these settlements. These service centres may include secondary education provision as well as having retail and convenience store opportunities.

1.19 The following sets out an indicative outline on the nature of development likely to be considered appropriate within the Service Centres.

Service Centres:

- Small Scale Employment Areas
- Housing Allocations
- Affordable Housing Provision on sites of 5 or more units
- Small housing sites (under 5 homes);
- Regeneration and Mixed Use Sites
- Windfall housing opportunities
- Where appropriate, there may also be instances where ‘Reserve Sites are identified.

Sustainable Villages

1.20 These settlements are normally reasonably located on/or near sustainable transport corridors and possess facilities and services which have a community focus, often comprising of basic healthcare provision and local shopping needs.

1.21 Typically, small and medium scale housing developers will be on site in these locations.

1.22 The following sets out an indicative outline on the nature of development likely to be considered within the Sustainable Villages.

Sustainable Villages:

- Housing Allocations
- Affordable housing on sites of 5 or more units
- Small housing sites (under 5 homes);
- Windfall Housing Opportunities
- Small Scale Rural Exceptions Schemes for Affordable Housing adjoining settlement boundaries

Rural Villages (No Development Limits and No Housing Allocations)

1.23 A further tier, Rural Villages (Tier 4) includes those settlements that have historically been allocated development limits in previous development plans. Such settlements will often have previously exhibited certain services and facilities – these in general terms may no longer exist and as such the status of the settlement within the revised LDP reflects this.

1.24 For settlements within the Rural Villages tier, the revised LDP proposes the use of criteria based policies in relation to new housing, and where appropriate employment growth. These will set the parameters for what development may take place and where in broad terms it will be located. Any decision would however be considered in accordance with the criteria contained within the emerging LDP policy (Policy HOM3), along with other relevant policies and material considerations. Reference is drawn to the Development Limits Topic Paper (December 2018).

1.25 The Rural Housing Market Assessment also shows the importance of delivering housing within a rural context and the types of housing required within these areas to meet local need.

1.26 The Role and Function Topic Paper identifies the tier's relative ability to provide new development, and considers its position in relation to the services and facilities on offer within other settlements within the County.

1.27 The following sets out an indicative outline on the nature of development likely to be considered within the Rural Villages.

- Small sites – housing through infill or logical extensions/rounding off.
- Small scale rural exceptions schemes for affordable housing.

Non Defined Rural Settlements:

1.28 Within the undefined rural settlements, new housing development will be limited to small scale opportunities where local needs affordable housing is provided. Such proposals will be focused around infill development and opportunities for logical extensions.

2. Defining Clusters

2.1 Given the information above and the rationale for having a hierarchical approach, settlements will be placed into their tiers by virtue of their growth potential.

2.2 A further step is considered necessary as the Plan seeks to distribute the growth in a way which reflects the diversity of the County. Linking settlements via clusters seeks to achieve this.

2.3 Planning Policy Wales (Edition 10) places a strong emphasis on place-making as opposed to a “numbers focused” approach to development growth. Therefore, considering geographical clusters for 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 settlement hierarchy. This approach recognises the role and function that settlements play both on a county-wide and local level, and 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.

2.4 Figure 1 below illustrates the clusters identified within the Deposit Revised LDP. The Plan area is broken up into six geographical clusters, each with a Principal or Service Centre at the top of the hierarchy which would support the other settlements within the cluster. The rationale for identifying the cluster and the main centres within it are considered below in more detail.

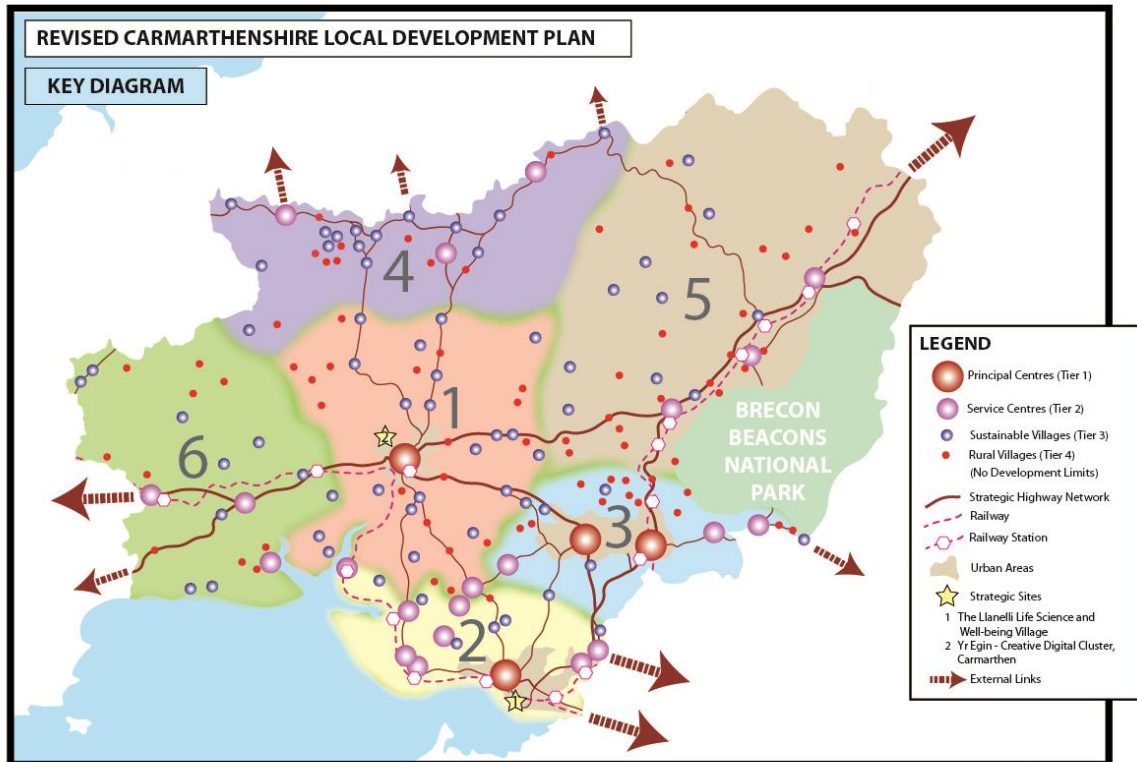


Figure 1: Deposit LDP Key Diagram

2.5 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

2.6 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. It is anticipated that Carmarthen will receive a large portion of the cluster’s development.

2.7 Surrounding the town are a number of rural and well connected villages which relate to Carmarthen as the larger settlement, by virtue of proximity, road linkages, public transport, and access to services and facilities.

2.8 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.

2.9 The settlements within the cluster are broken up as follows:

Principal Centre	<ul style="list-style-type: none"> • Carmarthen 		
Service Centre	<ul style="list-style-type: none"> • Pontyates / Meinciau / Ponthenri 		
Sustainable Villages	<ul style="list-style-type: none"> • Alltwalis • Brechfa • Bronwydd • Capel Dewi • Cwmduad • Cwmffrwd • Cynwyl Elfed 	<ul style="list-style-type: none"> • Idole / Pentrepoeth • Llanarthne • Llanddarog • Llandyfaelog • Llangain • Llangyndeyrn • Llanpumsaint 	<ul style="list-style-type: none"> • Llansteffan • Llanybri Nantgaredig • Peniel • Pontargothi • Porthyrhyd • Rhydargaeau
Rural Villages	<ul style="list-style-type: none"> • Abernant • Bancycapel • Blaenycloed • Croesyceiliog • Crwbin • Felingwm Isaf 	<ul style="list-style-type: none"> • Felingwm Uchaf • Hermon • Llanegwad • Nantycaws • Nebo • Penybont 	<ul style="list-style-type: none"> • Pontantwn • Pontarsais • Pont-newydd • Talog • Whitemill

Table 1

Cluster 2 – Llanelli and the Southern Gwendraeth Area

2.10 This cluster along the Llanelli coastline retains a strong developmental focus, with its regeneration potential recognised within our Transformations Strategy, Swansea Bay 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, which is reflected in its development aspirations.

2.11 Llanelli remains the focus for delivery within this area, along with villages within its urban outskirts. The service centres which fall within this cluster are key components in the delivery of new homes and jobs given their overarching relationship to the rest of the cluster. This cluster has the highest population density within the County.

2.12 The area is a strong retail contributor with varying scales of retail offer within its settlements and its tourism potential is noted, including the Ffos Las Racecourse in Trimsaran and the Millennium Coastal Path and Pembrey Country Park along its southern coastline. Reference can be made to Policy SG3: Pembrey Peninsula.

2.13 From an employment provision, Llanelli sees the majority of employment opportunities with the ongoing reputation of the traditional manufacturing sector, and the area's broadening sectoral base is reflected in the contrasting employment offers at Bynea, Dafen and Delta Lakes.

Principal Centre	Llanelli	
Service Centre	<ul style="list-style-type: none"> • Burry Port • Fforest / Hendy • Llangennech 	<ul style="list-style-type: none"> • Pembrey • Trimsaran / Carway
Sustainable Villages	<ul style="list-style-type: none"> • Mynyddygarreg • Five Roads / Horeb 	<ul style="list-style-type: none"> • Llansaint / Broadway
Rural Villages	<ul style="list-style-type: none"> • Cynheidre 	<ul style="list-style-type: none"> • Four Roads

Table 2

Cluster 3 – Amman and Upper Gwendraeth

2.14 Whilst predominantly urban and post-industrial in nature, this character area's diversity is defined by a series of interrelated 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.

2.15 The 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 (Special Area of Conservation Habitat).

Principal Centre	<ul style="list-style-type: none"> • Ammanford / Cross Hands 		
Service Centre	<ul style="list-style-type: none"> • Brynamman • Glanamman / Garnant 	<ul style="list-style-type: none"> • Pontyberem / Bancffosfelen 	
Sustainable Villages	<ul style="list-style-type: none"> • Carmel • Cwmgwili 	<ul style="list-style-type: none"> • Foelgastell • Ystradowen 	
Rural Villages	<ul style="list-style-type: none"> • Capel Seion • Cefnbrynbrain • Derwydd • Drefach (Llandyfan) 	<ul style="list-style-type: none"> • Heol Ddu • Maesybont • Milo • Mynyddcerrig • Pantllyn 	<ul style="list-style-type: none"> • Pentregwenlais • Rhosamman • Stag and Pheasant • Temple Bar

Table 3

Cluster 4 - Teifi

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

2.17 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 settlements that fall within this cluster have seen a poor return of new development during the current LDP period and this is something which this paper tries to address. The close relationship of the area to those communities in Ceredigion is noted, as is the role that settlements such as Llandysul, Lampeter and Cardigan play to the communities in this area. This relationship is recognised in various policy documents, and is a key consideration in the distribution and supply of houses within the Deposit Revised LDP.

2.18 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 functions, health, and job opportunities outside of agriculture.

Principal Centre			
Service Centre	<ul style="list-style-type: none"> • Llanybydder • Newcastle Emlyn • Pencader 		
Sustainable Villages	<ul style="list-style-type: none"> • Capel Iwan • Cenarth 	<ul style="list-style-type: none"> • Llanfihangel ar arth 	<ul style="list-style-type: none"> • Pentrecwrt • Pontyweli

	<ul style="list-style-type: none"> • Cwmann • Drefach / Felindre 	<ul style="list-style-type: none"> • Llangeler • Llanllwni • New Inn 	<ul style="list-style-type: none"> • Saron / Rhos • Trelech • Waungilwen
Rural Villages	<ul style="list-style-type: none"> • Bancyffordd • Bryn Iwan • Cwmhiraeth • Cwmpengraig 	<ul style="list-style-type: none"> • Dolgran • Drefelin • Gwyddgrug 	<ul style="list-style-type: none"> • Penboyr • Pencarreg • Pentrecagal

Table 4

Cluster 5 – Upper Tywi Valley

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

2.20 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 the Heart of Wales Railway.

2.21 Consideration of 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.

2.22 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.

Principal Centre			
Service Centre	<ul style="list-style-type: none"> • Llandeilo • Llandovery 	<ul style="list-style-type: none"> • Llangadog 	
Sustainable Villages	<ul style="list-style-type: none"> • Abergorlech • Caio • Cwmdu • Cwmifor 	<ul style="list-style-type: none"> • Cwrt Henri • Ffarmers • Llanfynydd • Llansawel 	<ul style="list-style-type: none"> • Llanwrda • Salem • Talley
Rural Villages	<ul style="list-style-type: none"> • Ashfield Row • Bethlehem • Broad Oak • Capel Isaac • Cilycwm • Crugybar • Cwm-du 	<ul style="list-style-type: none"> • Dryslwyn • Ffaldybrenin • Felindre (Dryslwyn) • Felindre (Llangadog) • Golden Grove • Llangathen 	<ul style="list-style-type: none"> • Penybanc • Porthyrhyd • Pumsaint • Rhandirmwyn • Rhydcymerau • Siloh • Trapp

	<ul style="list-style-type: none"> • Cyngordy 	<ul style="list-style-type: none"> • Llansadwrn • Manordeilo 	<ul style="list-style-type: none"> • Waunystad Meurig
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Table 5

Cluster 6 – Western Carmarthenshire

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

2.24 With its links to West Wales, this cluster has traditionally seen development focused in the settlements of St. Clears and Whitland. These settlements perform the key service centre roles within this cluster and support 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.

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

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

Principal Centre			
Service Centre	<ul style="list-style-type: none"> • St Clears / Pwll Trap 	<ul style="list-style-type: none"> • Whitland • Laugharne 	
Sustainable Villages	<ul style="list-style-type: none"> • Bancyfelin • Efailwen • Glandy Cross • Llanboidy 	<ul style="list-style-type: none"> • Llanddowror • Llangynin • Llangynog 	<ul style="list-style-type: none"> • Llanmiloe • Meidrim • Pendine
Rural Villages	<ul style="list-style-type: none"> • Blaenwaun • Broadway • Cross Inn • Cwmbach 	<ul style="list-style-type: none"> • Cwmfelin Boeth • Cwmfelin Mynach • Llanfallteg 	<ul style="list-style-type: none"> • Llanglydwen • Llansadurnen • Red Roses

Table 6

3. Housing Distribution and Supply

3.1 This section of the paper will seek to utilise all available pieces of suitable evidence to inform the location and apportionment of housing within settlements throughout the cluster and the tiers in which they sit. It will also consider the components of housing supply and how they feature within the overall housing requirement.

3.2 In the first instance, reference is made to the Population and Household Projection Topic Paper, which highlights the Council's preferred housing requirement. This housing requirement figure is set at 8,835 dwellings with a housing supply of 10,160 dwellings to meet the target.

3.3 In meeting the housing requirement set out within the Deposit Revised LDP, there are four variant components of housing supply that are considered. This is to reflect the advice set out within the draft Local Development Plan Manual 3.

3.4 The following components of housing supply are set out below the breakdown of housing units within the Deposit Revised LDP.

Housing Allocations

3.5 A key source in meeting the identified housing land requirement is through sites allocated for residential development within the Revised LDP. Sites are identified through housing policy (Policy HOM1), or as part of a mixed use allocation (SG1), or as part of a Strategic Site (Policy SP5). Housing Allocations are defined as large sites within the Plan which are for sites with more than 5 units.

3.6 The distribution of housing allocations is to direct them to those settlements which possess the appropriate sustainability credentials and range of services and facilities necessary to accommodate growth.

3.7 In terms of demonstrating the indicative number of dwellings for housing allocations, development densities will have a role in assisting the calculation. Their application is on a site by site basis and takes into account whether the site is predominantly urban or rural. In addition, consideration will be given to the scale of the proposed development and the type of developer that will more than likely develop the site. These considerations will be drawn out in the site assessment pro forma for each allocated site.

3.8 The housing figure set out within Policy HOM1 of the Deposit Revised LDP considers the total number of houses from sites that do not have planning permission, and housing commitments. The first table of the Housing Trajectory in Appendix 7 of the Deposit Revised LDP shows the breakdown of sites that do not have planning permission. The Housing Trajectory uses the 1st April 2019 as the base date to estimate housing projections.

3.9 For the purposes of the Deposit Revised LDP, the current housing allocation figure is set as 4,154 dwellings. This will be updated post April 2020, using the data from the 2020 JHLAS.

Commitments

3.10 Commitments are those sites which have been built or those with an extant planning permission.

Built Units

3.11 The base date for the Plan is set at 1st April 2018, and all those dwellings which have been constructed after this date will be placed into this category. At the time of the publication of the Deposit Revised LDP, the Housing Trajectory identifies one year of housing completion data, with 277 dwellings completed on large sites, and 117 units completed on small sites. As the LDP moves towards examination and adoption, the figures within this component will be continuously amended in line with the housing trajectory.

Extant planning permissions

3.12 For sites with planning permission, consideration will be given to the likelihood of these sites being brought forward for development. Sites which are identified as Policy HOM1 site commitments, are identified within the Housing Trajectory. These sites are considered to have the certainty of being delivered. As of the 1st April 2019, the current commitments figure is identified as 2,832 dwellings.

3.13 As the LDP progresses towards adoption, the Council will update the housing trajectory to consider sites that fall in and out of the commitments column of the housing supply figure from Policy HOM1.

3.14 The Revised LDP monitoring framework will cross reference to the housing trajectory in the LDP and these will be updated post adoption.

Windfall Allowance

3.15 The windfall allowance can be characterised in two ways. The first relates to the contributions of sites of less than 5 dwellings, and those over 5 dwellings.

Large Sites (+5)

3.16 The Plan seeks to provide certainty by allocating sites which have planning permissions. However, it is important to note that not all these sites will be brought forward for development. In circumstances where sites are not allocated, an allowance is made to take account of them to be brought forward in line with other LDP policies. Such sites have traditionally made an important contribution to housing delivery within Carmarthenshire.

3.17 The provision for windfall sites within the Housing supply figure can be made from looking at past trends. The table below shows information on the number of houses completed on windfall sites since 2008, and its percentages as part of the overall housing completion rates.

Year	Completions on windfall sites	Percentage of overall housing completions (%)
2019	37	13.4%
2018	96	23.6%
2017	121	28.4%
2016	154	29.8%
2015	55	12.8%
2014	106	27.9%
2013	43	13.6%
2012	40	14.5%
2011	106	18.8%
2010	59	19.6%
2009	84	31.9%
2008	173	26.7%
Total	1074 dwellings	
Average	89.5 dwellings per year	22.4% of the total housing completions are on windfall sites.

Table 7

3.18 In considering windfall housing numbers for the Revised LDP, the average windfall completion figure can be used in the housing supply figure over the 15 year period of the Plan. This would equate to a windfall allowance of 1,342 dwellings.

3.19 In justifying the total windfall allowance of 1,342 dwellings, another key piece of evidence highlighted by the table above is the high number of dwellings that are completed in the period immediately (1-3 years) after the adoption of a Development Plan. This is reflected in the 2008-2009 JHLAS and the 2016 JHLAS, following the adoption of the UDP and LDP respectively. The windfall allowance has therefore considered those periods where developers and landowners secure permissions on sites prior to their de-allocation from a Development Plan.

3.20 The Annual Monitoring Reports (AMR) from 2015-2019 provide a breakdown of dwellings granted planning permission on windfall sites, and the rates of housing completions in the following years.

	2016	2017	2018	2019
Housing Development permitted on windfall sites	593 dwellings	206 dwellings	97 dwellings	112 dwellings
Completions on windfall sites	154 dwellings	121 dwellings	96 dwellings	37 dwellings

Table 8

3.21 The 2016 AMR identifies that 593 dwellings were granted planning permission on windfall sites and over the following years the completion of windfall dwellings continued to reduce, culminating in only 37 dwellings being completed on windfall sites in 2018/2019. This suggests a weak relationship between permissions and completions, with many sites not coming forward following the approval of planning permission.

3.22 Based on the information above it is considered that there is no sufficient and compelling evidence within the windfall data to deviate away from using the average windfall allowance over the 12 year period.

3.23 Utilising a 12 year period of windfall completions allows a sufficient time period to consider any anomalies or periods of abnormally high and low completions rates. This allows for a balancing out over a longer trend period. Secondly, within the average completion rate, the figure considers two periods which follow the adoption of a development plan. These periods show a spike in completions. However, these tend to reduce as the plan progresses

through from the short term to the medium term of the plan’s life and therefore provides more development certainty.

3.24 Appendix 2, provides information on those sites which fall within the 5 year supply from the 2019 JHLAS but are not taken forward in the Revised Plan. In considering the Housing Trajectory, an allowance is made for omitted sites for the years 2019 to 2024 with the remaining 9 years of the windfall allowance being averaged out accordingly from the total windfall allowance of 1,342 dwellings.

Small Sites (1-4 no dwellings)

3.25 Given its rural nature and the diverse mix of settlements, Carmarthenshire’s small sites allowance makes an important contribution to the overall housing supply, and introduces an important element of choice and flexibility in the housing market. Its contribution is particularly notable in the smaller settlements where opportunities for developments of 5 homes or more are limited.

3.26 Small site completions have been assessed since the first LDP AMR 2015/2016, therefore evidence can be provided for the future projection of the small sites contribution during the plan period.

3.27 The AMRs identify that in the previous 4 years of the Plan (2015-2019), 406 dwellings have been completed, with the breakdown as follows.

Housing Completions since the LDP base date:				
JHLAS	2016	2017	2018	2019
Small Sites	92 dwellings	92 dwellings	105 dwellings	117 dwellings

Table 9

3.28 In terms of a further breakdown of this information, table 10 shows these completions figures by Tier. Tiers 1, 2 and 3 in combination have provided 354 dwellings over the last 4-year period. As expected the number of small sites is higher within the Tier 1 settlements given the opportunity on white land within the settlements. Ammanford and its related settlements within the Growth Area provide the majority of small site completions with 71 over the 4 year period.

3.29 The breakdown for the top 3 tiers is as follows

Settlement Tier	Breakdown per year	LDP Plan Period
Tier 1	35 dwellings	525 dwellings
Tier 2	24.5 dwellings	367.5 dwellings
Tier 3	29 dwellings	435 dwellings
Total	88.5 dwellings	1,327 dwellings (rounded down)

Table 10

3.30 As the AMR information is the only source of evidence which can be used for small scale housing, the average annual completions rate should be multiplied by the plan period. The top 3 tiers averages 88.5 dwellings per year. Following this trend over the plan period would equate to 1,327 dwellings.

Tier 4 settlements

3.31 Consideration is also given to small scale housing in Tier 4 settlements and in hamlets not classified as a settlement in the Revised LDP. During the 4 AMR periods 2015-2019, 45 dwellings were completed within the first 4 years of the adopted LDP in Tier 4, and 7 dwellings in the unclassified hamlets. In combination, this totals 13 dwellings per year, or 195 dwellings over the plan period.

3.32 The completion of units in Tier 4 settlements however have been developed at a time where development limits were drawn tightly around the edges of settlements, and this has only allowed limited small scale development opportunities. The removal of development limits in Tier 4 through Policy HOM3 of the revised Deposit Revised LDP allows the opportunity to provide a potential uplift within these settlements and to support the retention of local people, and to allow the sustainable growth of rural communities.

3.33 In apportioning a housing figure to small sites in tier 4, the Council has undertaken an exercise to identify the scale of its rural villages. Appendix 1 identifies the approximate number of dwellings within each village, and the Council considers a 20% uplift on these figures to create an allowance for small scale growth. Whilst this 20% is not evidenced, it provides an opportunity for rural villages to develop at a pace which would be conducive to its character, environment and function, whilst providing a clear limit in terms of what could be considered as acceptable growth. It would also cater for housing need, particularly in light of the evidence identified in the rural housing market assessment, whilst allowing the developments to assimilate and the settlements to absorb any growth without compromising the local character of an area.

3.34 By setting a percentage uplift of 20%, the upper limit of small scale growth in rural villages is set at **505 dwellings**. This is in addition to the 1,327 dwellings set out for the small site allowance in the top 3 tiers as identified within table 10.

Windfall allowance

3.35 In terms of the provision of housing within the windfall component of housing supply, the following figures are considered.

Small Site Component incl. Tier 4	1,832 dwellings
Windfall total (5+ dwellings)	1,342 dwellings
Total	3,174 dwellings

Table 11

Flexibility

3.36 In line with the content of the draft Local Development Plan Manual (para 5.59), a flexibility allowance will be considered as a component within the housing supply figure. Welsh Government guidance through the Local Development Plan Manual 3 states that the starting point for a flexibility allowance should be 10% with any variation robustly evidenced.

3.37 Carmarthenshire's housing supply components are very complex, particularly with the high number of settlements, the availability of land within the County, and the distribution of its housing supply which makes allocating housing numbers for the County very difficult. It is therefore necessary and justified that the Council applies a reasonably significant flexibility allowance to support the components of housing supply as a whole over the Plan period.

3.38 The Deposit Revised LDP recommends that as a minimum, this flexibility allowance would need to be at least 15% and that it would be reasonable and prudent for a higher level of flexibility to be factored into the housing provision figure.

3.39 The Council has set an ambitious, appropriate and deliverable housing requirement figure, factoring the ability to meet the strategic aims of the council, such as its Regeneration Plan, the retention of young people, the rural characteristics of the Plan's areas, and the opportunity for job creation, amongst others. For the years in which the number of completed dwellings falls below the average growth requirement, the growth target is effectively playing catch up year on year. It is therefore prudent to create this 15% flexibility so that the housing growth requirement can be met during the lifetime of the revised LDP, in addition to achieving a 5 year housing land supply at the point of adoption.

Overall Housing Supply by component

3.40 In considering the factors and the rationale for the evidence above, the overall components of the housing supply are set out as follows: As mentioned in paragraph 3.8, the housing allocation figure is as the residual of all other housing supply components.

Component	Number of Units
Housing Allocations	HOM1 sites: 3,108 dwellings SG1 sites: 806 dwellings SP5 sites: 240 dwellings
Commitments*	Housing Built on rLDP sites 252 dwellings Planning Permissions on rLDP sites (including completions): 2,832 dwellings
Windfall Allowance	Small Site: 1,832 dwellings Large Sites: 1,342 dwellings
Total Provision	10,160 dwellings
Requirement	8,835 dwellings
General Flexibility	1,325 (15%)
Total Provision	10,160 units

Table 12
Base date of the Plan 1st April 2018
End date of the Plan 31st March 2033

*Commitments as at 1st April 2019

Distribution of the Housing Supply

3.41 In light of the information above, consideration can be given to the distribution of housing set out within the Housing Trajectory by housing allocation and commitments.

Cluster	Percentage of the overall housing allocation and commitment figure by cluster
Cluster 1	23.60%
Cluster 2	43.80%
Cluster 3	18.70%
Cluster 4	5.80%
Cluster 5	1.60%
Cluster 6	6.60%
Total	100%

Table 13

Tier	Number of dwellings in the tier	Percentage of overall housing allocation and commitment figure
Tier 1	4048	57.9%
Tier 2	2081	29.8%
Tier 3	857	12.3%
Total	6986	100.00%

Table 14

Breakdown of housing by Tier within the Clusters

Cluster	Tiers	Housing Allocation Figure	Commitment (Built Units and sites with planning permission)	Percentage of Housing Allocation and Commitment figure by Tier within the cluster
Cluster 1	Tier 1	822	439	76.6
	Tier 2	31	44	4.6
	Tier 3	201	109	18.8
	Total	1054	592	100%
Cluster 2	Tier 1	1195	512	55.8
	Tier 2	417	840	41.1
	Tier 3	45	50	3.1
	Total	1657	1402	100%
Cluster 3	Tier 1	538	542	82.7
	Tier 2	97	43	10.7
	Tier 3	16	70	6.6
	Total	651	655	100%
Cluster 4	Tier 2	180	13	48.0
	Tier 3	195	14	52.0
	Total	375	27	100%
Cluster 5	Tier 2	69	12	72.3
	Tier 3	31	0	27.7
	Total	100	12	100%
Cluster 6	Tier 2	236	99	72.7
	Tier 3	91	45	29.5
	Total	317	144	100%
Total		4,154 dwellings	2,832 dwellings	

Table 15

3.42 The distribution of the identified housing requirement for the Revised LDP through its allocations and commitments is apportioned according to each individual settlements position within the hierarchy. This in turn reflects its capacity for accommodating growth, its relative size and the availability of services and facilities. Factors such as environmental capacity, character, infrastructural constraints, accessibility and employment land provision all contribute to the scale of development appropriate to the settlement. Accordingly, the majority of development will be directed to Tier 1 settlements within Clusters 1, 2 and 3, with further development opportunities distributed proportionately. The tables coincide with the commentary in the role and function paper, and the rationale for allocating settlements in certain clusters and tiers

3.43 Whilst the apportionment within Tier 3 settlements reflects their character, capacity for change and other aforementioned sustainability criteria, it should be noted that a settlement in a more urban context generally has the potential to accommodate a greater level of growth than a rural counterpart.

4. Affordable Homes Target

4.1 Affordable housing represents a key issue in the preparation of the Revised LDP and forms an important component of the LDP, particularly in contributing to the development of sustainable and balanced communities.

4.2 The plan seeks to maximise the delivery of affordable housing within the plan period through the development of affordable homes on LDP policy HOM1 sites, windfall sites, the collection of commuted sum contributions, and the potential development of local need dwellings.

4.3 The Council has undertaken a financial viability assessment to identify an affordable housing percentage target on new housing developments within the county. These figures are then used to calculate the level of affordable housing provision that can be achieved from sites.

Allocated Sites

4.4 Policy HOM1 of the Plan identifies the amount of affordable housing that can be potentially achieved from allocated sites. The calculation for potential affordable homes is set from the lowest percentage target within policy AHOM1, or in instances where the site already has planning permission.

4.5 It is considered that there is potential for 1,324 affordable dwellings to come from allocated sites.

Commuted Sum Contribution

4.6 For sites that fall under the threshold of 10 dwellings, a commuted sum is the method of contribution, and on allocated sites, 388 dwellings could contribute towards affordable housing through commuted sums. As the threshold for 10 dwellings is set at 10% approximately 38.8 affordable dwellings could be achieved.

Windfall

4.7 The windfall allowance within the plan is identified as 1,324 dwellings, and taking the view that 10% of the windfall sites will be affordable by using the lowest threshold, approximately 134 affordable dwellings can be identified.

Local Need Dwellings

4.8 The four AMRs for the period 2015-2019 have identified the completion of 33 key worker and local need dwellings. If this figure is averaged over the plan period then approximately 123 local need and key worker dwellings could be developed.

Total Figure

4.9 In considering the breakdown of potential mechanisms for affordable housing as mentioned above, a figure of 1,619 dwellings can be calculated.

4.10 For the benefit of policy SP4 within the Deposit Revised LDP, a target of 1,600 affordable homes is considered appropriate.

Appendix 1 - Tier 4 settlements and housing numbers

	Approximate Dwelling Numbers within the settlement	20% of settlement numbers	Cap on new proposed dwellings within the settlement	
Cluster 1				
Hermon	30	6	6	6
Abernant	15	3	3	3
Blaenycloed	15	3	3	3
Bancycapel	15	3	3	3
Nantycaws	50	10	10	10
Croesyceiliog	55	11	11	11
Crwbin	60	12	12	12
Felingwm Uchaf	25	5	5	5
Felingwm Isaf	14	2.8	3	3
Llanegwad	35	7	7	7
Pontantwn	18	3.6	4	4
Nebo	19	3.8	4	4
Talog	29	5.8	6	6
Penybont	20	4	4	4
Whitemill	29	5.8	6	6
Pont-Newydd	23	4.6	5	5
Pontarsais	14	2.8	3	3
Total	466			95

	Approximate Dwelling Numbers within the settlement	20% of settlement numbers	Cap on new proposed dwellings within the settlement	
Cluster 2				
Cynheidre	40	8	8	8
Four Roads	65	13	13	13
Penymynydd	125	25	25	25
Total	230			46

	Approximate Dwelling Numbers within the settlement	20% of settlement numbers	Cap on new proposed dwellings within the settlement	
Cluster 3				
Capel Seion	29	5.8	6	6
Derwydd	45	9	9	9
Heol Ddu	43	8.6	9	9
Maesybont	15	3	3	3
Milo	50	10	10	10
Pantllyn	20	4	4	4
Pentregwenlais	55	11	11	11
Temple Bar	55	11	11	11
Cefnbrynbrain	65	13	13	13
Rhosamman	9	1.8	2	2
Drefach (Llandyfan)	8	1.6	2	2
Stag and Pheasant	55	11	11	11
Mynyddcerrig	80	16	16	16
Total	529			107

	Approximate Dwelling Numbers within the settlement	20% of settlement numbers	Cap on new proposed dwellings within the settlement	
Cluster 4				
Penboyr	19	3.8	4	4
Drefelin	40	8	8	8
Cwmpengraig	40	8	8	8
Cwmhiraeth	20	4	4	4
Pentrecagal	50	10	10	10
Gwyddgrug	39	7.8	8	8
Dolgran	15	3	3	3
Bancyffordd	29	5.8	6	6
Bryn Iwan	10	2	2	2
Pencarreg	40	8	8	8
Total	302			61

	Approximate Dwelling Numbers within the settlement	20% of settlement numbers	Cap on new proposed dwellings within the settlement
Cluster 5			
Ffaldybrenin	20	4	4
Crugybar	20	4	4
Cwm-du	15	3	3
Ashfield Row	35	7	7
Felindre (Llangadog)	50	10	10
Cynghordy	20	4	4
Golden Grove	35	7	7
Broad Oak	34	6.8	7
Trapp	9	1.8	2
Manordeilo	45	9	9
Penybanc	44	8.8	9
Felindre, Dryslwyn	20	4	4
Dryslwyn	10	2	2
Rhydcymerau	30	6	6
Waunystad Meurig	30	6	6
Bethlehem	10	2	2
Capel Isaac	10	2	2
Llangathen	25	5	5
Llansadwrn	40	8	8
Rhandirmwyn	50	10	10
Porthyrhyd	10	2	2
Pumsaint	15	3	3
Siloh	8	1.6	2
Cilycwm	60	12	12
Total	645		130

	Approximate Dwelling Numbers within the settlement	20% of settlement numbers	Cap on new proposed dwellings within the settlement
Cluster 6			
Cwmfelin Mynach	30	6	6
Cwmbach	15	3	3
Blaenwaun	25	5	5
Llanglydwen	25	5	5
Cwmfelin Boeth	15	3	3
Cross Inn	30	6	6
Llansadurnen	25	5	5
Broadway	55	11	11
Red Roses	40	8	8
Llanfallteg	70	14	14
Total	330		66

Cluster	Distribution of new dwellings in tier 4
Cluster 1	95
Cluster 2	46
Cluster 3	107
Cluster 4	61
Cluster 5	130
Cluster 6	66
Total	505

Appendix 2 - Sites within the JHLAS omitted from the revised LDP

JHLAS 5 year supply

Cluster	Settlement	Site Name	Current Status	Site Reference	Does the site have planning permission?	Reason for exclusion from revised LDP	Potential for site to be developed	JHLAS site capacity	JHLAS 5 year supply						
									2019-20	2020-21	2021-22	2022-23	2023-24		
Cluster 1															
Tier 1	Carmarthen	Adjacent Tyle Teg, Llysonnen Road	Windfall		W/36311		Site is currently under construction, it's exclusion was an error, to be rectified at focus change stage	Site currently Under construction	7	3	2	0	0	0	
	Carmarthen	Ashgrove	Adopted LDP site	GA1/h16	No		Site is currently being used as a car park, no certainty of development. Site has been allocated since the CDLP	Unlikely to be developed	20	0	0	0	0	0	
	Carmarthen	Former BT Exchange Building, Spilman Street	Adopted LDP site	GA1/h6		W/10681		Site has been under construction for many years, with no change in recent years	No certainty over when the development will complete	14	14	0	0	0	0
	Carmarthen	Former Coach Depot, Abergwili	Adopted LDP site	GA1/h8	No			Site is currently being used as a car park, no certainty of development	Unlikely to be developed	9	0	0	0	0	0
	Carmarthen	Former MAFF Depot	Adopted LDP site	GA1/h15	No			Site has been allocated since the CDLP, although there is a current outline planning permission currently being determined	Unlikely to be developed	18	0	0	0	0	0
	Carmarthen	Parc-y-Delyn	Adopted LDP site	GA1/h10	No			Site has been allocated since the CDLP, and planning applications have since expired on the site	Unlikely to be developed	35	0	0	0	0	0
	Carmarthen	Penymorfa	Adopted LDP site	GA1/h1	No			Site owner has said there is no intention to develop the site during this plan period	Unlikely to be developed	180	0	0	0	0	0
	Carmarthen	Rhiw Babell	Adopted LDP site	GA1/h4	No			Site is considered to be constrained topographically, and has been allocated since the CDLP, part has remained in for small site potential	Potential for the site to come forward as small scale development	14	0	0	0	0	0
	Carmarthen	Third Floor, 3 Red Street	Windfall			W/37144		Uncertainty over whether the scheme will be delivered	Potential for the site to come forward, but no real certainty	9	0	0	9	0	0
Tier 2	Pontyates / Meinciau	Black Horse Inn	Adopted LDP site	T3/5/h1	W/17123		Site has been allocated since the UDP without an indication of development	Has full planning permission but unlikely to be further developed	30	7	6	6	6	5	

Tier 3

Pontyates / Meinciau	Parc Mansant	Adopted LDP site	T3/5/h2	No	Site has been allocated since the UDP without an indication of development	Unlikely given a lack of delivery over the last 15 years	12	0	0	0	0	0
Pontyates / Meinciau	Adjacent 1 Heol Glyndwr	Adopted LDP site	T3/5/h4	No	Potential deliverability issues	Potential for the site to come forward as small scale development	8	0	0	0	0	0
Pontyates / Meinciau	Land at Heol Glan Gwendraeth	Adopted LDP site	T3/5/h5	No	The site has potential access problems for large scale development	Potential for the site to come forward as small scale development.	8	0	0	0	0	0
Pontyates	Cae Pontbren	Adopted LDP site	T3/5/h6	No	Site has been allocated since the UDP without an indication of development	Unlikely given a lack of delivery over the last 15 years	16	0	0	0	0	0
Pontyates	Land at Heol Llanelli	Adopted LDP site	T3/5/h8	No	Site has been allocated since the UDP without an indication of development	Unlikely given a lack of delivery over the last 15 years	100	0	0	0	0	0
Ponthenri	Incline Inn	Adopted LDP site	T3/5/h10	No	The outline permission has expired during the LDP period	Unlikely to be developed	7	0	0	0	0	0
Ponthenri	Land at Ty'n y Waun	Adopted LDP site	T3/5/h9	Yes on part - S/35571	Potential development on the front of the site for two bungalows impacts on the delivery of the remaining land	Unlikely to be developed	30	0	0	2	0	0
Cwmffrwd	Adjacent to Ffrwdwen	Adopted LDP site	SC18/h4	No	Site has been allocated since the UDP without an indication of development	Unlikely to be developed	23	0	0	0	0	0
Cynwyl Elfed	Land adjacent Dolwerdd	Adopted LDP site	SC9/h3	No	Site has been allocated since the UDP without an indication of development	Unlikely to be developed	6	0	0	0	0	0
Llanarthne	Golwg y Twr	Adopted LDP site	SC31/h3	No	Site has been allocated since the UDP without an indication of development	Unlikely given a lack of delivery over the last 15 years	10	0	0	0	0	0
Bronwydd	Land to rear of Swyn Aderyn (Formerly known as Land at Parc yr Ebol)	Adopted LDP site	SC18/h1	Outline application pending	Concerns over the delivery of the site	Potential for the site to come forward, but no real certainty	12	0	0	0	0	0
Rhydargaeau	Opposite Bryn Bedw	Adopted LDP site	SC19/h4	No	Site has been allocated since the CDLP without an indication of development, although landowner has now stated that they intend to develop the site	Potential for the site to come forward, but no real certainty	11	0	0	0	0	0
Brechfa	Adj Maesygroes	Adopted LDP site	SC42/h1	No	Landowner has stated that the site will not be brought forward	Unlikely to be developed	20	0	0	0	0	0
Llanddarog	Is y Llan	Adopted LDP site	SC33/h2	No	Site has been allocated since the UDP without an indication of development	The site could be brought forward as a housing scheme. The site is Council owned	6	0	0	6	0	0

	Porthyrhyd	Rear of Ysgoldy Bethlehem	Adopted LDP site	SC33/h3	No	It is not considered that the site will come forward for development given its scale and location	Unlikely to be developed	27	0	0	0	0	0
	Llangyndeyrn	Adj Maes y Berllan (SC39/h1)	Adopted LDP site	SC39/h1	No	Site has been allocated since the UDP without an indication of development	Unlikely to be developed given a lack of delivery over the last 15 years	9	0	0	0	0	0
								24	8	23	6	5	
Cluster 2													
Tier 1	Llanelli	All Saints Church, Goring Road	Windfall		S/32047	Viability Concerns (conversion scheme)	Unlikely to be developed.	9	0	9	0	0	0
	Llanelli	Brynoch West, Dafen	Adopted LDP site	GA2/h32	No	Potential deliverability issues	Potential for the site to come forward, but no real certainty	15	0	0	0	0	0
	Llanelli	Former DRAKA site, Copperworks Road	Adopted LDP site	GA2/MU2	No	Site being considered for educational purposes. Take out of JHLAS	Unlikely to be developed for residential	150	0	0	0	0	0
	Llanelli	Former Glynderwen Factory, Llwynhendy Road	Adopted LDP site	GA2/h38	No	Potential deliverability issues	Potential for the site to come forward, but no real certainty	8	0	0	0	0	0
	Llanelli	Heol Goffa, Dimpath	Adopted LDP site	GA2/h8	No	Potential deliverability issues	Unlikely to be developed	30	0	0	0	0	0
	Llanelli	Land at Nightingale Court, Coedcae	Adopted LDP site	GA2/h19	No	Potential deliverability issues	Unlikely to be developed	50	0	0	0	0	0
	Llanelli	Land at Penallt, Stebonheath	Adopted LDP site	GA2/h18	No	Potential deliverability issues	Some Potential - if access issues can be overcome. CCC land.	60	0	0	0	0	0
	Llanelli	Land at Pentrepoeth (Adj Parc Brynmawr)	Adopted LDP site	GA2/h24	No	Potential deliverability issues	Unlikely to be developed	100	0	0	0	0	0
	Llanelli	Llys y Bryn, Penceiliogi	Adopted LDP site	GA2/h56	No	Potential deliverability issues	Unlikely to be developed in the revised LDP period	145	0	0	0	0	0
	Llanelli	Parc Gitto / Llwynhendy Road	Adopted LDP site	GA2/h37	No	Potential deliverability issues	Some potential to be developed given the pending application on the site	30	0	0	0	0	0
	Llanelli	Pemberton Road, Pemberton	Adopted LDP site	GA2/h34	S/32805	Potential deliverability issues	Unlikely to be developed for 5 or more units.	9	0	4	5	0	0
	Llanelli	Penilwynrhodyn Road East, Llwynhendy	Adopted LDP site	GA2/h40	No	Potential deliverability issues	Unlikely to be developed.	25	0	0	0	0	0
	Llanelli	Penilwynrhodyn Road West, Llwynhendy	Adopted LDP site	GA2/h39	No	Potential deliverability issues	Unlikely to be developed.	11	0	0	0	0	0
	Llanelli	Rear of 60 Coedcae Road	Adopted LDP site	GA2/h17	No	Potential deliverability issues	Unlikely to be developed.	5	0	0	0	0	0
	Llanelli	Southern Unit, AVON Inflatables, Dafen	Adopted LDP site	GA2/h29	No	Unlikely to be developed for residential development.	Unlikely to be developed for residential.	20	0	0	0	0	0
	Llanelli	Opposite Playing Field. Llanerch	Adopted LDP site	GA2/h23	No	Potential deliverability issues	Unlikely to be developed.	12	0	0	0	0	0
	Llanelli	Former Garage, Marsh Street	Adopted LDP site	GA2/h9	S/14791	Potential deliverability issues	Potential for the site to come forward, but no real certainty	19	0	19	0	0	0

Tier 2	Burry Port	Bay View, Graig	Adopted LDP site	T2/1/h4	No	Potential deliverability issues	Unlikely to be developed.	9	0	0	0	0	0
	Burry Port	Dyfatty North	Adopted LDP site	T2/1/h12	No	Potential deliverability issues	Unlikely to be developed.	40	0	0	0	0	0
	Burry Port	Dyfatty South	Adopted LDP site	T2/1/h13	No	Potential deliverability issues	Unlikely to be developed.	20	0	0	0	0	0
	Burry Port	Heol Waun Wen	Adopted LDP site	T2/1/h14	No	Potential deliverability issues	Unlikely to be developed.	10	0	0	0	0	0
	Burry Port	Sea View PH	Windfall		S/28746	There are concerns at the deliverability of the site.	Potential for the site to come forward, but no real certainty	10	4	6	0	0	0
	Pembrey	Former Speedway Garage	Adopted LDP site	T2/1/h1	No	Potential deliverability issues	Unlikely to be developed.	30	0	0	0	0	0
	Pembrey	Lando Road	Adopted LDP site	T2/1/h10	No	Potential deliverability issues	Unlikely to be developed.	20	0	0	0	0	0
	Hendy	Adjacent Clos y Wern	Adopted LDP site	T3/7/h2	No	Potential deliverability issues	Potential for the site to come forward, but no real certainty	5	0	0	0	0	0
	Carway	Carway Farm	Adopted LDP site	SC40/h1	No	Landowner has stated that the site will not be brought forward	Unlikely to be developed	6	0	0	0	0	0
	Tier 4	Cynheidre	Adj Ael y Bryn	Windfall		S/28271	The settlement is now a Tier 4 settlement	Site will be considered under the Tier 4 small site allowance	8	0	0	0	0
Cynheidre		The Yard, Heol Hen	Windfall		S/33355	The settlement is now a Tier 4 settlement	Site will be considered under the Tier 4 small site allowance	6	0	0	0	0	0
Tier 2	Kidwelly	Butter Factory & Coal Yard, Station Road (Llys y Foryd)	Adopted LDP site	T3/3/h6	No	The site is almost complete. Site cannot accommodate 5 or more dwellings, and therefore not an allocation in the Revised LDP.	Site will be considered under the small scale allowance	7	0	0	0	0	0
	Kidwelly	Land adj to Stockwell Lane	Adopted LDP site	T3/3/h3	No	Site has been allocated since the UDP without an indication of development	Unlikely to be developed	95	0	0	0	0	0
	Kidwelly	Land opposite Parc Pendre	Windfall		S/30578	Potential deliverability issues	Potential for the site to come forward, but no real certainty	18	0	0	10	8	0
	Kidwelly	Adj Parc Pendre	Adopted LDP site	T3/3/h4	S/30141	Site has a pending application for a new school	Unlikely to be developed for housing	39	0	0	0	0	0
	Mynyddygarreg	Gwenllian Court Hotel	Windfall		S/32708	Sufficient concerns over delivery to not allocate.	Potential for the site to come forward, but no real certainty.	6	3	3	0	0	0
Tier 2	Trimsaran	Adj 21 Heol Waun y Clun	Adopted LDP site	T3/4/h4	S/19881	Site will unlikely be developed	Unlikely to be developed.	20	0	0	0	0	0
	Trimsaran	Adj Filling Station, Bryncaerau	Adopted LDP site	T3/4/h1	No	Site has been allocated since the UDP without an indication of development.	Unlikely to be developed.	7	0	0	0	0	0
	Trimsaran	No. 20 Bryncaerau	Adopted LDP site	T3/4/h3	S/23850	Site is to be developed for one dwelling.	Site will be considered under the small scale allowance.	5	0	0	0	0	0

	Trimsaran	North of Maes y Ffynnon	Adopted LDP site	T3/4/h5	S/23068 and S/35524	Site has been allocated since the UDP without an indication of development.	Unlikely to be developed. Site is within the JHLAS, but not within the 5 year supply	35	0	0	0	0	0
	Trimsaran	Land at Gwelfor	Adopted LDP site	T3/4/h7	No	Site has been allocated since the UDP without an indication of development.	Unlikely to be developed.	22	0	0	0	0	0
	Trimsaran	Rear of Bryncaerau	Adopted LDP site	T3/4/h2	No	Sufficient concerns over delivery to not allocate.	Unlikely to be developed.	11	0	0	0	0	0
								7	41	15	8	0	
Cluster 3													
Tier 1	Ammanford	Former Betws Colliery	Adopted LDP site	GA3/h9	No	Site has been allocated since the UDP without an indication of development.	Potential for the site to come forward, but no real certainty.	66	0	0	0	0	0
	Ammanford	Land adj 44/46 Treforis Road, Betws	Windfall		E/29342	It is not considered that the site will come forward for development	Potential for the site to come forward, but no real certainty.	6	2	4	0	0	0
	Ammanford	Land adj Penygroes Road, Blaenau	Adopted LDP site	GA3/h33	E/33693	Site has been allocated since the UDP without an indication of development	Unlikely to be developed	17	0	0	0	0	0
	Ammanford	Land off Colonel Road, Betws	Adopted LDP site	GA3/h15	No	The site has issues relating to its deliverability.	Unlikely to be developed	5	0	0	0	0	0
	Ammanford	Land opposite Plough & Harrow, Betws Road	Adopted LDP site	GA3/h14	No	The site has issues relating to its deliverability.	Unlikely to be developed	9	0	0	0	0	0
	Ammanford	Lon Ger y Coed, Wernolau Road	Adopted LDP site	GA3/h8	No	Site has been allocated since the UDP without an indication of development	Unlikely to be developed	14	0	0	0	0	0
	Ammanford	N. of Church Street (enc 9277, 0176)	Adopted LDP site	GA3/h4	No	Site has been allocated since the UDP without an indication of development	Unlikely to be developed	27	0	0	0	0	0
	Ammanford	Residential Caravan Park, Parc Henry Lane	Adopted LDP site	GA3/h2	No	The site falls partly within the C2 flood zone as identified in the TAN15 Development Advice Maps.	Unlikely to be developed	9	0	0	0	0	0
	Ammanford	Viji Garage, High Street	Adopted LDP site	GA3/h7	No	Site is occupied for other uses and considered unlikely to be delivered for housing.	Unlikely to be developed for housing	20	0	0	0	0	0
	Llandybie	Land off Kings Acre, Kings Road	Adopted LDP site	GA3/h30	No	Site has been allocated since the UDP without an indication of development	Unlikely to be developed for housing	22	0	0	0	0	0
Gorslas	52 Penygroes Road	Windfall			W/33124	Sufficient concerns over delivery to not allocate.	The site may have potential for development.	9	3	3	3	0	0
Gorslas	Land at Penygroes Road	Windfall			W/36502	There have been previous concerns over the site's deliverability.	The site is likely to be developed.	6	6	0	0	0	0

Gorslas	Adj A476 Castell y Rhingyll (GA3/h40)	Adopted LDP site	GA3/h40	E/21056	Sufficient concerns over delivery to not allocate.	Potential for the site to come forward, but no real certainty.	5	5	0	0	0	0
Gorslas	R/O Maesyrcrug, Llandeilo Road (GA3/h42)	Adopted LDP site	GA3/h42	No	The site has been within limits since the UDP without an indication of development	Unlikely to be developed	7	0	0	0	0	0
Penygroes	Clos y Cwm, Adj Penybont Farm	Adopted LDP site	GA3/h37	No	Site has been allocated since the UDP without an indication of development	Unlikely to be developed	5	0	0	0	0	0
Penygroes	Land at rear of 10-12 Norton Road	Windfall		E/32947	It is not considered that the site will come forward for development	Potential for the site to come forward, but no real certainty.	6	2	2	2	0	0
Cross Hands	53 Carmarthen Road	Adopted LDP site	GA3/h59	No	Site has been allocated since the UDP without an indication of development	Unlikely to be developed	68	0	0	0	0	0
Cross Hands	Adj Pantgwyn	Adopted LDP site	GA3/h47	S/33925	Site has been allocated since the UDP without an indication of development	Potential for the site to come forward, but no real certainty.	65	0	0	20	25	20
Capel Hendre	Adj Llys Newydd Elderly Persons Home (GA3/h26)	Adopted LDP site	GA3/h26	No	It is considered that the site will not come forward for development	Unlikely to be developed	25	0	0	0	0	0
Cefneithin	Adjacent to Cefneithin Road	Adopted LDP site	GA3/h44	No	Site has been allocated since the UDP without an indication of development	Unlikely to be developed	25	0	0	0	0	0
Drefach	Opposite Cwmmawr Lodge	Adopted LDP site	GA3/h51	No	It is not considered that the site will come forward for development	Unlikely to be developed	30	0	0	0	0	0
Tumble	62 Heol Y Neuadd, Llys Rafelston	Adopted LDP site	GA3/h57	No	Unlikely to accommodate 5 or more dwellings.	Potential for the site to come forward as small scale development	5	0	0	0	0	0
Tumble	Rhydcerrig Estate, Cwmmawr	Adopted LDP site	GA3/h54	No	Site has been allocated since the UDP without an indication of development	Unlikely to be developed	10	0	0	0	0	0
Tycroes	Land at Heol Ddu	Adopted LDP site	GA3/h23	S/13960 and S/36609	Concerns over the delivery of the site	Unlikely to be developed but has permission. Part of the site will not be within the 5 year supply	127	0	20	20	20	20
Foelgastell	Rear of Clos y Gorlan	Adopted LDP site	SC34/h4	No	Site has been allocated since the UDP and has partly been developed. It is considered unlikely that the remaining part of the site will be delivered.	Remainder of site is unlikely to be developed	14	0	0	0	0	0
Glanamman /Garnant	Cowell Road (D/074/14)	Adopted LDP site	T3/8/h12	No	Site will be considered under the small scale supply	Site will be considered under the small scale allowance.	5	0	0	0	0	0

Tier 2

Glanamman / Garnant	Glan yr Afon Farm	Adopted LDP site	T3/8/h4	No	Site has been allocated since the UDP without an indication of development	Unlikely to be developed	35	0	0	0	0	0
Glanamman / Garnant	Glyn Dreiniog Market Garden	Adopted LDP site	T3/8/h5	No	Site has been allocated since the UDP without an indication of development	Unlikely to be developed	11	0	0	0	0	0
Glanamman / Garnant	Land adjacent Clos Felen (E/37578)	Windfall		E/28902, E/37578	Highway concerns have restricted its potential for deliverability	Potential for delivery in conjunction with current application	7	0	3	4	0	0
Glanamman / Garnant	Land adjacent Parc Bryn Rhos	Adopted LDP site	T3/8/h3	No	Site has been allocated since the UDP without an indication of development	Unlikely to be developed	70	0	0	0	0	0
Glanamman / Garnant	Land off Bishop Road	Adopted LDP site	T3/8/h9	E/34859	Proponent has indicated that site will be developed for under 5 dwellings.	Will be considered under the small site allowance	22	0	0	4	0	0
Glanamman / Garnant	Land off Llwyncelyn Road	Adopted LDP site	T3/8/h1	No	Site has been allocated since the UDP without an indication of development	Unlikely to be developed	28	0	0	0	0	0
Glanamman / Garnant	Land rear of Day Centre	Adopted LDP site	T3/8/h11	No	Site will be considered under the small scale supply	Will be considered under the small site allowance	5	0	0	0	0	0
Glanamman / Garnant	Raven Garage, Cwmamman Road	Adopted LDP site	T3/8/h10	No	There are concerns over the deliverability of the site.	Unlikely to be developed	5	0	0	0	0	0
Brynamman	Land adjacent 53 Station Road	Adopted LDP site	T3/9/h1	No	There are concerns over the deliverability of the site.	Unlikely to be developed	22	0	0	0	0	0
Brynamman	Mountain Road, Pt Encl 7868	Adopted LDP site	T3/9/h3	No	Site will be considered under the small scale supply	Will be considered under the small site allowance	7	0	0	0	0	0
Brynamman	Adj Cwm Nant y Moel	Adopted LDP site	T3/9/h4	No	Site has been allocated since the UDP without an indication of development	Unlikely to be developed	65	0	0	0	0	0
Brynamman	Rear of 111-115 Cwmgarw Road	Adopted LDP site	T3/9/h5	No	There are concerns over the deliverability of the site.	Will be considered under the small site allowance	7	0	0	0	0	0
Pontyberem	Adj 39 Heol y Felin	Adopted LDP site	T3/6/h3	No	Concerns over the delivery of the site	Unlikely to be developed	6	0	0	0	0	0
Pontyberem	Coalbrook Tip	Adopted LDP site	T3/6/h4	No	Concerns over the delivery of the site	Unlikely to be developed	20	0	0	0	0	0
Pontyberem	Land adj Ffordd Aneurin	Windfall		S/30509	Concerns over the delivery of the site	Unlikely to be developed. Site is within the JHLAS, but not within the 5 year supply	84	0	0	0	0	0
Pontyberem	Land adj Llwynpiod, Bancffosfelen	Adopted LDP site	T3/6/h2	No	Concerns over the delivery of the site	Unlikely to be developed	40	0	0	0	0	0
Pontyberem	Land off Ashgrove	Adopted LDP site	T3/6/h5	No	Concerns over the delivery of the site	Unlikely to be developed	6	0	0	0	0	0

Tier 3	Ystradowen	Adj Goedlan	Adopted LDP site	SC35/h2	No	Site has been allocated since the UDP without an indication of development	Unlikely to be developed	11	0	0	0	0	0	
	Ystradowen	Land at New Road	Adopted LDP site	SC35/h4	No	Site has been allocated since the UDP without an indication of development	Unlikely to be developed	9	0	0	0	0	0	
	Carmel	Adj. Erwlas and Erwlon	Adopted LDP site	SC34/h1	No	Site has been allocated since the UDP without an indication of development	Unlikely to be developed	10	0	0	0	0	0	
	Cwmgwili	Land part of Heathfield Industrial Estate	Windfall			E/29744, E/38429	Concerns over the delivery of the site	Unlikely to be developed	30	0	7	8	8	7
	Cwmgwili	Phase 2 Land at Heathfield Industrial Estate	Windfall			E/27439	Concerns over the delivery of the site	The site may have potential for development.	16	4	6	6	0	0
	Llannon	Adjacent St Nons Church	Adopted UDP site / Windfall			S/32126	Concerns over the delivery of the site	Potential for delivery in conjunction with current application	34	4	10	10	10	0
Tier 4	Maesybont	Land adjacent Maesybryn	Adopted LDP site	SC34/h6	No	The settlement is now a Tier 4 settlement	Unlikely to be developed	6	0	0	0	0	0	
	Milo	Former Nantygroes School	Windfall			E/34580	The settlement is now a Tier 4 settlement	Site will be considered under the Tier 4 small site allowance	7	0	0	0	0	0
								1170	26	55	77	63	47	
Cluster 4														
Tier 2	Newcastle Emlyn	Penlon, PT OS 1100		T2/4/h3	No	Site has been allocated since the CDLP without an indication of development	Unlikely to be developed	14	0	0	0	0	0	
	Newcastle Emlyn	Millbank		T2/4/h5	No	Site has been allocated since the UDP without an indication of development	Unlikely to be developed	12	0	0	0	0	0	
	Llanybydder	Adjacent Y Bryn	Adopted LDP site	T3/11/h2	No	Site has been allocated since the UDP without an indication of development	Unlikely to be developed	10	0	0	0	0	0	
	Llanybydder	Lakefield	Adopted LDP site	T3/11/h3	No	Site has been allocated since the CDLP without an indication of development	Unlikely to be developed	39	0	0	0	0	0	
	Pencader	Former 3As Caravan Centre	Windfall			W/31159	Uncertainty over whether the scheme will be delivered	Potential for the site to come forward, but no real certainty	7	3	4	0	0	0
	Pencader	North of Maes Cader	Adopted LDP site	SC20/h5	No	No indication of the site being developed in its entirety, part of site has remained as a smaller allocation	Unlikely to be developed	0	0	0	0	0	0	
	Tier 3	Capel Iwan	Adjacent Pleasant View	Adopted LDP site	SC7/h1	No	Site has been allocated since the UDP without an indication of development	Unlikely to be developed	5	0	0	0	0	0

	Cwmman	Heol Hathren	Adopted LDP site	SC23/h2	No	Site has been allocated since the CDLP without an indication of development	Unlikely to be developed	12	0	0	0	0	0
	Drefach Felindre	Land adj Aweldeg	Adopted LDP site	SC1/h2	No	Site has been allocated since the LDP without an indication of development	Unlikely to be developed	30	0	0	0	0	0
	Llanllwni	Land at Aber-Giar	Adopted LDP site	SC22/h1	No	Site has been allocated since the LDP without an indication of development	Unlikely to be developed	8	0	0	0	0	0
	Llanllwni	Land adjacent Ger y Bryn	Adopted LDP site	SC22/h2	No	Site has been allocated since the LDP without an indication of development	Unlikely to be developed	8	0	0	0	0	0
	Llanllwni	Tanybryn	Adopted LDP site	SC22/h3	No	Site has been allocated since the CDLP without an indication of development	Unlikely to be developed	8	0	0	0	0	0
	Pontweli	Cilgwyn Bach	Adopted LDP site	SC21/h1	No	Site has been allocated since the LDP without an indication of development	Unlikely to be developed	14	0	0	0	0	0
	Saron	Ger Tyddyn-y-Celyn, Hafod Hedd	Adopted LDP	SC2/h3	W/31110	The majority of the site has been built out, remainder is likely to come forward for less than 5 units	Will be considered under the small site allowance	5	0	0	0	0	0
	Waungilwen	Arwel	Adopted LDP site	SC1/h5	W/19978	Site has been allocated since the CDLP without an indication of development.	Unlikely to be developed	10	0	0	0	0	0
								182	3	4	0	0	0
Cluster 5													
Tier 2	Llandeilo	Caeglas, Ffairfach	Adopted LDP site	T2/2/h5	No	Site has been allocated since the UDP without an indication of development	Unlikely to be developed	25	0	0	0	0	0
	Llandeilo	Cwrt y Felin, The Old Tannery	Adopted LDP site	T2/2/h6	E/23332 and E/35357	Concerns over the delivery of the site	Potential for development through current application	6	0	3	3	0	0
	Llandeilo	Land north of Pantglas	Adopted LDP site	T2/2/h3	No	Potential for small scale development only	Will be considered under the small site allowance	6	0	0	0	0	0
	Llandeilo	Land opposite Pantglas	Adopted LDP site	T2/2/h2	No	Concerns over the delivery of the site	Unlikely to be developed	6	0	0	0	0	0
	Llandeilo	The Old Creamery	Windfall		E/36658	Potential for small scale development	Will be considered under the small site allowance	7	0	0	0	0	0
	Llandovery	New Road	Adopted LDP site	T2/3/h2	No	Concerns over the delivery of the site	Unlikely to be developed	6	0	0	0	0	0

Tier 3	Llanfynydd	Adj Valley View	Adopted LDP site	SC41/h1	E/32536	Concerns over the delivery of the site	The site has permission in perpetuity. Site is within the JHLAS, but part not within the 5 year supply	13	2	2	2	2	2
	Caeo	Land west of Rock Street	Adopted LDP site	SC24/h1	No	Concerns over the delivery of the site	Unlikely to be developed	8	0	0	0	0	0
Tier 4	Cynghordy	Adj Bronhaul (SC28/h1)	Adopted LDP	SC28/h1	No	The settlement is now a Tier 4 settlement	Site will be considered under the Tier 4 small site allowance	22	0	0	0	0	0
	Cynghordy	Land at Bronhaul	Windfall		E/08044, E/20540	The settlement is now a Tier 4 settlement	Site will be considered under the Tier 4 small site allowance	7	0	0	0	0	0
Tier 3	Llansawel	Land adjacent Dolau Llan	Adopted LDP	SC25/h1	No	Concerns over the delivery of the site	Unlikely to be developed	5	0	0	0	0	0
	Talley	Adj Dyffryn Glas	Adopted LDP	SC25/h5	No	Site has been allocated since the UDP without an indication of development	Unlikely to be developed	8	0	0	0	0	0
	Talley	Land at Edwinsford Arms	Adopted LDP	SC25/h4	No	Site will be considered under the small scale supply	Will be considered under the small site allowance	9	0	0	0	0	0
									128	2	5	5	2
Cluster 6													
Tier 2	St Clears	Adjacent Brynheulog (T2/5/h5)	Adopted LDP	T2/5/h5	No	Site has been allocated since the UDP without an indication of development	The site may have potential for development.	35	0	0	0	0	0
	St Clears	Mermaid Buildings, Pentre Road	Windfall		W/33877	Potential speculative development	The site may have potential for development.	6	6	0	0	0	0
	Whitland	Adj Lon Hywel	Adopted LDP site	T2/6/h1	No	Site has been allocated since the UDP without an indication of development	Unlikely given a lack of delivery over the last 15 years	32	0	0	0	0	0
	Whitland	Land at Maesabaty	Adopted LDP site	T2/6/h3	No	Site has been allocated since the UDP without an indication of development	Unlikely given a lack of delivery over the last 15 years	18	0	0	0	0	0
	Whitland	Adjacent Spring Gardens	Adopted LDP site	T2/6/h4	W/35037	Site has been allocated since the UDP without an indication of development	Potential delivery as it has planning permission	70	6	16	16	16	16
	Laugharne	Laugharne Pottery, King Street	Windfall		W/38778	Site has permission, however it has been undeveloped in excess of 10 years	Unlikely to be developed	14	0	14	0	0	0
Tier 3	Llanboidy	Land rear of Ysgol Bro Brynach	Adopted LDP site	SC3/h1	No	It is not considered that the site will come forward for development given its scale and location	Unlikely to be developed	20	0	0	0	0	0
	Llanboidy	Pemberton's Chocolate Farm, Bronywgawen	Windfall		W/30271	It is not considered that the site will come forward for development	Unlikely to be developed but within the JHLAS	5	2	3	0	0	0

	Llangynog	Coombe Cheshire Homes SA33 5HP	Windfall	W/24218	Doesn't accord with the site assessment methodology	Potential for development with pre- commencement conditions looking to be met.	5	1	2	2	0	0	
	Llanybri	Adj Parc y Delyn	Adopted LDP site	SC16/h1	No	Site has been allocated since the UDP without an indication of development	Unlikely to be developed	10	0	0	0	0	0
	Pendine	Hazeldene	Windfall	W/22336		It is not considered that the site will come forward for development	Unlikely - Planning permission has expired	8	0	0	0	0	0
Tier 4	Red Roses	Land adjacent Avola Farm	Adopted LDP site	SC14/h1	No	The settlement is now a Tier 4 settlement	Site will be considered under the Tier 4 small site allowance	14	0	0	0	0	0
								237	15	35	18	16	16
						Total		1717	77	148	138	95	70