

Revised 2018-2033 Local Development Plan

Strategic Flood Consequences Assessment of the Second Deposit Revised Local Development Plan Sites



2nd Deposit
February 2023

Strategic Flood Consequences Assessment Second Deposit Revised Local Development Plan Site Assessment

This paper seeks to consider the impact of, and risks posed by flooding to sites allocated within the 2nd Deposit Revised Local Development Plan (LDP). It seeks to build on the Stage 1 Strategic Flood Consequences Assessment undertaken to support the preparation of the 1st Deposit Revised LDP as well as the Stage 1b assessment prepared specifically in relation to Llanelli, Burry Port and the surrounding area. In furthering our understanding of flood risk and its impact on allocated sites for the 2nd Deposit Plan a further stage 1 SFCA was commissioned. This also sought to build on the initial publication of Technical Advice Note 15 (TAN15) in September 2021, its subsequent deferral, and the consequential requirements set out in the Minister for Climate Change's letter to local authorities. The SFCA work was undertaken regionally in conjunction with other local planning authorities in south-west Wales.

In preparing this document the Council is mindful of the concerns in relation to flood risk and the impacts of climate change. In this regard, the Council is committed to a sustainable planning policy framework which reflects the impacts of flood risk across the County and the risk to life and property by locating highly vulnerable developments in areas of high flood risk. In so doing however, the historical spatial context of the County and its settlement pattern (many of which are in potentially vulnerable locations) is also noted as is the sustainability credentials of many of these settlements, including the growth status attached to Llanelli, Ammanford/Cross Hands and Carmarthen within Future Wales. In this respect, the Council has also noted in the formulation of its settlement framework the importance of sustaining and maintaining the vitality and viability of such settlements by promoting a development pattern which reflects sound planning principles.

In producing this SFCA regard has been had to the latest Flood Maps for Planning (FMfP) reflecting their status as material information in decision making. Consequently, this document seeks to utilise the most up to date data in understanding the flood risks in relation to allocated sites within the 2nd Deposit Revised LDP. However, whilst the FMfP has informed this document and by extension the preparation of the Plan, the provisions of the extant TAN15, and the Development Advice Maps, remain policy considerations until superseded.

It should be noted that the collation of information for this document, its technical supporting evidence and the reporting of the 2nd Deposit pre-dated the launch of the consultation on the further amendments to TAN15 on the 23rd of January 2023. As a result, this has not formed a consideration in the preparation of this document or the 2nd Deposit Revised LDP.

This document provides a summary of the site screening exercise undertaken and the detailed assessment of sites is available from the Forward Planning Section upon request.

Strategic Flood Consequences Assessment of the Second Deposit Revised Local Development Plan Sites

Site Name	Site reference	Site Area (ha)	Development Type	Assessment Summary
Plot C Dafen	AS/086/091	9.98	Employment	There are no significant flood risk considerations. This site is partly allocated within the Second Deposit Revised LDP for employment use (site ref. PrC2/E2(i))
Former YMCA	FCM/PrC2/b	0.06	Mixed Use	This site is allocated within the Second Deposit Revised LDP as a mixed use allocation (site ref. PrC2/MU3). The site has consent for the development of commercial use on the ground floor and 8 residential units on upper floors. Flooding has been considered as part of the planning application process and development is under construction.
Land at Llwynhendy Road, Llwynhendy	FCM/PrC2/e	0.26	Residential	There are no significant flood risk considerations. This site is allocated within the Second Deposit Revised LDP for residential use (site ref. PrC2/h24).
Land off Caegar, Llwynhendy	FCM/PrC2/f	0.53	Residential	There are no significant flood risk considerations. This site is allocated within the Second Deposit Revised LDP for residential use (site ref. PrC2/h25)
Llys Dolgader	FCM/PrC3/d	0.25	Residential	The southern border of the site is in Flood Zone 2 at risk of flooding from the River Loughor. The eastern site boundary borders flood zone 3 for surface water and small watercourses due to an ordinary watercourse approximately 60m from the site. Natural Resources Wales (NRW) are currently implementing a flood alleviation scheme in the area which may reduce the risk of flooding. The site has already been developed and has been allocated within the Second Deposit Revised LDP for residential use (site ref. PrC3/h33).
Laugharne Holiday Park	FCM/SeC20/a	11.79	Mixed Use	There are no significant flood risk considerations. This site is allocated within the Second Deposit Revised LDP for a mix of uses focused on tourism and leisure proposals and associated with the redevelopment of the holiday park (site ref. SeC20/MU1)
Maes y Dderwen	FCM/SeC7/a	0.03	Residential	There are no significant flood risk considerations. This site is allocated within the Second Deposit Revised LDP for residential use (site ref. SeC7/h5)
Nantycaws Waste Management Site	FCM/WM/a	0.00	Mixed Use	There are no significant flood risk considerations. This site is allocated within the Second Deposit Revised LDP for a mix of uses focused on the sustainable management of waste and related employment activities (site ref. PrC1/MU3)
Land at Caer Pensarn, Pensarn, Carmarthen	GA1/h4, SR/021/045	0.72	Residential	There are no significant flood risk considerations. This site is allocated within the Second Deposit Revised LDP for residential use (site ref. PrC1/h16).
Cillefwr Industrial Estate	PrC1/E1	4.62	Employment	There are no significant flood risk considerations.
Former Health Authority Buildings, Penlan Road Brynhyfryd	PrC1/h1	0.18	Residential	Whilst there are no significant flood risk considerations, the site is no longer allocated within the Second Deposit Revised LDP.
Rhiw Babell extension	PrC1/h10	1.38	Residential	There are no significant flood risk considerations.
	PrC1/h11	0.54	Residential	There are no significant flood risk considerations.
Castell Pigyn Road, Abergwili	PrC1/h12	1.62	Residential	The site is within Flood Zone 2 for river flooding, however, it is not identified as being of risk of flooding within the TAN15 Development Advice Maps. Further assessment and consideration of the flood risk will be required to support the site's development.
Land south of Pant Glas, Bronwydd Road	PrC1/h13	0.89	Residential	Whilst there are no significant flood risk considerations, the site is no longer allocated within the Second Deposit Revised LDP.
Bronwydd Road (south)	PrC1/h14	1.11	Residential	There are no significant flood risk considerations.
Springfield Road	PrC1/h2	1.61	Residential	Rwy'n gobeithio bod yr uchod yn egluro'r sefyllfa CDLI bresennol, os na, ewch yn ôl ataf.
113 Priory Street	PrC1/h3	0.28	Residential	There are no significant flood risk considerations.
Land off Parc y Delyn	PrC1/h4	1.47	Residential	There are no significant flood risk considerations.
East of Deveraux Drive	PrC1/h5	0.29	Residential	There are no significant flood risk considerations.
Dolgwili Road	PrC1/h6	1.05	Residential	The site is no longer allocated within the Second Deposit Revised LDP given that there are concerns over flood risk.
Penybont Farm, Llysonnen Road	PrC1/h7	0.52	Residential	There are no significant flood risk considerations.
Llansteffan Road	PrC1/h8	1.60	Residential	There are no significant flood risk considerations.
Mounthill	PrC1/h9	0.00	Residential	There are no significant flood risk considerations.
West Carmarthen	PrC1/MU1	5.78	Mixed Use	The site is partially within flood zone 3 for rivers due to the Tawelan Brook. The watercourse is also within the extreme tidal extents of the Flood Map for Planning. The site is not in a TAN15 defended zone. The extents of floodplain 2 and 3 for rivers and the sea are well constrained to the river corridor. It should therefore be possible to wholly locate built development in flood zone 1. Part of the site has already been developed and some of the remaining part as Planning consent. However, flooding and flood risk will need to be considered further for the remainder of the site.
West Carmarthen	PrC1/MU1	85.21	Mixed Use	There are no significant flood risk considerations.
Pibwrlwyd	PrC1/MU2	31.96	Mixed Use	There are no significant flood risk considerations.
Yr Egin	PrC1/SS1	3.36	Strategic Site	There are no significant flood risk considerations.
North Dock	PrC2/E1	0.84	Employment	The site is no longer allocated within the Second Deposit Revised LDP given that there are concerns over flood risk.
Dafen	PrC2/E2	14.93	Employment	There are no significant flood risk considerations.
Cross Hands Business Park	PrC3/E3	4.73	Employment	There are no significant flood risk considerations.
Land at Penylan, Trostre	PrC2/GT1	4.13	Proposed Gypsy and Traveller Site	Most of this site is in flood zone 3 and 2 for flooding from the sea. Although these areas are also classified as Defended Zones. Approximately 250 square meters is in flood zone 1 at the north of the site. The TAN15 Development Advice Map shows the site to be within floodzone A.
Penybryn	PrC2/GT2	0.45	Proposed Gypsy and Traveller Site	There are no significant flood risk considerations.
Beech Grove, Pwll	PrC2/h1	0.72	Residential	There are no significant flood risk considerations.
Land adjacent The Dell, Furnace	PrC2/h10	3.35	Residential	There are no significant flood risk considerations.
Brynmeffys, Furnace	PrC2/h11	2.48	Residential	The site is no longer allocated within the Second Deposit Revised LDP
Llys yr Hen Felin, Town Centre	PrC2/h12	0.08	Residential	Approximately half of this site is in Flood Zone 3 for rivers due flood risk from the Afon Lliedi and is not in a TAN15 defended zone. The site is considered to be previously developed. The site has already been delivered and the site has been allocated within the Second Deposit Revised LDP to reflect this.
Land off Frondeg Terrace	PrC2/h13	0.74	Residential	There are no significant flood risk considerations.
Rear of 22c,22d and 22e Llwynhendy Road	PrC2/h14	0.15	Residential	There are no significant flood risk considerations.
Maesarddafen Road / Erw Las, Llwynhendy	PrC2/h15	2.12	Residential	Approximately one quarter of the western boundary of the site is in flood zone 3 for surface water and small watercourses, however this is not shown as part of a flow route. There is an outline application pending for this site and flood risk has been considered and addressed in more detail through this process with no objections to its development on this basis.
Ynys Las, Cefncaeau	PrC2/h16	1.42	Residential	There are no significant flood risk considerations.
Adjacent 73 Parc Gitto, Llwynhendy	PrC2/h17	1.03	Residential	The site is no longer allocated within the Second Deposit Revised LDP given that there are concerns over flood risk.
Dylan, Trallwm	PrC2/h18	1.01	Residential	There are no significant flood risk considerations.
Genwen Road, Bryn	PrC2/h19	6.22	Residential	There are no significant flood risk considerations.
Former Laboratory Pen y Fai Lane	PrC2/h2	0.84	Residential	There are no significant flood risk considerations.
Harddfan, Bryn	PrC2/h20	0.16	Residential	There are no significant flood risk considerations.
Maes Y Bryn, Bryn	PrC2/h21	1.23	Residential	There are no significant flood risk considerations.
Cwm y Nant, Dafen	PrC2/h22	11.33	Residential	There are no significant flood risk considerations.
Dafen East Gateway	PrC2/h23	5.49	Residential	There are no significant flood risk considerations.
Parc y Strade, Llanelli West	PrC2/h3	0.99	Residential	The majority of the site is in flood zone 2 for rivers, whilst the south-eastern corner is in flood zone 3 for rivers and surface water. A large part of the site is also almost entirely within flood zone 3 for flooding from the sea, and is not in a TAN15 defended zone. The site has already been delivered and the site has been allocated within the Second Deposit Revised LDP to reflect this.
North Dock	PrC2/h4	6.43	Residential	Part of the site is in flood zone 2 for flooding from the sea and the site is not within a TAN15 defended zone. As the site is previously developed, new development in flood zone 2 may be justified. The Site has been granted outline consent and flooding and flood risk was considered as part of this application.
The Avenue, Morfa	PrC2/h5	1.14	Residential	The site is no longer allocated within the Second Deposit Revised LDP.
107 Station Road	PrC2/h6	0.02	Residential	This site is in Flood Zone 2 for rivers and Flood Zone 3 for flooding from the sea. It is in a TAN15 Defended Zone for flooding from the sea but not for rivers. However, the site is categorised as previously developed land and the proposed residential scheme has already been delivered.
13-15 Station Road	PrC2/h7	0.04	Residential	This site is entirely in Flood Zone 3 for rivers and the sea. It is in a TAN15 defended zone for flooding from the sea but not rivers. The site has already been delivered and the site has been allocated within the Second Deposit Revised LDP to reflect this.
2-4 Coleshill Terrace	PrC2/h8	0.05	Residential	The site is no longer allocated within the Second Deposit Revised LDP

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3-5 Goring Road	PrC2/h9	0.05	Residential	There are no significant flood risk considerations.
Former Old Castle Works	PrC2/MU1	3.56	Mixed Use	Part of the site is in flood zone 3 for flooding from the sea and partially within flood zone 2 for rivers. The Afon Cille forms the southern boundary of the site and the confluence with the Afon Lleidi is immediately south of the site. The flood modelling in the area is generalised and not detailed. As the site is previously developed land less vulnerable development within areas of Flood Zone 3 will only be justified in exceptional circumstances. A Flood Consequences Assessment will be required. The proposed mix of uses for the site exclude residential or any other highly vulnerable uses and is focussed on the visitor economy, heritage and leisure.
Trostre Gateway	PrC2/MU2	3.66	Mixed Use	The site is partially within flood zone 3 and 2 for rivers due to flood risk from the river Dafen and flood zone 2 for flooding from the sea. The site is in a TAN15 defended zone for flooding from the sea. The site is partly developed and future development will take account of the suitability of land uses and the flood risk.
Llanelli Wellness & Life Science Village	PrC2/SS1	22.31	Strategic Site	The site is in flood zone 3 for flooding from the sea, but is in a TAN15 defended zone. Areas of the site in flood zone 3 for rivers include the lakes and watercourse of the New Dafen river. Isolated areas of flood zone 3 for surface water are present, however these are likely to relate to localised low points and not flow routes. The site has been granted outline consent for development and is allocated within the Second Deposit Revised LDP to reflect this. A Section 73 application is pending to extend the time to submit reserved matters and flooding and flood risk will be considered as part of this application.
Cross Hands East	PrC3/E1	19.07	Employment	There are no significant flood risk considerations.
Cross Hands West food Park	PrC3/E2	7.31	Employment	There are no significant flood risk considerations.
Meadows Road, Cross Hands	PrC3/E4	1.17	Employment	The site is no longer allocated within the Second Deposit Revised LDP.
Parc Menter Cross Hands	PrC3/E5	0.08	Employment	The site is no longer allocated within the Second Deposit Revised LDP.
Capel Hendre Industrial Estate	PrC3/E6	2.87	Employment	There are no significant flood risk considerations.
Parc Hendre	PrC3/E7	8.37	Employment	There are no significant flood risk considerations.
Cilyrychen Industrial Estate	PrC3/E8	0.81	Employment	There are no significant flood risk considerations.
Land at rear of 16-20 & 24-30 Betws Road	PrC3/h1	0.53	Residential	There are no significant flood risk considerations.
Land to the rear of Gwernllwyn	PrC3/h10	0.02	Residential	The site is no longer allocated within the Second Deposit Revised LDP.
Land east of Carmarthen Road	PrC3/h11	1.89	Residential	There are no significant flood risk considerations.
Land adjoining A48 and Heol y Parc	PrC3/h12	0.53	Residential	There are no significant flood risk considerations.
Land at Heol Cae Pownd	PrC3/h13	2.16	Residential	There are no significant flood risk considerations.
Nantydderwen	PrC3/h14	0.72	Residential	Part of the site is in flood zone 3 for surface water and small watercourses. Whilst this is likely partially related to a watercourse which flows through both of the parcels, a flow route unrelated to mapped watercourses is also represented in the flood map. A Flood Consequences Assessment will be required for this site, demonstrating a sequential approach to development and that flooding elsewhere will not be increased as a result of development. Incorporation of the current flood map zone 2 and 3 extents into a viable site layout may be challenging and investigation of drainage in the area is recommended to determine the extent of flooding within the site.
Land off Heol Caegwyn	PrC3/h15	0.53	Residential	There are no significant flood risk considerations.
Uwch Gwendraeth	PrC3/h16	0.38	Residential	There are no significant flood risk considerations.
Land part of Maesygwern, Heol Caegwyn	PrC3/h17	0.83	Residential	There are no significant flood risk considerations.
Land adjacent Brynlluan	PrC3/h18	1.28	Residential	The northern half of the site is in flood zone 3 for surface water and small watercourses due to a watercourse which crosses the site. A Flood Consequences Assessment will be required for this site.
Land off Llys y Nant	PrC3/h19	0.61	Residential	The site is partially in flood zone 2 for flooding from rivers due to flood risk from the River Marlas, which flows to the west of the site. The Site is not within a Defended Zone. The site is largely developed with only a few plots remaining.
Former Petrol Station, Wind Street	PrC3/h2	0.25	Residential	This site is partially within flood zone 2 for rivers and it not in a TAN15 defended zone. A small area on the border of the site is in flood zone 3 for surface water and small watercourses. The site has already been delivered and the site has been allocated within the Second Deposit Revised LDP to reflect this.
Land North of Maespiode	PrC3/h20	2.28	Residential	There are no significant flood risk considerations.
Maespiode	PrC3/h21	0.23	Residential	There are no significant flood risk considerations.
Adjacent Pant Y Blodau	PrC3/h22	2.66	Residential	There are no significant flood risk considerations.
Land at Waterloo Road	PrC3/h23	0.23	Residential	There are no significant flood risk considerations.
Land between 123 and 137 Waterloo Road	PrC3/h24	0.38	Residential	There are no significant flood risk considerations.
Land off Gate Road	PrC3/h25	0.31	Residential	There are no significant flood risk considerations.
Land off Parc-y-Mynydd	PrC3/h26	0.91	Residential	There are no significant flood risk considerations.
Land off Nant-y-Ci Road	PrC3/h27	0.77	Residential	There are no significant flood risk considerations.
Land at factory site between No 22 & 28 Bethesda Road	PrC3/h28	1.13	Residential	There are no significant flood risk considerations.
Central Garage	PrC3/h29	0.88	Residential	There are no significant flood risk considerations.
Land at Gwynfryn Fawr	PrC3/h3	0.80	Residential	There are no significant flood risk considerations.
Land off Gwendraeth Road	PrC3/h30	0.55	Residential	The site is no longer allocated within the Second Deposit Revised LDP.
Land at Fforest Fach	PrC3/h31	0.86	Residential	There are no significant flood risk considerations.
Land south of Tycroes Road	PrC3/h32	3.10	Residential	There are no significant flood risk considerations.
Tirychen Farm	PrC3/h4	7.13	Residential	There are no significant flood risk considerations.
Yr Hen Felin, Pontamman Road	PrC3/h5	0.21	Residential	This site is in flood zone 3 and 2 for surface water flooding. The site has already been delivered and the site has been allocated within the Second Deposit Revised LDP to reflect this.
Land adjoining Maes Ifan, Maesquarre Road	PrC3/h6	1.57	Residential	There are no significant flood risk considerations.
Delfryn Estate	PrC3/h7	0.61	Residential	The site is no longer allocated within the Second Deposit Revised LDP.
Land off Heol y Parc	PrC3/h8	0.85	Residential	The site is partially in flood zone 3 and 2 for surface water due to a watercourse which flows through the eastern part of the site. An FCA will be required for this site, demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and including the watercourse within the site layout. Modelling of the watercourse is advised to determine the extents and depths of flooding within the site.
Land adjacent to Maesyrfhaf	PrC3/h9	0.32	Residential	There are no significant flood risk considerations.
Emlyn Brickworks	PrC3/MU1	10.28	Mixed Use	There are no significant flood risk considerations.
Cilgwyn Bach	SC21/h1	0.99	Residential	There are no significant flood risk considerations.
Old Foundry	SeC13/E1	0.40	Employment	There are no significant flood risk considerations.
Lime Grove	SeC1/h1	0.82	Residential	There are no significant flood risk considerations.
Land to the rear of Brynderi	SeC1/h2	0.41	Residential	The site is no longer allocated within the Second Deposit Revised LDP.
Land adjoining Tabernacle Chapel	SeC1/h3	0.58	Residential	There are no significant flood risk considerations.
Cae Canfas, Heol Llanelli	SeC1/h4	0.65	Residential	There are no significant flood risk considerations.
Land at 8 Heol Llanelli	SeC1/h5	0.22	Residential	There are no significant flood risk considerations.
Garnant CP School, New School Road	SeC10/h1	0.63	Residential	There are no significant flood risk considerations.
Adjacent No. 13 Bishop Road	SeC10/h2	0.18	Residential	There are no significant flood risk considerations.
Former Glanamman Primary School	SeC10/h3	0.32	Residential	There are no significant flood risk considerations.
Former Glanamman Hospital	SeC10/h4	1.79	Residential	The site is no longer allocated within the Second Deposit Revised LDP.
Land off Heol Llannon	SeC11/h1	2.19	Residential	The site is partially in flood zone 3 for surface water due to a watercourse which flows along the northern site boundary The site area allocated for development has been reduced and areas at risk of flooding avoided. Nevertheless, given the proximity of flood zones further consideration will be given to the flood risk and if needed a FCA will be provided for this site.
Land at Ffynnon Fach	SeC11/h2	0.64	Residential	There are no significant flood risk considerations.
Trem Y Ddol	SeC12/h1	0.90	Residential	There are no significant flood risk considerations.
Heol Dewi	SeC12/h2	0.18	Residential	There are no significant flood risk considerations.
Land rear of Dolcoed	SeC12/h3	1.34	Residential	There are no significant flood risk considerations.
Adjacent Y Neuadd	SeC13/h1	0.50	Residential	There are no significant flood risk considerations.
Heol y Dderi	SeC13/h2	1.40	Residential	There are no significant flood risk considerations.
Troedybryn	SeC13/h3	0.78	Residential	There are no significant flood risk considerations.
Blossom Garage	SeC14/h1	0.61	Residential	There are no significant flood risk considerations.
Land adjacent Maescader	SeC14/h2	0.76	Residential	There are no significant flood risk considerations.
Glanawmor	SeC14/h3	1.51	Residential	Whilst there are no significant flood risk considerations, the site is no longer allocated within the Second Deposit Revised LDP.

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Bro'r Hen Wr	SeC14/h4	0.27	Residential	Whilst there are no significant flood risk considerations, the site is no longer allocated within the Second Deposit Revised LDP.
Land to north of Dan y Crug	SeC15/h1	0.68	Residential	There are no significant flood risk considerations.
Land adjacent to Bryndeilog, Tywi Avenue	SeC15/h2	1.19	Residential	There are no significant flood risk considerations.
Beechwood Industrial Estate	SeC16/E1	1.25	Employment	There are no significant flood risk considerations.
Former Market Hall	SeC16/E2	0.20	Employment	There are no significant flood risk considerations.
Llandeilo Northern Quarter	SeC16/h1	1.68	Residential	There are no significant flood risk considerations.
Thomas Terrace	SeC16/h2	0.08	Residential	The site is no longer allocated within the Second Deposit Revised LDP.
Land adjacent 28 Carmarthen Road	SeC16/h3	0.96	Residential	The site is no longer allocated within the Second Deposit Revised LDP.
Beechwood Industrial Estate	SeC16/MU1	1.61	Mixed Use	There are no significant flood risk considerations.
Land opposite Llangadog C.P School	SeC17/h1	0.60	Residential	There are no significant flood risk considerations.
Land off Heol Pendref	SeC17/h2	0.40	Residential	There are no significant flood risk considerations.
St Clears Business Park	SeC18/E1	0.44	Employment	There are no significant flood risk considerations.
Adjacent to Britannia Terrace	SeC18/h1	2.66	Residential	There are no significant flood risk considerations.
Former Butter Factory	SeC18/h2	1.79	Residential	There are no significant flood risk considerations.
Land adjacent to Cefn Maes	SeC18/h3	4.24	Residential	There are no significant flood risk considerations.
Land at Heol Llandelyn	SeC18/h4	0.44	Residential	There are no significant flood risk considerations.
Land adjacent to Gwynfa, Station Road	SeC18/h5	0.28	Residential	There are no significant flood risk considerations.
Land to the rear of Station Road	SeC18/h6	1.04	Residential	There are no significant flood risk considerations.
Adjacent to Gardde Fields	SeC18/h7	0.85	Residential	There are no significant flood risk considerations.
Land at Cae Glas	SeC18/h8	0.55	Residential	There are no significant flood risk considerations.
Whitland Industrial Estate	SeC19/E1	0.48	Employment	There are no significant flood risk considerations.
Land South of former creamery	SeC19/E2	1.48	Employment	There are no significant flood risk considerations.
Land at Park View, Trevaughan	SeC19/h1	0.44	Residential	The eastern boundary of the site is in flood zone 2 for rivers due to flood risk from the Afon Coile. The is not in a TAN15 defended area. The part of the site in flood zone 2 is not previously developed. Further work will be needed to consider the site layout and location of development as well as a Flood Consequences Assessment.
Land at Whitland Creamery	SeC19/h2	2.35	Residential	There are no significant flood risk considerations.
Caradog Court	Sec2/h1	0.55	Residential	There are no significant flood risk considerations.
Land to the rear of Parc y Ffynnon	Sec2/h2	0.60	Residential	There are no significant flood risk considerations.
Pludds Meadow	Sec2/h1	2.08	Residential	There are no significant flood risk considerations.
Adjacent Laugharne Primary School	Sec2/h2	2.34	Residential	There are no significant flood risk considerations.
Land off Clifton Street	Sec2/h3	0.76	Residential	There are no significant flood risk considerations.
Land adjacent to Brodawel	Sec3/h1	0.50	Residential	The site is no longer allocated within the Second Deposit Revised LDP.
Land off Priory Street	Sec3/h2	0.93	Residential	There are no significant flood risk considerations.
Land to the rear of Park View Drive	Sec3/h3	1.06	Residential	Land in the south of the site is in flood zone 3 and 2 for flooding from the sea, however the site is also within a TAN15 defended zone for flooding from the sea. The land to the south of the site has planning consent and is under construction. The remaining land to the north is outside flood zones
Former Dinas Yard Factory	Sec3/h4	2.71	Residential	There are no significant flood risk considerations.
Dyfatty (Burry Port (East))	Sec4/E1	3.29	Employment	There are no significant flood risk considerations.
Gwdig Farm	Sec4/h1	4.21	Residential	There are no significant flood risk considerations.
Burry Port Harbourside	Sec4/h2	6.17	Residential	The majority of this site is in flood zone 2 for flooding from the sea. Northern and western parts of the site are also in flood zone 2 for flooding from rivers. The site is not in a TAN15 defended zone. However, the site is a previously developed site and the TAN15 Development Advice Maps do not show that it is at risk of flooding. The site has previously been granted planning consent and has recently been granted a section 73 consent to extend the time within which to submit a reserved matters application. Flooding has been considered and addressed as part of the planning application process.
Glanmor Terrace	Sec4/h3	1.41	Residential	Half of the site is in flood zone 2 for flooding from the sea and is not in a TAN15 defended zone. A very small area of the site is in flood zone 2 for flooding from rivers. The site has already been delivered and the site has been allocated within the Second Deposit Revised LDP to reflect this.
Burry Port Waterfront	Sec4/MU1	2.86	Mixed Use	The site is partly located within flood zone 3 for rivers and partly within flood zone 2 and 3 for flooding from the sea. The site is not within a TAN15 defended zone. The mix of uses identified for this site focus on less vulnerable uses. Further consideration will need to be given to flooding and flood risk at planning application stage.
Garreglwyd	Sec5/h1	0.48	Residential	The site is partially in flood zones 3 and 2 for flooding from the sea and is not in a TAN15 defended zone. The site has already been delivered and the site has been allocated within the Second Deposit Revised LDP to reflect this.
Cwrt Farm	Sec5/h2	4.53	Residential	There are no significant flood risk considerations.
Llwyngwern (formerly Adjacent Clos Ty Gwyn)	Sec6/h1	0.31	Residential	There are no significant flood risk considerations.
Land between Clayton Road and East of Bronallt Road	Sec6/h2	2.15	Residential	There are no significant flood risk considerations.
Coed y Bronallt	Sec6/h3	0.62	Residential	There are no significant flood risk considerations.
Land adjacent to Clos Benallt Fawr, Fforest	Sec6/h4	1.79	Residential	There are no significant flood risk considerations.
Fforest Garage	Sec6/h5	0.55	Residential	The site is no longer allocated within the Second Deposit Revised LDP.
Box Farm	Sec7/h1	0.41	Residential	There are no significant flood risk considerations.
Aber Llchwyr	Sec7/h2	0.69	Residential	The site is no longer allocated within the Second Deposit Revised LDP.
Golwg Yr Afon	Sec7/h3	2.29	Residential	There are no significant flood risk considerations.
Opposite Parc Morlais	Sec7/h4	1.36	Residential	There are no significant flood risk considerations.
Maesydderwen	Sec7/h5	0.26	Residential	There are no significant flood risk considerations.
Ffos Las	Sec8/h1	8.69	Residential	There are no significant flood risk considerations.
Land to the rear of Cae Linda	Sec8/h2	2.86	Residential	There are no significant flood risk considerations.
Land at Ardwyn Road	Sec9/h1	0.34	Residential	The site is no longer allocated within the Second Deposit Revised LDP.
Heol Gelynen	Sec9/h2	0.25	Residential	There are no significant flood risk considerations.
Adj Tyle Teg/ Cwrt Cae Bach, Llysonnen Road	SFCA001	0.33	Residential	There are no significant flood risk considerations. The site is allocated for residential use (PrC1/h15).
Castell Howell	SFCA002	0.51	Residential	There are no significant flood risk considerations. The site is allocated for residential use (PrC1/h18).
4-5 Quay Street	SFCA003	0.03	Residential	There are no significant flood risk considerations. The site is allocated for residential use (PrC1/h17).
Llandre	SFCA004	0.61	Residential	There are no significant flood risk considerations. The site is allocated for residential use (SuV12/h2).
42 Stepney Street	SFCA005	0.02	Residential	This site is in Flood Zone 3 for rivers and is not in a TAN15 defended zone. However, the site has planning consent and as such as been allocated for residential use within the second deposit rLDP (PrC2/h27).
Bro Einon	SFCA006	0.34	Residential	There are no significant flood risk considerations. The site is allocated for residential use (Sec13/h4).
Ger yr Ysgol	SFCA008	0.65	Residential	There are no significant flood risk considerations. The site is allocated for residential use (Sec17/h3).
Site E2.1 Parc Hendre, Capel Hendre	SR/018/004	1.61	Employment	There are no significant flood risk considerations. Site allocated for employment use within the Second Deposit rLDP (site ref. PrC3/E7(i)).
Site E2.2 Parc Hendre, Capel Hendre	SR/018/005	1.57	Employment	There are no significant flood risk considerations. Site allocated for employment use within the Second Deposit rLDP (site ref. PrC3/E7(ii)).
Site E2.4 Parc Hendre, Capel Hendre	SR/018/007	0.81	Employment	There are no significant flood risk considerations. Site allocated for employment use within the Second Deposit rLDP (site ref. PrC3/E7(iii)).
Cross Hands Health and Wellbeing Centre	SR/031/010	1.46	Community Use	There are no significant flood risk considerations. Site allocated for community use within the Second Deposit rLDP.
Parc Pencrug, Llandeilo	SR/080/005	1.69	Residential	There are no significant flood risk considerations. Site allocated for residential use within the Second Deposit rLDP (site ref. Sec16/h1).
Land at Danycrug, Brecon Road	SR/081/002, T2/3/h1	3.22	Residential	The northern part of the site is in flood zone 2 for rivers and is not in a TAN15 defended zone. The site is within the floodplain for the River Bran. Site allocated for residential use within the Second Deposit rLDP (site ref. Sec15/h1) and has secured planning consent and development commenced.
Land opposite Llangadog School	SR/090/003	0.81	Residential	There are no significant flood risk considerations. Site partly allocated for residential use within the Second Deposit rLDP (site ref. Sec17/h1).
Adjacent Fron Heulog	SuV1/h1	0.59	Residential	There are no significant flood risk considerations.
Land adjacent Lleine	SuV1/h2	0.62	Residential	There are no significant flood risk considerations.
Land adjacent Lleine	SuV1/h2	0.10	Residential	There are no significant flood risk considerations.

Strategic Flood Consequences Assessment of the Second Deposit Revised Local Development Plan Sites

Site Name	Site reference	Site Area (ha)	Development Type	Assessment Summary
South of Pentre	SuV10/h1	0.63	Residential	There are no significant flood risk considerations.
Aberdeuddwr / Pantyfedwen	SuV10/h2	1.65	Residential	There are no significant flood risk considerations.
Land at Alltwalis School	SuV11/h1	0.35	Residential	There are no significant flood risk considerations.
Adjacent Gwyn Villa	SuV12/h1	1.52	Residential	There are no significant flood risk considerations.
Cefn Farm	SuV14/h1	1.86	Residential	There are no significant flood risk considerations.
				The north of the site is in flood zone for surface water and small watercourses, however this is not shown as a flow route .
				The site has already been delivered and the site has been allocated within the Second Deposit Revised LDP to reflect this.
Llanarthne School	SuV15/h1	0.50	Residential	There are no significant flood risk considerations.
Llwynddewi Road	SuV16/h1	0.63	Residential	There are no significant flood risk considerations.
Rear of former joinery, Station Road	SuV17/h1	1.52	Residential	There are no significant flood risk considerations.
Land adj. Cresselly Arms, Pontargothi	SuV18/h1	0.57	Residential	There are no significant flood risk considerations.
Land opposite Village Hall	SuV19/h1	0.91	Residential	There are no significant flood risk considerations.
Land adjacent and the r/o Haulfan	SuV19/h2	0.87	Residential	There are no significant flood risk considerations.
Land adjacent Llwynhenry Farm	SuV20/h1	0.52	Residential	There are no significant flood risk considerations.
Land opposite Parc y Garreg	SuV22/h1	1.01	Residential	There are no significant flood risk considerations.
Land adjacent to Ty Newydd, Meinciau Road	SuV22/h2	0.51	Residential	There are no significant flood risk considerations.
Land at Llangadog Road	SuV22/h3	0.82	Residential	There are no significant flood risk considerations.
Clos y Parc	SuV23/h1	0.96	Residential	There are no significant flood risk considerations.
Land adjacent Little Croft	SuV23/h2	1.22	Residential	There are no significant flood risk considerations.
Land north of Clos Rebecca	SuV25/h1	2.06	Residential	There are no significant flood risk considerations.
Rear of 16 Y Garreg Lwyd	SuV26/h1	0.76	Residential	There are no significant flood risk considerations.
Land adjacent to Ty Newydd	SuV27/h1	0.24	Residential	There are no significant flood risk considerations.
Adjacent to Coed Y Cadno	SuV28/h1	0.73	Residential	There are no significant flood risk considerations.
Land to the rear of Maesgriffith	SuV3/h1	0.79	Residential	There are no significant flood risk considerations.
Adjacent Pant y Brwyn	SuV30/h1	0.20	Residential	There are no significant flood risk considerations.
Parc Puw	SuV31/h1	0.74	Residential	There are no significant flood risk considerations.
Parc Meiros	SuV31/h2	0.38	Residential	There are no significant flood risk considerations.
Opposite Springfield	SuV32/h1	0.70	Residential	There are no significant flood risk considerations.
Land opposite Brogeler	SuV33/h1	0.40	Residential	There are no significant flood risk considerations.
Land adjoining Brynywawr	SuV34/h1	0.78	Residential	There are no significant flood risk considerations.
Land adjacent Arwynfa	SuV35/h1	2.50	Residential	There are no significant flood risk considerations.
Cae Pensarn Helen	SuV36/h1	0.35	Residential	There are no significant flood risk considerations.
Land at Bryndulais	SuV36/h2	0.71	Residential	There are no significant flood risk considerations.
Land rear of Post Office	SuV37/h1	1.01	Residential	Whilst there are no significant flood risk considerations, the site is no longer allocated within the Second Deposit Revised LDP.
Land south of Cae Coedmor	SuV37/h2	0.90	Residential	There are no significant flood risk considerations.
Land adjacent to Lleinau	SuV37/h3	0.50	Residential	There are no significant flood risk considerations.
Maes y Bryn	SuV38/h1	0.65	Residential	There are no significant flood risk considerations.
Land adjacent Brynglas	SuV38/h2	0.82	Residential	There are no significant flood risk considerations.
Adjacent Yr Hendre	SuV39/h1	0.51	Residential	There are no significant flood risk considerations.
Land at Troed Rhiw Farm	SuV4/h1	0.63	Residential	There are no significant flood risk considerations.
				Whilst there are no significant flood risk considerations, the site is no longer allocated within the Second Deposit Revised LDP.
Clos Y Cynin	SuV40/h1	0.41	Residential	There are no significant flood risk considerations.
Adjacent to Crug yr Wyn	SuV41/h1	2.13	Residential	There are no significant flood risk considerations.
Blossom Inn	SuV43/h1	0.72	Residential	There are no significant flood risk considerations.
Land adjoining Ffynnon Dawel	SuV47/h1	0.36	Residential	There are no significant flood risk considerations.
Land adjacent to Glasfryn Court	SuV48/h1	0.94	Residential	There are no significant flood risk considerations.
Land at Maesglasnant	SuV5/h1	1.19	Residential	There are no significant flood risk considerations.
Land opposite Village Hall	SuV51/h1	0.49	Residential	There are no significant flood risk considerations.
Land to the rear of Maesglas	SuV55/h1	0.75	Residential	There are no significant flood risk considerations.
Land to the North of Cross Inn Public House	SuV55/h2	0.45	Residential	There are no significant flood risk considerations.
Land to the rear of Talar Wen	SuV56/h1	0.60	Residential	There are no significant flood risk considerations.
Land adjacent and to the rear of Lon Dewi	SuV58/h1	0.35	Residential	There are no significant flood risk considerations.
Land off Drefach Road	SuV58/h2	1.43	Residential	There are no significant flood risk considerations.
Maes y Llewod	SuV59/h1	0.72	Residential	There are no significant flood risk considerations.
North of Maes y Llewod	SuV59/h2	1.08	Residential	There are no significant flood risk considerations.
Land at College-bach	SuV60/h1	0.39	Residential	There are no significant flood risk considerations.
Land at Nieuport Farm	SuV61/h1	0.45	Residential	There are no significant flood risk considerations.
				The frontage of the site on to the A4068 is in flood zone 3 for flooding from the sea and is not in a TAN15 defended zone. The site has planning consent and development is underway.
Land at Woodend	SuV63/h1	2.04	Residential	There are no significant flood risk considerations.
South of Dol Y Dderwen	SuV8/h1	1.45	Residential	There are no significant flood risk considerations.
				There are no significant flood risk considerations. Site allocated for residential use within the Second Deposit rLDP (site ref. SeC1/h7)
Land adjacent to 1 Heol Glyndwr	T3/5/h4	0.46	Residential	

Colour Code	Flood Risk Concern
Green	No significant flood risk considerations
Amber	Concerns for allocation
Red	Major concerns for allocation