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# Revised 2018-2033 Local Development Plan

## Topic Paper Role and Function

February 2023



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## **1. Introduction**

### **Purpose of this Paper**

1.1 This paper is the third iteration of the Role and Function Paper which was first published as background evidence to the Pre-Deposit Preferred Strategy in December 2018 and subsequently as evidence for the first Deposit Revised LDP in early 2020. This paper seeks to elaborate on previous evidence and informs and provides a rationale of the Plan's settlement hierarchy, including the adoption of a cluster approach. This paper should be read in conjunction with the Growth and Spatial Distribution Topic Papers which provide the link on housing and economic supply figures throughout the county.

1.2 The paper provides a brief introduction on the population and household composition; and the importance of the Revised LDP against other Corporate and external strategies, which has allowed the Local Authority to understand the role and function those settlements make within the county.

1.3 The main body of the topic paper will seek to explain the formation and role of tiers and clusters, and provides an opportunity to evaluate the existing evidence relating to the settlement hierarchy, and to also consider factors such as scale, capacity, spatial context, local “nuances” and settlement characteristics

1.4 This “allows the Paper to provide a wider “scene setting” exercise in terms of role and function, and proceeds to frame a wider discussion as to the most appropriate method of classifying a settlement’s potential contribution within the revised LDP.

## 2. Setting the Scene

### Spatial Portrait: A County of Contrasts

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

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

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

### The adopted LDP 2006-2021

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

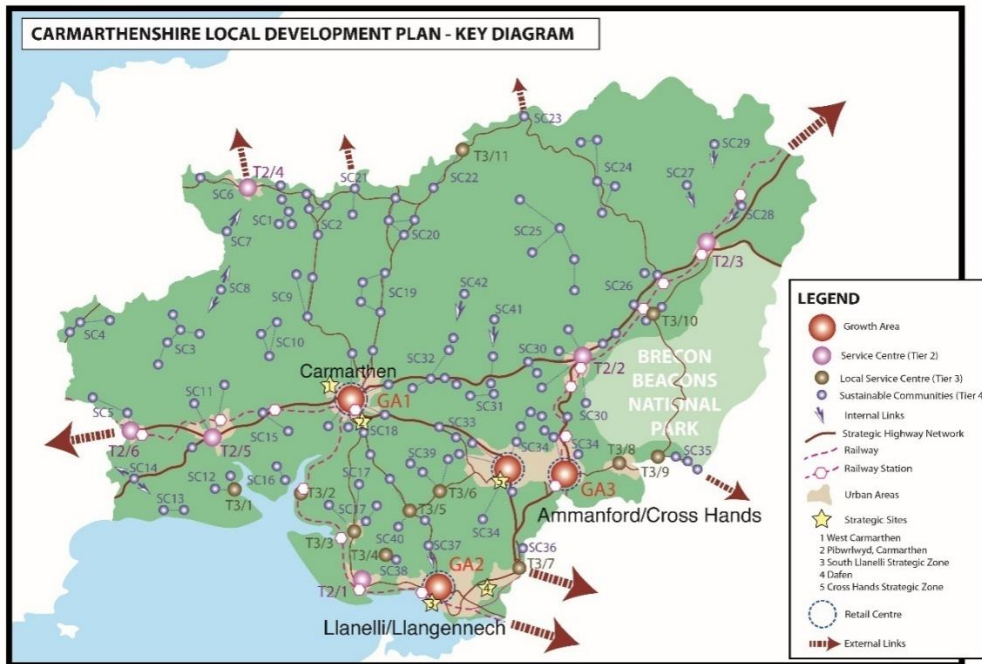


Figure 1 - Adopted Carmarthenshire Local Development Plan – Key Diagram

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

2.6 There are also a series of settlements that fulfil a cross border role such as Newcastle Emlyn, Llanybydder and Pontweli, and therefore consideration has been given to these areas within the existing LDP.

### 3. Population and Household Composition

3.1 With a population of 187,900 in 2021, Carmarthenshire is home to approximately 6% of Wales' total population, making it the fourth largest Unitary Authority in Wales (after Cardiff, Swansea and Rhondda Cynon Taff). As of 2021, Carmarthenshire is the fifth least densely populated of Wales' 22 local authority areas, with an area equivalent to around two football pitches per resident.

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

3.3 Since 2011, Carmarthenshire's population has increased by + 4,100 people, a 2.2% increase since 2011. Higher annual population growth (averaging +0.7% per annum) was recorded pre-2008, with notably lower annual growth recorded thereafter. The make-up of the population within the county is from the following outcomes:

- Natural Growth is negative – more people are dying than being born;
- Inflow from internal migration has been the dominant driver of population change;
- Net migration high up to 2008, and then low. Since 2013/14, population change has been increasing with a sharp increase in the level of net inflow, reaching approximately +1600 in 2017/18 and showing a significant increase of over 700 compared to the previous year.
- There has been an increase of 18.9% in people aged 65 years and over
- Decrease of 2.5% in people aged 15 to 64 years.
- Decrease of 0.8% in children aged under 15 years.
- A net inflow is recorded in all older (65+) age groups, contributing to Carmarthenshire's ageing population profile;
- The proportion of people living in Carmarthenshire that were born outside of the UK has decreased by 1% since the last Census

3.4 In considering past population and household trends and their relationship in supporting future projections, the Population and Household Projection Paper sets out the rationale for using an alternative demographic scenario whilst the Growth and Spatial Distribution Topic Paper Part 1- Housing provides a detailed breakdown of the components of housing supply and spatial distribution within the Revised LDP.

## 4. The Revised LDP Spatial Option and its Settlement Hierarchy

### Spatial Option Background

4.1 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 several characteristics that could support this development potential.

4.2 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 and is followed through in the 2nd Deposit Revised LDP.

4.3 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.

4.4 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 overall, they tended to take more of the housing and employment growth.

4.5 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 developed as intended within the strategy.

4.6 An example of this within Carmarthenshire is 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 the delivery of new homes, potentially due to environmental constraints, the wrong sites being allocated, or because the scale of proposed new housing being too great to allow local builders to develop them.

4.7 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.

4.8 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.

## Settlement Hierarchy – Tiers

4.9 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.

4.10 The Plan seeks to distribute the growth in a way which reflects the diversity of the settlements 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 housing and economic growth. This reflects several factors not least environmental constraints but also looks at the historical delivery of growth within such settlements. Additionally, cross-



border influences and proximity to adjacent settlements are influencing factors to varying extents.

4.11 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 using 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 in-keeping with the emphasis within national planning policy on place-making. In this regard, the Revised LDP seeks to acknowledge and celebrate the diversity of the County's communities.

4.12 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

4.13 In the first instance, most of the 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.

4.14 Llanelli forms part of the Swansea Bay and Llanelli National Growth Area as noted by Future Wales. Further work commissioned by Neath Port Talbot, Swansea, Carmarthenshire and Pembrokeshire local authorities has sought to refine the spatial extent of the Growth Area and concludes that its boundary ought to extend to encompass the Ammanford / Cross Hands area. These two areas' (Llanelli and Ammanford / Cross Hands) position in the

settlement hierarchy is therefore in conformity with the national guidance and the evidence provided. Carmarthen serves as a regional growth area and its allocation will also support its satellite communities.

4.15 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 most of the County's population reside.

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

4.17 The following sets out an indicative outline of 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

4.18 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. These service centres may include secondary education provision as well as having retail and convenience store opportunities.

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

### **Service Centres:**

- Small Scale Employment Areas
- Affordable Housing Provision on sites of 5 or more units
- Housing Allocations

- 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

4.20 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.

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

4.22 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)

4.23 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.

4.24 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 LDP Policy HOM3, along with other relevant policies and material considerations. Reference is drawn to the Development Limits Topic Paper (December 2018).

4.25 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.

4.26 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.

4.27 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:**

4.28 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 on infill development and opportunities for logical extensions.

## Defining Clusters

4.31 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.

4.32 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.

4.33 Planning Policy Wales (Edition 11) 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.

4.34 Figure 1 below illustrates the clusters identified within the 2<sup>nd</sup> 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.

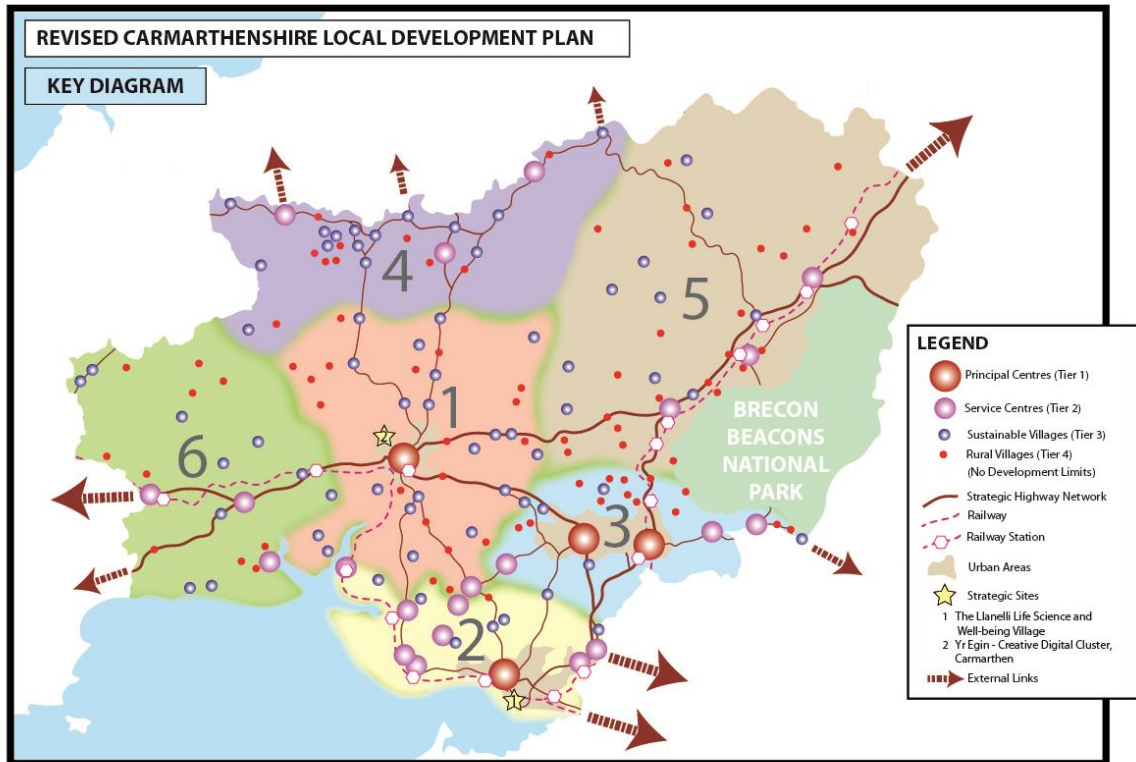


Figure 1: Deposit LDP Key Diagram

.4.35 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

4.36 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.

4.37 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.

4.38 The area is widely visited and has several 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.

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

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

Table 1

## Cluster 2 – Llanelli and the Southern Gwendraeth Area

4.40 This cluster along the Llanelli coastline retains a strong developmental focus, with its regeneration potential recognised within the Council’s Transformations Strategy, the Swansea Bay City Deal and the adopted Carmarthenshire LDP.

4.41 It is located in the southeast of the County, which is predominantly urbanised in nature. It has good accessibility by road (including M4) and rail, and its proximity to Swansea ensures its strategic importance to Carmarthenshire, which is reflected in its development aspirations.

4.42 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.

4.43 The area is a strong retail contributor with varying scales and types 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 for additional information.

4.44 From an employment provision, Llanelli sees the most 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.

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

Table 2



### Cluster 3 – Amman and Upper Gwendraeth

4.45 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.

4.46 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 large-scale 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).

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

Table 3

### Cluster 4 - Teifi

4.47 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.

4.48 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 large-scale 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 2nd Deposit Revised LDP.

4.49 Consideration is 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.

<b>Principal Centre</b>			
<b>Service Centre</b>	<ul style="list-style-type: none"> <li>• Llanybydder</li> <li>• Newcastle Emlyn</li> <li>• Pencader</li> </ul>		
<b>Sustainable Villages</b>	<ul style="list-style-type: none"> <li>• Capel Iwan</li> <li>• Cenarth</li> <li>• Cwmann</li> <li>• Drefach / Felindre</li> </ul>	<ul style="list-style-type: none"> <li>• Llanfihangel ar arth</li> <li>• Llangeler</li> <li>• Llanllwni</li> <li>• New Inn</li> </ul>	<ul style="list-style-type: none"> <li>• Pentrecwrt</li> <li>• Pontyweli</li> <li>• Saron / Rhos</li> <li>• Trelech</li> <li>• Waungilwen</li> </ul>
<b>Rural Villages</b>	<ul style="list-style-type: none"> <li>• Bancyffordd</li> <li>• Bryn Iwan</li> <li>• Cwmhiraeth</li> <li>• Cwmpengraig</li> </ul>	<ul style="list-style-type: none"> <li>• Dolgran</li> <li>• Drefelin</li> <li>• Gwyddgrug</li> </ul>	<ul style="list-style-type: none"> <li>• Penboyr</li> <li>• Pencarreg</li> <li>• Pentrecagal</li> </ul>

Table 4

## Cluster 5 – Upper Tywi Valley

4.50 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.

4.51 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 line.

4.52 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.

4.53 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.

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

Table 5

## Cluster 6 – Western Carmarthenshire

4.54 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.

4.55 With its links to West Wales, this cluster has traditionally seen development focused on 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.

4.56 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

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

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

## 5. The Consideration of other Strategies

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

5.2 The following outlines some of the current and emerging strategies which impacts on the development of the 2<sup>nd</sup> Deposit LDP. This should however not be seen as being exhaustive, as a developing LDP responds to developing strategies, whilst new ones will also emerge during the preparation of the Revised LDP.

### Planning Policy Wales (PPW)

5.3 In terms of national policy, reference is made to the content of Planning Policy Wales – Edition 11 (which places a significant emphasis on the role of planning in creating a sense of place. This focus on place-making has a direct relationship with the role and function of settlements particularly through sustainability and engendering well-being in communities. It is this responsibility for development plans which will contribute towards the making of sustainable places and improving well-being.

### Future Wales: the national plan 2040

5.4 The Planning (Wales) Act 2015 made provision for the preparation of a new National Plan which was published in February 2021. Known as Future Wales: the national plan 2040, it influences all levels of the planning system in Wales and helps shape Strategic and Local Development Plans prepared by councils and national park authorities

5.5 Carmarthenshire falls within the South West Region with Llanelli, and the majority of the South east of the County falling within a National Growth area. This notes its importance as the main existing centre of population, employment and services.

5.6 Carmarthen is part of the Regional Growth Area and will continue to provide jobs, leisure, retail and cultural opportunities, education and health services. The county's national connectivity is noted.

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

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

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

## Swansea Bay City Region

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

5.10 The economic and demographic implications arising from the investments from the City Deal have been recognised within the Preferred Strategy. It is also clear that there will be inevitable spin off benefits across communities. In this respect the Preferred Strategy recognises the focus of the projects in the Principal Centres, but it also acknowledges that there may be positive impacts to settlements lower within the hierarchy.

## Transformation: A Strategic Regeneration Plan for Carmarthenshire 2015-2030

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

respect the role and function paper and the Preferred Strategy recognises its strategic objectives, and acknowledges the investment and economic potential.

## Moving Forward in Carmarthenshire

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

## Modernising Education Programme

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

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

## Affordable Homes Delivery Plan

5.15 The Affordable Homes Delivery Plan 2016 – 2020: set out the Council’s five year vision for maximising the supply of affordable homes within the county. The programme has delivered on its target of over 1000 additional affordable homes over five years, with a total investment exceeding £60m. It detailed how and where more homes will be delivered and what resources will be used and how more could potentially be accessed. It targeted help where the need is highest, in both urban and rural areas. The Affordable Housing Delivery Plan has now been updated to include the period 2022-2026.

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

- Carmarthen and the West Action Area
- Carmarthenshire Rural and Market Towns Action Area

- Ammanford and the Amman Valley Action Area
- Llanelli and District Action Area

5.17 The Llanelli and District area is identified as having the most housing need. This follows a simple pattern that where the most populous areas of the county are, the higher the need.

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

### Task and Finish Groups

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

### Local Housing Market Assessment

5.20 The 2019 LHMA seeks to consider the state of the whole housing market within the county including an assessment of the need for affordable housing of different tenure and the differing needs of communities which includes the housing requirements of older people, student, people with disabilities and local housing needs for market housing. The LHMA data is broken into four 'Action Areas', comparable to that within the Affordable Homes Delivery Plan. It seeks to understand numerically the housing need within the county. This information will shape the type of developments that are required within the county to meet that need, and more importantly the location of this need. This would help to inform the hierarchy set out within the spatial framework of the Revised LDP.

### Rural Housing Market Assessment

5.21 The Rural Housing Market Assessment is a bespoke study of the need for affordable housing rural Carmarthenshire with the specific aim of directing new build housing to where it is needed. It looks to understand the housing market dynamics and drivers and provides a review of the characteristics of the rural dwelling stock.

5.22 Similar to the LHMA, the information gathered from the rural study will shape the type of developments that are required within rural parts of the county to meet that need, and more importantly the location of this need. This would help to inform the hierarchy set out within the spatial framework of the Revised LDP.



## Impact of other strategies on the Revised LDP

5.23 Each study highlighted within this chapter will play a role in shaping the content of the Revised LDP. Adherence to other plans and strategies is an important element of an LDP, in particular to the Tests of Soundness (Test 1) set out within the Development Plans Manual

## **6. Role and Function: The Revised LDP**

## Cluster 1 – Carmarthen and its Rural Areas

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

6.2 In terms of housing provision within the Revised LDP, this cluster looks to develop 1,690 units or 24.77% of the overall housing allocation and commitment requirement figure, set out within Policy SP4. This cluster is the second largest cluster within the settlement hierarchy to cater for new development. .

6.3 In terms of the data identified within the Local Housing Market Assessment, this cluster falls within 3 of the Affordable Housing Action Areas, and identifies a large requirement for affordable housing, predominantly within the more urban areas where the majority of the population reside.



<b>Principal Centre</b>	Carmarthen		
<b>Service Centre</b>	Pontyates / Meinciau / Ponthenri Ferryside		
<b>Sustainable Villages</b>	Alltwalis Brechfa Bronwydd Capel Dewi Cwmduad Cwmffrwd Cynwyl Elfed	Idole / Pentrepoeth Llanarthne Llanddarog Llandyfaelog Llangain Llangyndeyrn Llanpumsaint	Llansteffan Llanybri Nantgaredig Peniel Pontargothi Porthyrhyd Rhydargaeau
<b>Rural Villages</b>	Abernant Bancycapel Blaenycloed Croesyceiliog Crwbin Felingwm Isaf	Felingwm Uchaf Hermon Llanegwad Nantycaws Nebo Penybont	Pontantwn Pontarsais Pont-newydd Talog Whitemill

Cluster	Tiers	Total HOM1 Figure	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	1283	649	634	75.9
	Tier 2	87	29	58	5.2
	Tier 3	320	168	152	18.9
	<b>Total</b>	<b>1690</b>	<b>846</b>	<b>844</b>	<b>100%</b>

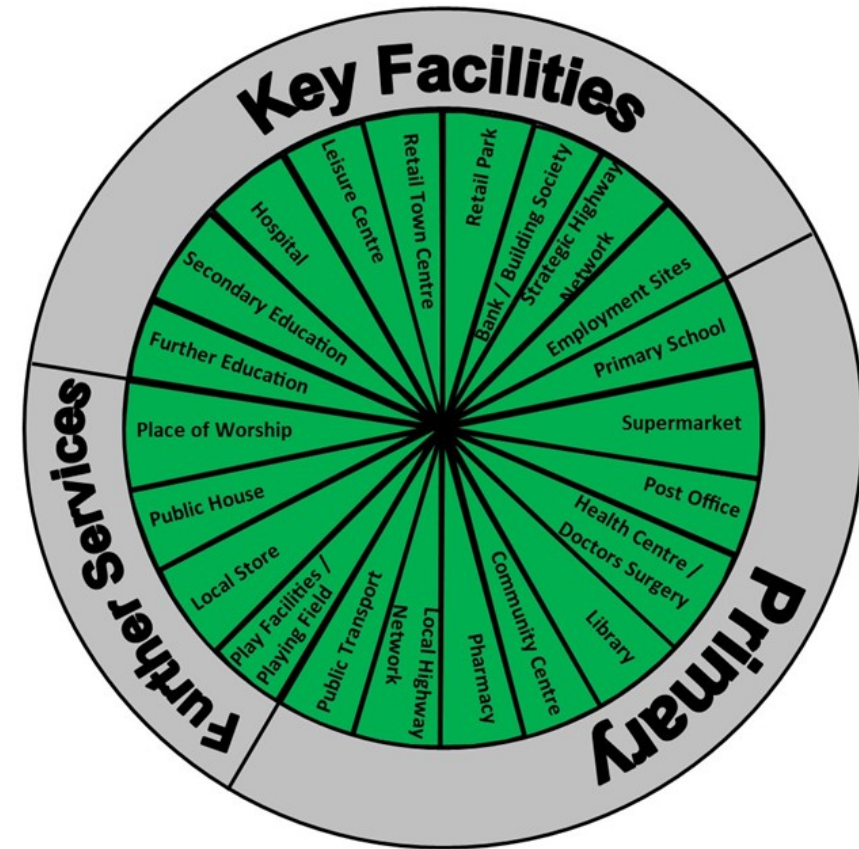
## Principal Centre – Carmarthen

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

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

6.6 This prominent role of Carmarthen has been identified in Future Wales which recognises that the town is pivotal in providing regional growth..

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



## Character and Population

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

6.9 Nant-y-Ci is also located on the western side of Carmarthen. Recent development in Nant-y-Ci consists of the re-location of the agricultural mart from the town centre and other units which specialises in the agriculture. The showground also attracts various events throughout the year. The town (excluding Abergwili (2,322) & Llangunor (2,647)) has a population of 11,454 (2019 Mid-Year Population Estimates, ONS)

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

## **Retail Provision**

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

6.12 Carmarthen is defined in the revised Deposit LDP as a High Order Town Centre in relation to the retail hierarchy.

## **Housing Growth Provision**

6.13 The majority of the current and proposed development in Carmarthen within the adopted LDP is focused on the western side of the town which includes the West Carmarthen site. Within the adopted LDP this area is defined as a Strategic Site, whilst within the revised LDP, it is identified as a Mixed Use site – albeit its importance is not diminished in the context of Carmarthen's growth. This large area has seen 214 homes delivered in the early phases of the adopted LDP, and the completion of the new link road to link the northern end of Jobswell Road opens up land for new housing and community facilities. This area represents 59% of the overall allocations identified for Carmarthen within the adopted LDP.

6.14 Given the nature of the reduction in the housing growth requirement for the revised LDP, the site's entire developable area will stretch over the revised LDP and any subsequent Development Plan, culminating in the completion of almost 1,100 new homes.

6.15 Within the revised LDP the remaining housing growth provision within Carmarthen's area (45.5%) is spread throughout the town with allocations in Abergwili, Llangunnor, Pib-wrlwyd, and the northern end of the town.

6.16 To deliver this housing need, national and local housebuilders have developments within the town, and will look to develop the future housing growth.

## **Employment Provision**

6.17 In terms of the traditional B Class employment uses Carmarthen has over 25 ha of land allocated for employment purposes in the current LDP and the town has a similar amount of land (annotated within the LDP) supporting existing employment activities. In addition to this, the town is an important large scale employer through the County Council, Glangwili Hospital, and the University of Wales Trinity St David.

## **Conclusion**

6.18 Carmarthen provides an important regional and local role in terms of employment, retail, and leisure and as a result is a desirable place to live. This is reflected within Future Wales: the national plan 2040. The sustainable nature of the town along with its existing facilities and capacity to accommodate growth demonstrates the town's importance and will ensure its continued role as a regional centre for employment, retail, housing, health, and leisure provision. As such, its designation as a Principal Centre will see the majority of new development for this cluster. In designating Carmarthen as the principal centre of the cluster, it will support the surrounding settlements as the basis for their social and economic needs.

## Service Centre - Pontyates / Meinciau / Ponthenri

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

### Character

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

6.21 Flood risk issues are prevalent at the base of the valley.

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

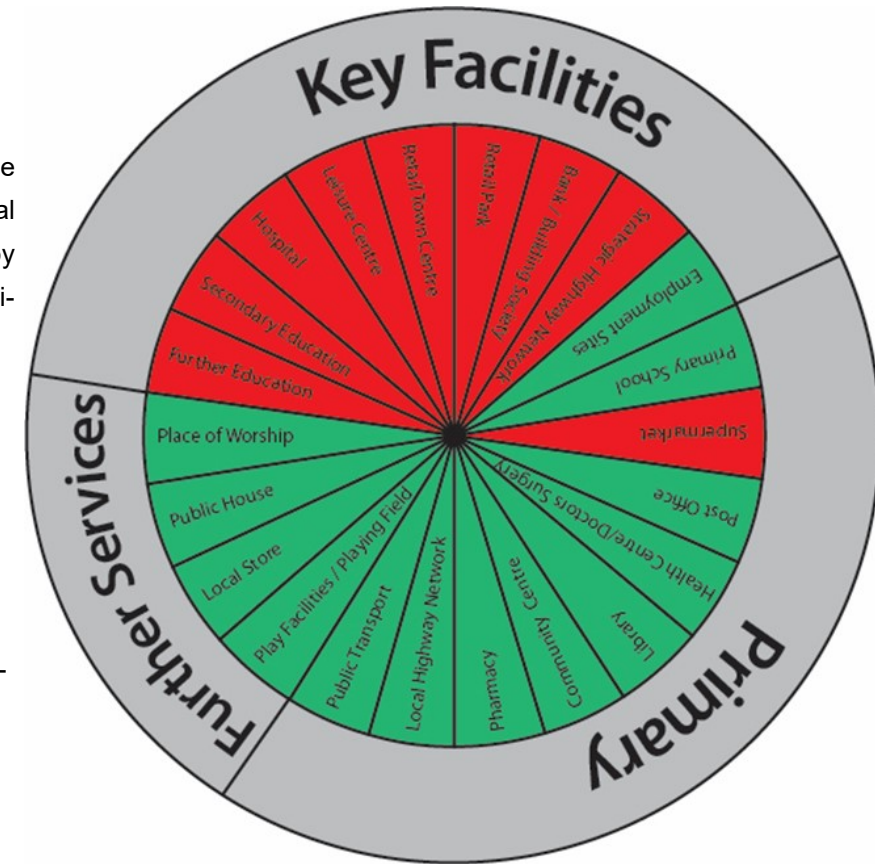
### Retail Provision

6.23 Pontyates plays a vital role in terms of retail provision with a local food store and petrol station which serves the needs of the local community. Large scale retail provision is provided within Carmarthen and Llanelli.

### Housing Provision

6.24 The three settlements have only witnessed small scale housing growth, with the non-delivery of larger residential numbers possibly influenced by the close proximity of the large scale housing development at Ffos Las, Carway which has saturated the housing market.

6.25 Within the revised LDP, the housing allocation figure has reflected upon the scale of housing within the three settlements, and has therefore been reduced dramatically, with the removal of sites from the housing allocation list, and the introduction of new sites which have the benefit of planning permissions.



6.26 National Housebuilders are not developing within this area, however small to medium sized builders have been taking sites on for development.

### **Employment Provision**

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

### **Conclusion**

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

## Service Centre - Ferryside

### Character

6.29 Ferryside represents a linear settlement set on the estuary of Carmarthen Bay and the River Tywi. The settlement is currently allocated as a Local Service Centre within the adopted LDP, owing to its location on the main railway line to West Wales.

6.30 Whilst the settlement has services and facilities to be self-sufficient, it does look to Kidwelly for employment / food provision, but particularly so to Carmarthen as the higher settlement within the hierarchy. In considering the settlement hierarchy and the cluster approach to the revised LDP, it is considered that Ferryside would fall within the Carmarthen cluster, given the road network is in closer proximity to Carmarthen.

6.31 The settlement is constrained by tidal flooding, owing to its location on the estuary, but also to topographical constraints along its eastern edge.

6.32 The centre of Ferryside provides a local convenience provision, whilst tourism related stores are present within the village.

### Housing Growth Provision

6.33 The settlement provides a localised provision that is being supported by small local developers.

6.34 Within the adopted LDP, two sites were allocated within the village; one which has been completed, and the other which is under construction as self-build plots and flat developments.

6.35 The housing provision is supported by the outlook views over the estuary to Llansteffan.

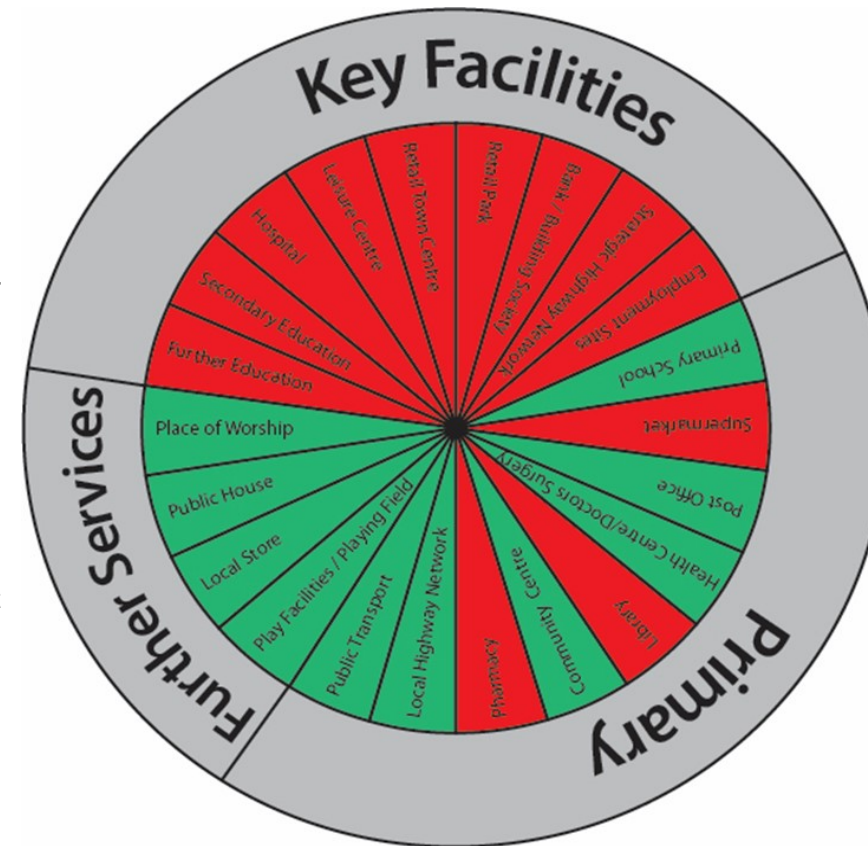
6.36 Within the revised LDP, a new allocation along with the completion of the current allocation are identified to meet the housing requirement figure. The development limits have also been increased to allow small scale developments to take place.

### Employment Provision

6.37 Ferryside does not have any existing employment allocations, whilst it looks to Carmarthen for the majority of its employment provision. To a lesser extent, Llanelli would also support this provision – being some 10 miles away.

### Conclusion

6.38 Given the above analysis, Ferryside certainly has an appropriate part to play within the settlement hierarchy. It offers a local provision for a modest population base, with public transport links to other settlement being met through train services.





## Cluster 2 - Llanelli and the Southern Gwendraeth

6.39 This cluster along the Llanelli coastline retains a strong developmental focus, with its regeneration potential recognised within the Transformations Strategy and the Swansea Bay City Deal.

6.40 It is located in the south east of the County, which is predominantly urbanised in nature. It has good accessibility by road (including M4) and rail, and its close proximity to Swansea ensures its strategic importance to Carmarthenshire is reflected in its development aspirations

6.41 Llanelli's position is reinforced as a National growth area as part of the South West region in Future Wales, and its focus is towards strategic economic and housing growth.

6.42 The main population base of this south east corner of Carmarthenshire is within Llanelli, and the town and the settlements which surround the growth area support the delivery of new homes and jobs; the area is a strong contributor in terms of retail, whilst 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.

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

6.44 In terms of housing provision within the Revised LDP, this cluster looks to develop 2,840 units (41.62%) of the overall housing allocation and commitment requirement figure, set out within Policy SP4. This cluster is the largest cluster within the settlement hierarchy to cater for new development.

<b>Principal Centre</b>	Llanelli	
<b>Service Centre</b>	Burry Port Fforest / Hendy Llangennech	Pembrey Trimsaran / Carway Kidwelly
<b>Sustainable Villages</b>	Mynyddygarreg Five Roads / Horeb	Llansaint / Broadway
<b>Rural Villages</b>	Cynheidre	Four Roads

Table 7



6.45 In terms of the data identified within the Local Housing Market Assessment, this cluster falls within the Llanelli Affordable Housing Action Area, which identifies the most housing need within Carmarthenshire (for both market and affordable housing). This need is predominantly within the more urban areas where the majority of the population reside.

6.46 In terms of the smaller settlements within the cluster, their numbers are relatively small, owing to the largely urban area, however they provide small scale opportunities for development.

<b>Cluster</b>	<b>Tiers</b>	<b>Total HOM1 Figure</b>	<b>Housing Allocation Figure</b>	<b>Commitment (Built Units and sites with planning permission)</b>	<b>Percentage of Housing Allocation and Commitment figure by Tier within the cluster</b>
<b>Cluster 2</b>	<b>Tier 1</b>	<b>1516</b>	<b>452</b>	<b>1064</b>	<b>53.4</b>
	<b>Tier 2</b>	<b>1250</b>	<b>159</b>	<b>1091</b>	<b>44</b>
	<b>Tier 3</b>	<b>74</b>	<b>33</b>	<b>41</b>	<b>2.6</b>
	<b>Total</b>	<b>2840</b>	<b>644</b>	<b>2196</b>	<b>100%</b>

## Principal Centre - Llanelli

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

6.48 In accordance with Future Wales, Llanelli is considered to be a primary area for growth within the South West Region

6.49 Llanelli is playing a key role in respect of the Swansea Bay City Deal with the potential development of Pentre Awel which is a significant development for the region that offers substantial investment and spin off opportunities.

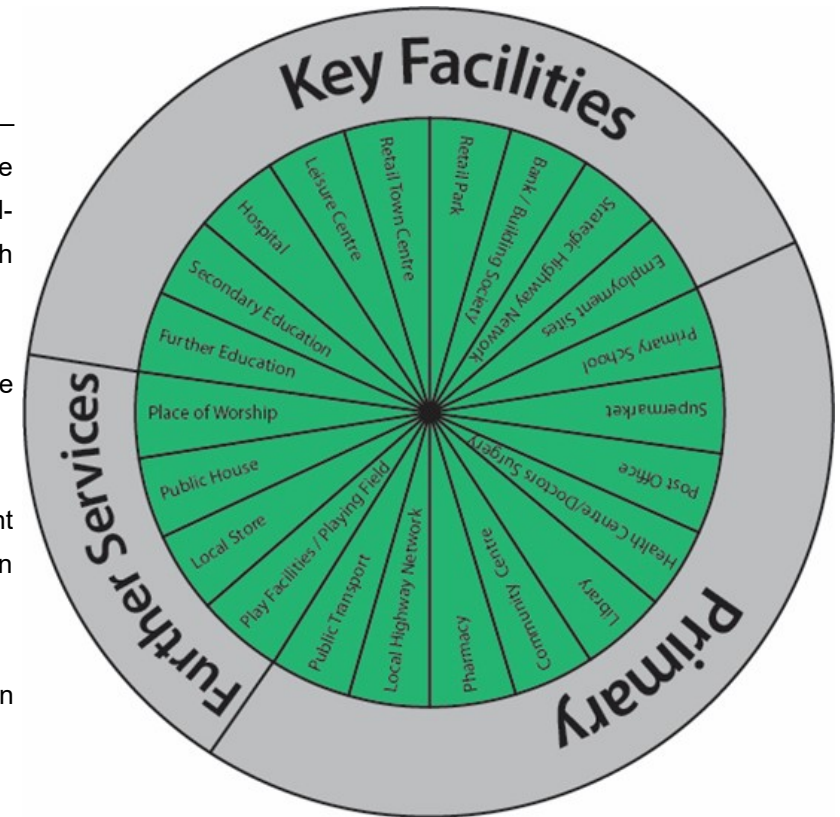
6.50 A high proportion of the county's population is centred in and around Llanelli, with the Llanelli Town Council and Llanelli Rural Council areas making up just over 20% of the County's population.

6.51 The current developmental constraints (including flooding) being experienced within Llanelli are subject to ongoing evidencing and investigations.

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

### Retail Provision

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



6.54 The town centre has had ongoing investments in terms of property refurbishment .This has demonstrated notable success in regenerating areas of the town centre and in bringing properties back into effective use.

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

### **Housing Growth Provision**

6.56 Llanelli has a successful record in delivering on its housing growth with 10 of the housing allocations from the Revised LDP having already been completed up to April 2022. It is however also recognised that a number of larger allocations have not been developed in the Llanelli area, particularly around the eastern gateway. Whilst these sites contribute greatly towards the overall housing figure for Llanelli, a number of these sites have valid planning permissions.

6.57 Within the revised LDP, Llanelli will continue to provide the largest scale of development within the County. National, regional and local housebuilders have developments within the town and surrounding communities which provides a mix of house types.

### **Employment Provision**

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

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

6.60 The Swansea Bay City Deal has indicated the promotion of one of three new projects for Carmarthenshire – Pentre Awel – with outline planning permission having been granted.

## **Conclusion**

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

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

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

## Service Centre - Burry Port and Pembrey

### Character

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

### Retail Provision

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

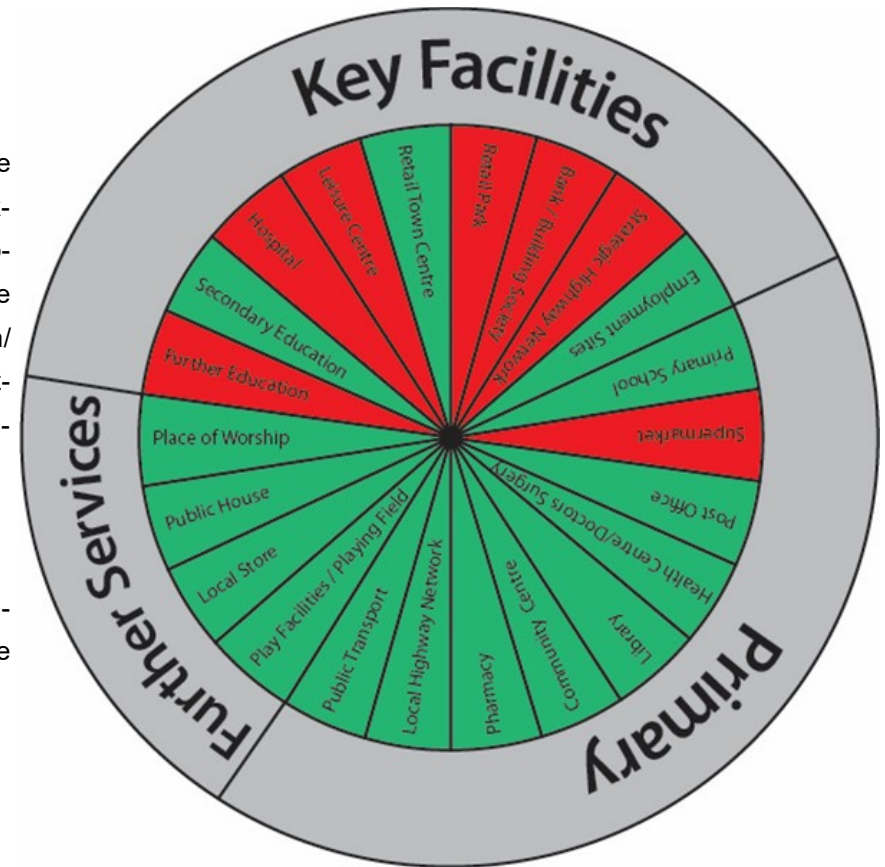
6.66 Within Pembrey, the village provides a local store, and a number of car dealerships.

### Housing Growth Provision

6.67 The settlements perform an important role in the area in both supporting and complementing Llanelli, with distribution reflective of the recognition that the focus of growth is within the neighbouring centre.

6.68 Within the revised LDP, many of the sites which were defined previously as windfall sites are being brought into the housing allocation and commitments element of the housing supply components. The Revised LDP provides five allocation between Burry Port and Pembrey. Of the three in Burry Port, one site has been completed (Glanmor Terrace, 32 dwellings), one site is almost complete (Gwdig Farm, 105 dwellings) and the remaining site in the harbourside (364 dwellings) has an outline permission. Burry Port is a popular location for housing associations and they will continue to support housing developments within the town.

6.69 Pembrey has two sites, with one complete (Garreglwyd—14 dwellings), and Persimmon have planning permission on a 100 dwellings site. (Awel y Mynydd)



## **Employment Provision**

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

## **Conclusion**

6.71 Given the above analysis, Burry Port and Pembrey are self-sufficient settlements with all the services and facilities appropriate for its scale. In this sense, it plays a vital service centre role within the settlement hierarchy, whilst it looks to Llanelli for larger scale opportunities.

## Service Centre - Hendy / Fforest

### Character

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

6.73 Whilst Hendy is not mentioned within Future Wales, it forms part of the National Growth area. The level of growth distributed to the village in the adopted LDP (Residential – 219 dwellings) is testimony to its location adjacent to the M4, its function at a County level, and its supporting role to Llanelli itself. It exhibits the character of a Service Centre in that it provides an important localised role but looks to nearby Llanelli, Pontarddulais and Swansea for higher level provisions.

### Retail Provision

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

### Housing Growth Provision

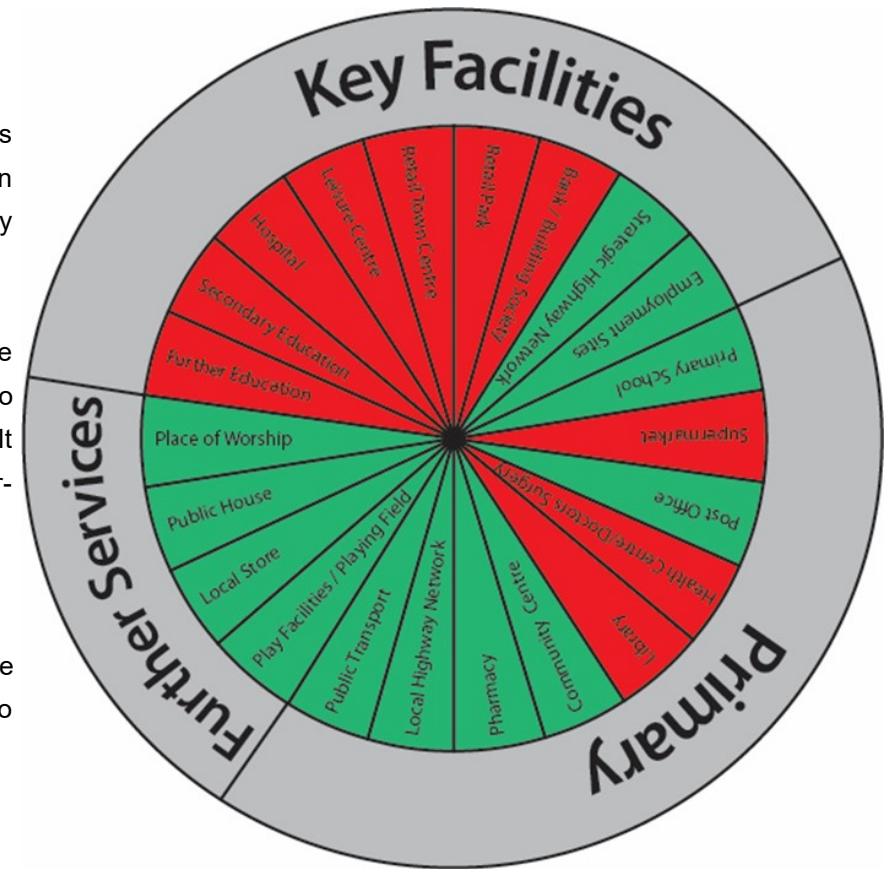
6.75 The settlement has performed reasonably well from a housing delivery point of view where the housing market is buoyant with national house builders present and interest identified on the majority of the allocated sites.

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

### Employment Provision

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

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





## **Conclusion**

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

6.80 Hendy and Fforest's housing growth within the Revised LDP is represented by four allocations with a combined indicative provision of 81 dwellings. A reduction in the housing numbers reflects its location to Pontarddulais and the implication of its growth.

## Service Centre - Llangennech

### Character

6.81 Llangennech's position with the settlement framework reflects a role and function that is largely supportive of Llanelli and derived from its location on the junction of the M4. It should be noted that the settlement is detached from, but well related to Llanelli. This provides an opportunity to accommodate a level of growth akin to a settlement which is located within the primarily urbanised south east of the County. Whilst Llangennech is not mentioned within Future Wales, it forms part of the National Growth area. It exhibits the character of a Service Centre in that it provides an important localised role but looks to nearby Llanelli and Swansea for higher level provisions.

### Retail Provision

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

### Housing Growth Provision

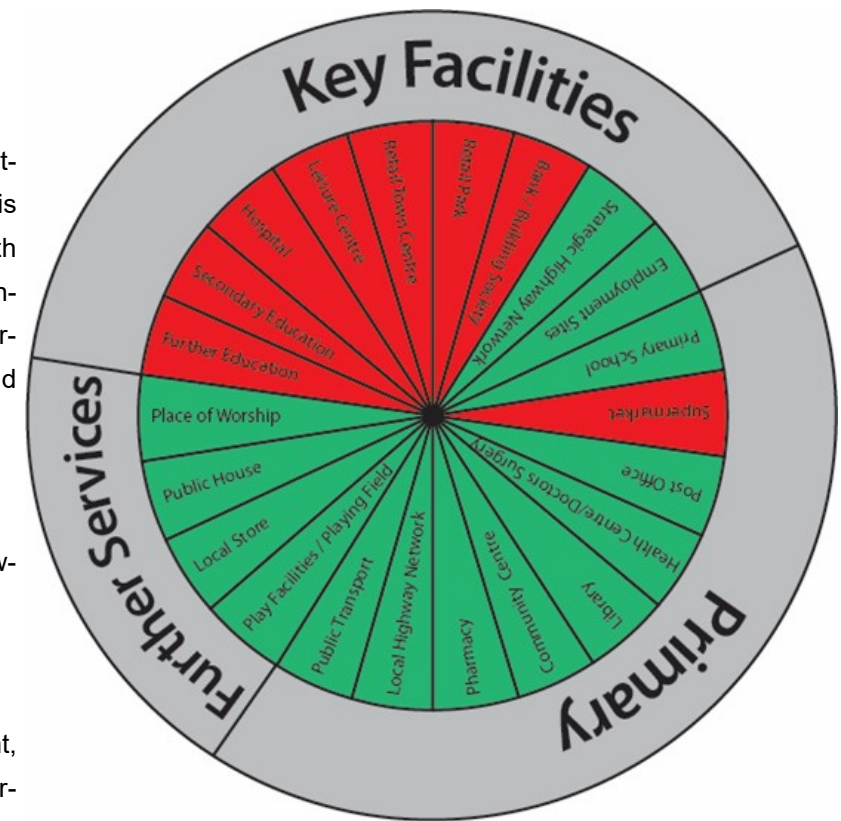
6.83 Housing development opportunities within Llangennech have been limited to small scale development, however the large allocations within Bryn (falls within the Llangennech Community Council ward) has performed reasonably well from a housing delivery point of view where the housing market is buoyant with a national house builder just completed a large scale site.

6.84 Within the revised LDP, many of Llangennech's housing allocations are taken forward.

### Employment Provision

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

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



## **Conclusion**

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

6.88 It is anticipated that Llangennech's development potential will be realised within the Revised LDP.

## Service Centre - Trimsaran / Carway

### Character

6.89 Whilst Trimsaran / Carway are not mentioned in Future Wales they are located within reasonable distance of Llanelli and its designation as a National Growth Area. It is located within the lower Gwendraeth Valley in relatively close proximity to Llanelli, Kidwelly and Burry Port, and is characterised by former industrial activities centred on mining. It represents an established centre with a strong population base supported by all the services and facilities expected of such a settlement. These include education provisions, a leisure centre, pharmacy and a local post office, amongst others.

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

6.91 In relation to Carway, it has changed considerably within the last 15 years with the regeneration of the Ffos Las open cast to a racecourse being prominent. This is a nationally recognised racecourse which has doubled up as an events and hospitality venue hosting internationally known musicians and groups. This sees a huge influx of people at various times throughout the year.

6.92 In order to support Ffos Las, Persimmon have developed a number of housing phases, whilst another national housebuilder has taken on land to develop their own phase. These developments have significantly increased the local population, and fundamentally changed the village from a sustainable community within the adopted LDP into a service centre as considered within the Revised LDP.

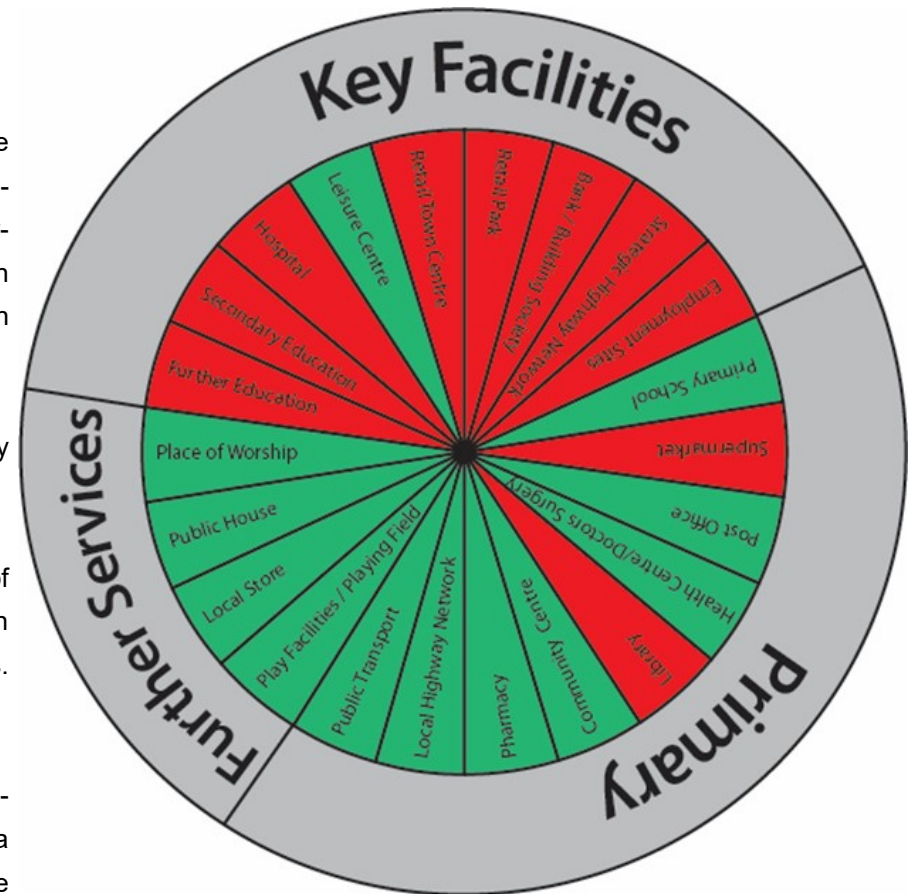
6.93 Given the linkages between Carway and Trimsaran, and the impacts of the housing market on each settlement, it has been considered prudent to combine these two villages as one Service Centre within the Revised LDP.

### Retail Provision

6.94 The settlements have a local store for convenience goods, with Kidwelly and Llanelli being within proximity for the residents' larger retail requirements. Carmarthen would also be a destination for retail provisions.

### Housing Growth Provision

6.95 Their position as a service centre within the revised LDP is centred on its scale, and its location in support of Llanelli and the wider local community.



6.96 There has been limited growth within Trimsaran, and this is reflected in the changes within the Revised LDP which has seen the majority of the adopted LDP's allocations being de-allocated. The Ffos Las Development in Carway, takes the majority of the settlements' allocation with 233 dwellings out of the 283 dwellings allocated in the adopted Plan.

6.97 There are also sufficient small scale development opportunities within Trimsaran and Carway that would be picked up by medium sized developers and local companies.

## **Employment Provision**

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

## **Conclusion**

6.99 The nature, the distribution, and the scale of development allocated to the settlements is consistent with other similarly scaled service centres within the Revised LDP. Whilst large scale provision is distributed to only areas within the villages, there are sufficient small scale opportunities throughout.

## Service Centre - Kidwelly

### Character

6.100 Kidwelly is identified as an important service centre role in the urbanised south east of Carmarthenshire, and at the southern gateway to the Gwendraeth Valley.

6.101 Kidwelly is equidistant from Llanelli and Carmarthen along the A484, and is a popular place for growth, with a strong population base. It is located on the sustainable transport corridor on the main Fishguard - London Railway line with a station located within a 5 minute walk of the town centre.

6.102 Kidwelly has local provision of community facilities, including primary school, healthcare, take-aways and public houses etc. Tourism plays an important role within the town, with the castle being prominent in the centre, and its walls creating a medieval character within the conservation areas. The town is also close to the Pembrey Country Park and its tourism opportunities, whilst Carmarthen Bay Caravan Park is located a few miles away.

### Retail Provision

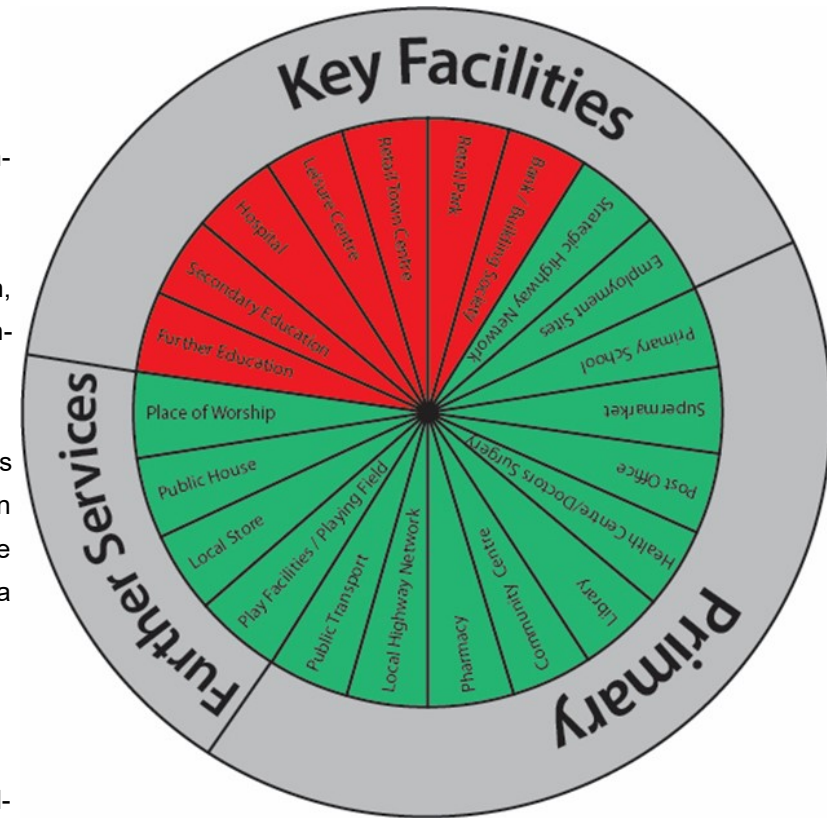
6.103 The settlement exhibits a local retail provision which includes a local food store and other local retailers.

### Housing Growth Provision

6.104 The adopted LDP recognises Kidwelly's importance as a service centre, and this is reflected in the number of housing allocations within the town. In the current adopted LDP, Kidwelly has 10 housing allocations, which vary in scale from 6 units up to 95 units, whilst there are opportunities for small scale development. The adopted LDP has an allocation figure of 301 units, however some of the sites have not come forward for development

6.105 Within the revised LDP, the housing allocation figure has reflected this, and has therefore been reduced with the removal of sites from the housing allocation list, and the introduction of newer and smaller sites which have the benefit of planning permissions. The housing allocation figure has been reduced to 115 units.

6.106 Notable factors in developing an understanding of the settlement's growth capacity include flood risk and the settlement's built historic heritage.



## **Employment Provision**

6.107 Whilst the settlement has no proposed employment allocations, the settlement offers varied employment opportunities included in tourism, the pet food industry, light industry and car dealerships.

## **Conclusion**

6.108 Kidwelly is a self-sufficient town with all the services and facilities appropriate for its scale. Given its location, equidistant between Llanelli and Carmarthen, the settlements could fall into either cluster. For the purposes of acknowledging the distribution of housing supply, and not to overcomplicate the detail within the housing supply figure, Kidwelly will fall within Cluster 2.

6.109 Consideration is given to its role in supporting other villages in proximity to it, including Mynyddygarreg, Llansaint, and Ferryside, amongst others.

## Cluster 3 – Amman and Upper Gwendraeth

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

6.111 The post-industrial Amman and upper Gwendraeth Valleys are seen as key linguistic heartlands and are key components in defining the sense of place and cultural identity. The smaller valley settlements play a localised service centre function rather than being a focus for new development.

6.112 The top three tiers of the Cluster are supported by a number of small rural settlements, all of which provide an important contribution for small scale development.

6.113 In terms of the data identified within the Local Housing Market Assessment, this cluster falls within the Ammanford and Amman Valley Affordable Housing Action Area, which identifies as the second largest cluster for housing need within Carmarthenshire (for both market and affordable housing). This need is predominantly within the more urban areas where the majority of the population reside.

6.114 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.

<b>Principal Centre</b>	Ammanford / Cross Hands (including Blaenau, Caerbryn, Castell y Rhingyll, Cefneithin, Cross Hands, Drefach, Gorslas, Llandybie, Penygroes, Saron, Tumble, Tycroes)		
<b>Service Centre</b>	Brynamman Glanamman / Garnant	Pontyberem / Bancffosfelen	
<b>Sustainable Villages</b>	Carmel Cwmgwili	Foelgastell Ystradowen	
<b>Rural Villages</b>	Capel Seion Cefnbrynbrain Derwydd Drefach (Llandyfan)	Heol Ddu Maesybont Milo Mynyddcerrig Pantyllyn	Pentregwenlais Rhosamman Stag and Pheasant Temple Bar



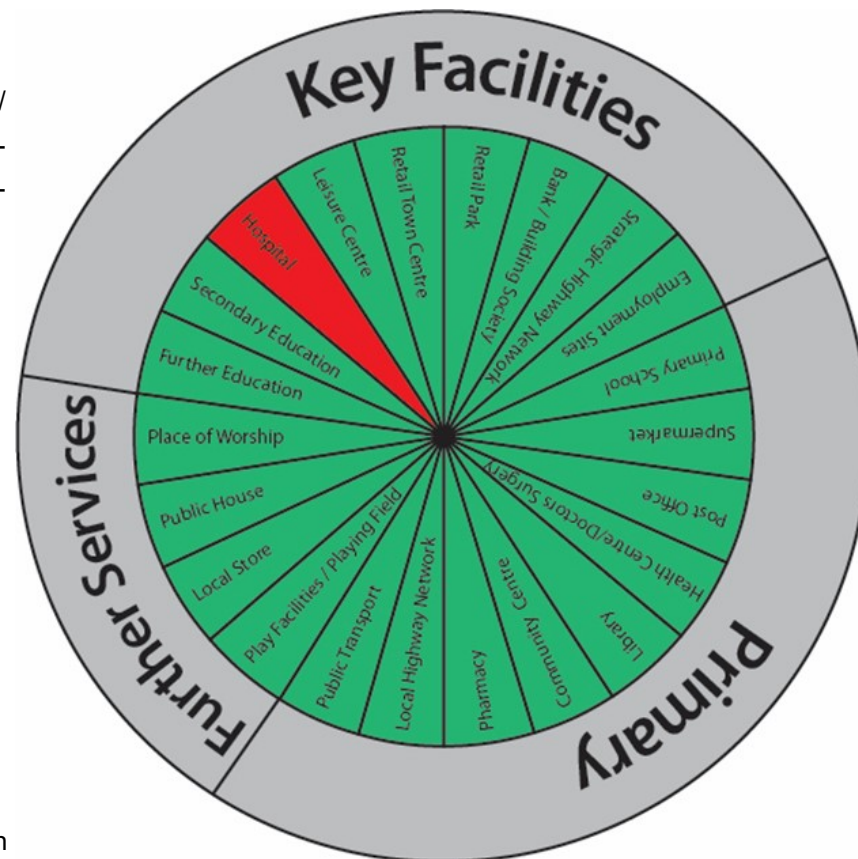
Cluster	Tiers	Total HOM1 Figure	Housing Allocation Figure	Commitment (Built Units and sites with planning permission)	Percentage of Housing Allocation and Commitment figure by Tier within the cluster
Cluster 3	Tier 1	1119	397	722	88.3%
	Tier 2	62	23	39	4.9%
	Tier 3	86	21	65	6.8%
	<b>Total</b>	<b>1267</b>	<b>441</b>	<b>826</b>	<b>100%</b>



## Principal Centre - Ammanford / Cross Hands

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

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



6.116 Each of these settlements make a contribution towards delivering the Principal Centre's growth and cumulatively they provide a major centre for both housing and employment for the County. The Principal Centre's position on the M4/A48 corridor and at the hub of the Amman and Gwendraeth Valleys reinforces its importance and the strategic role which it plays within the County and region. Ammanford and Llandybie are located on the Heart of Wales line, with connections to the wider rail network.

6.117 The prominent role of the Ammanford / Cross Hands area is recognised through The Council's Transformation Strategy and parts fall within the National growth area set by Future Wales

### Character

6.118 Traditionally a centre of heavy industry, the area offers scope for regeneration, both of the town centres, and also the surrounding communities. Cross Hands also has grown substantially as a centre for retail and employment in recent years.

6.119 Cross Hands has seen significant investment in its infrastructure in recent years, especially through the delivery of the Cross Hands Economic Link Road and facilitates the ongoing delivery of the Cross Hands East Employment Sites.

6.120 In addition, a significant development to the west of the A48 has seen a mix of new retail in addition to the delivery of approximately 200 dwellings.

## **Retail Provision**

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

6.122 Ammanford provides a strong mix of comparison and convenience retail offer through its traditional town centre and a number of supermarkets. As well as being a retail centre, Ammanford also plays a role as a commercial centre with a mix of high street businesses and services located there. It also has a theatre, a large leisure centre and a number of bars, restaurants and cafés.

6.123 Cross Hands also provides a strong mix of both comparison and convenience retail offer. Cross Hands Retail Park, and the more recently developed Cross Hands West Park, provide larger retail warehouses, whilst Cross Hands square and the nearby units located predominantly along Llandeilo Road offer a healthy mix of smaller units. Cross Hands also has facilities centred on the A48 roundabout, such as fast-food restaurants, a petrol station and motel, which offer services directly linked to their strategic location on the main highway route across the County. A number of the other settlements which form part of the Ammanford / Cross Hands Principal Centre also have small-scale convenience retail provision as well as other facilities such as public houses.

## **Housing Growth Provision**

6.124 The development of housing across the area has been mixed with Cross Hands typically proving more attractive in market terms than Ammanford. This may be reflective of its spatial benefits and proximity and accessibility to the M4 / A48 but equally may be reflective of the nature and scale of sites on offer. The varied nature of this Principal Centre lends its self to a diverse mix of sites reflecting the scale of a particular settlement and its propensity to deliver.

6.125 Within the Revised LDP, Tier 1 within this cluster is seeking to develop a significantly lower number of dwellings than what was identified in the adopted LDP with 1,119 dwellings being taken forward on a mixture of sites. Of these 1,119 dwellings, 722 of those have planning permission reflecting the popularity of these areas.

## **Employment Provision**

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

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

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

6.129 In consideration of the above, the Revised LDP seeks to allocate 28.118ha of employment land.

## **Conclusion**

6.130 As noted above, Cross Hands is an area which is drawing significant interest and inward investment. It also plays a significant role in providing employment opportunities for the County as a whole and also provide the opportunities for significant growth within the Revised LDP. Its location provides it with excellent access to the highway network across the County and beyond.

6.131 Ammanford has an ongoing role as the main centre or hub for the Amman and Gwendraeth Valley communities, and this is reflected in the Revised LDP.

## Service Centre - Brynamman

### Character

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

### Retail Provision

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

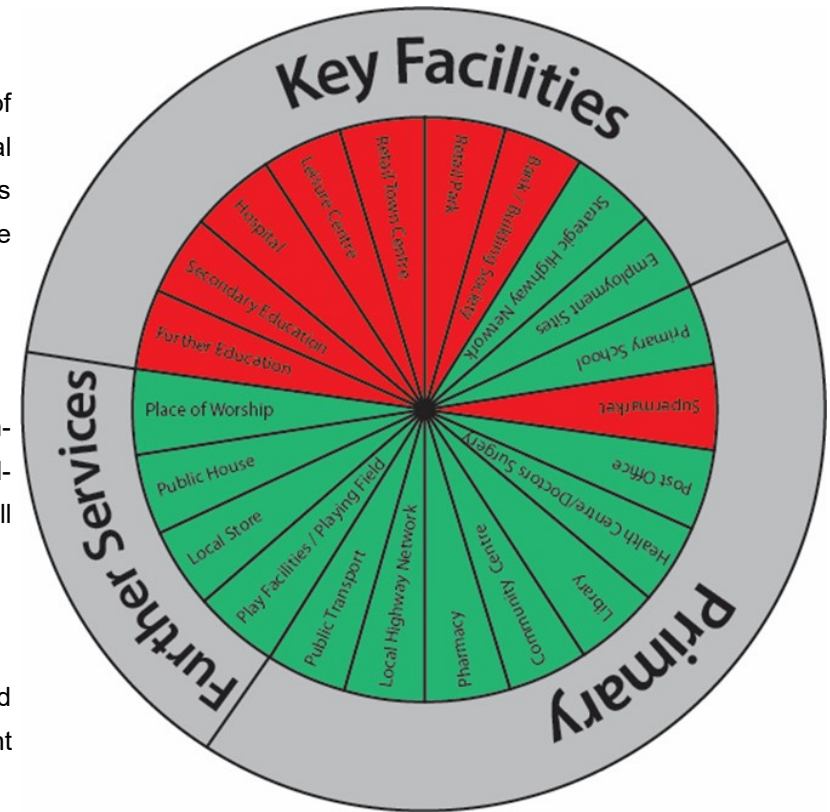
### Housing Growth Provision

6.134 In recent years only small scale housing development has taken place within the settlement and none of the LDP allocations have come forward. All but 2 of the 107 dwellings allocated in the current adopted LDP remain to be developed.

6.135 As the level of growth within the settlement has been limited to smaller scale development, the Revised LDP reflects this by de-allocating a number of the allocations. This has seen the housing allocation figure reduce to 8 dwellings, with development limits being extended to allow appropriate small scale housing.

### Employment Provision

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



## **Conclusion**

6.137 Brynamman provides an opportunity for growth which is reflective of its position and the relative service role within the valley communities. The settlement also provides a role in supporting Ammanford's status as a growth area and has a strong cross border role.

6.138 The settlement lies within a traditional Welsh speaking area and contributes towards the wider linguistic considerations of the Amman Valley.

6.139 Whilst the settlement exhibits all the potential functions necessary to support potential growth, it does not have a track record of delivering at a notable level, and this is reflected within the allocated numbers within the Revised LDP.

## Service Centre - Glanamman / Garnant

### Character

6.140 Located in the Amman Valley, Glanamman/Garnant performs an important role within the context of its location and scale, and typifies many similar post-industrial valley settlements. The settlements support and compliment Ammanford whilst also connecting across the border to a number of similar characterised valley communities - as well as a range of community facilities including health care and a primary school.

6.141 The settlement contributes to a wider Amman Valley linguistic considerations within a traditional Welsh speaking area.

### Retail Provision

6.142 The settlements offer local retail service provision in the form of local shops such as; general store, pharmacist, post office etc (spread across the area with no identifiable core)

### Housing Growth Provision

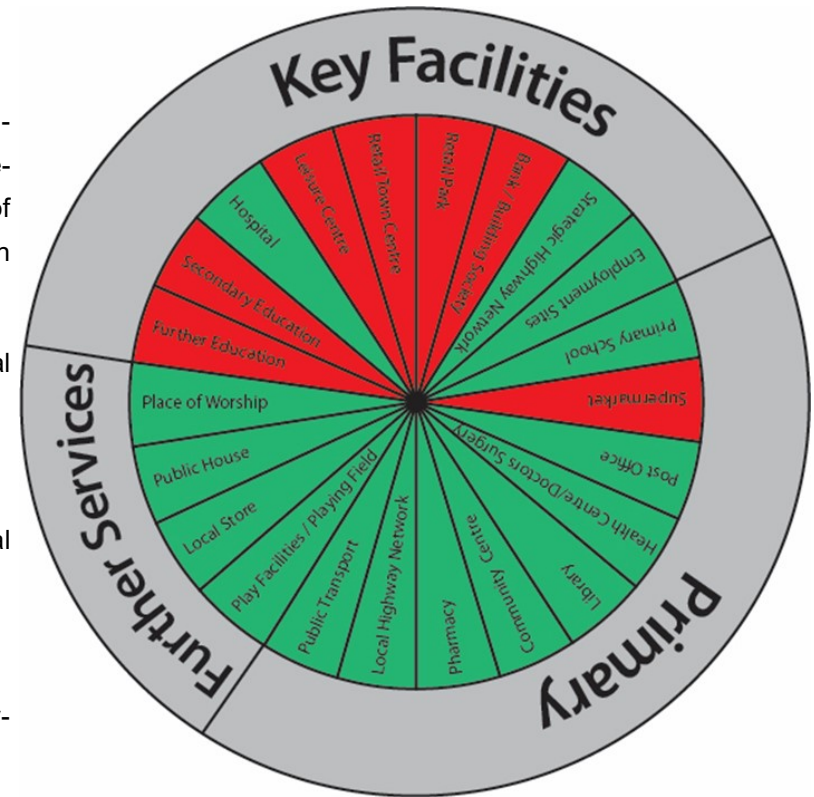
6.143 With a number of notable exceptions, the recent years have seen limited levels of housing delivery with a large number of the allocated number of the LDP provision not coming forward.

6.144 As the level of growth within the settlements have been limited to smaller scale development, the Revised LDP reflects this by de-allocating a number of the allocations. This has seen the housing allocation figure reduce to 20 dwellings, with development limits being extended to allow appropriate small scale housing.

6.145 Predominantly, development is undertaken by local house builders.

### Employment Provision

6.146 The settlement exhibits 6 notable existing employment/industrial sites, amounting to over 9 hectares in overall size, which continue to perform an important function in terms of employment provision.



## **Conclusion**

6.147 The settlement provides a role in supporting Ammanford's status as a growth area and has a strong cross border role.

6.148 As noted above the level of growth within the settlements have been limited with typically those of a smaller scale most likely to come forward as opposed to the larger allocated sites.

## Service Centre - Pontyberem / Bancffosfelen

### Character

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

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

### Retail Provision

6.151 The settlement whilst well served through a local food store and small retail provision is also able to look to those nearby settlements for certain provisions.

### Housing Growth Provision

6.152 Whilst the distribution of growth within the current adopted LDP is reflective of its role and function as a local service centre, the settlement has seen the limited delivery of housing.

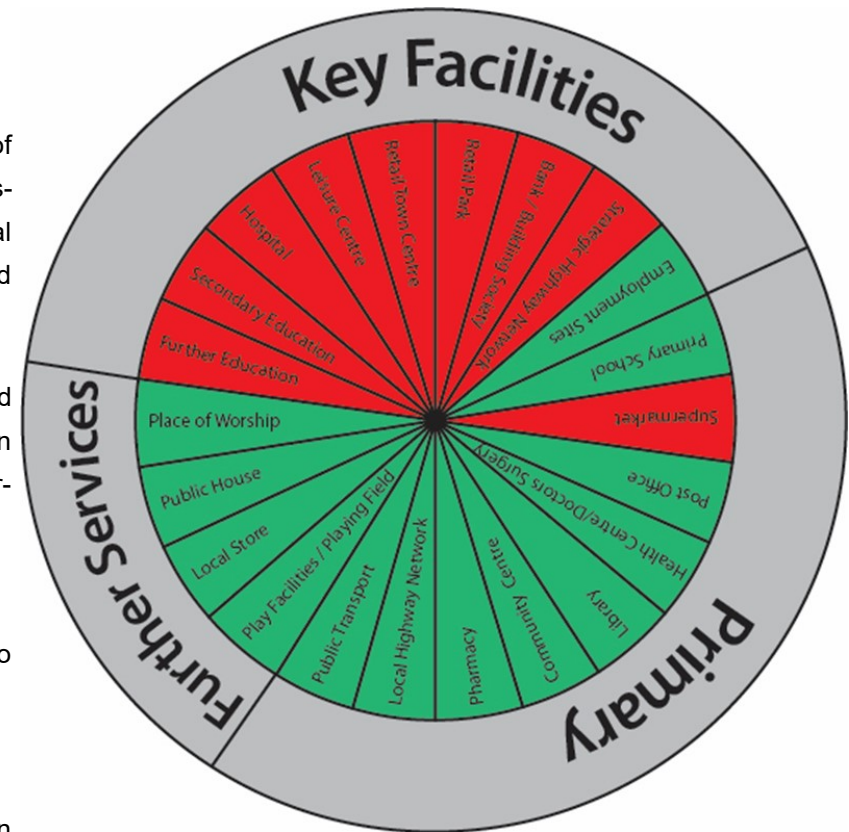
6.153 As the level of growth within the settlement has been limited to smaller scale development, the Revised LDP reflects this by de-allocating a number of the allocations. This has seen the housing allocation figure reduce from 140 in the adopted LDP to 34 dwellings, with development limits being extended to allow appropriate small scale housing.

### Employment Growth Provision

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

### Conclusion

6.155 Pontyberem plays a vital role for small outlying settlements, and whilst it has all the services and facilities required for a village of its scale and population base, the level of growth within the settlements have been limited to largely small scale opportunities, with the larger allocated sites not coming forward for development.





## Cluster 4 - Teifi

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

6.157 Newcastle Emlyn performs the key service centre role for the area (particularly in terms of education, employment and localised retail) as opposed to being a focus for new development. The close relationship of the area to those communities in Ceredigion is noted, as is the role of settlements such as Llandysul, Lampeter and Cardigan play to the communities in this area.

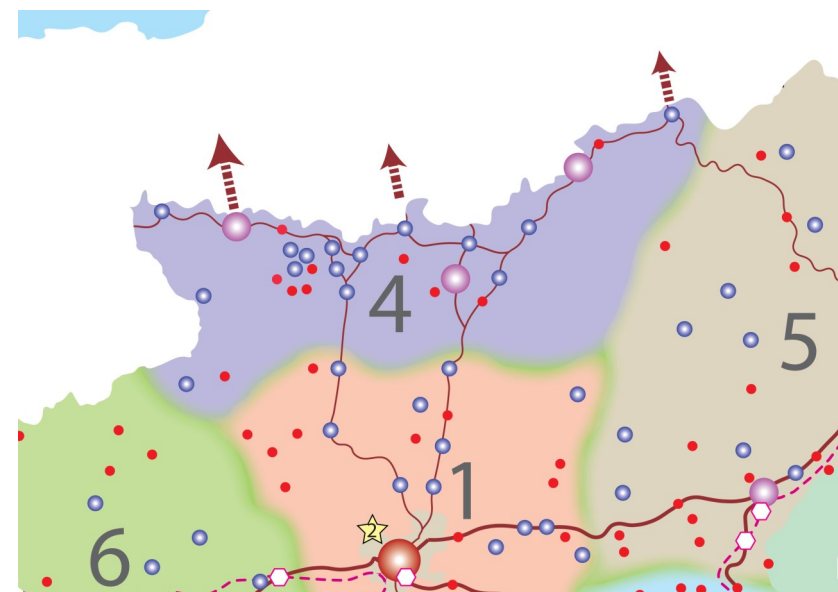
6.158 Many of the settlements within this cluster look to Carmarthen as the principal centre for retail, administrative, health, and job opportunities outside of agriculture.

6.159 The Cluster falls within a riverine special area of conservation. At present the Afon Teifi is failing the NRW's phosphate targets. Developments in proximity to the Afon Teifi may have limited capacity to connect to the public sewerage system and alternative solutions must be found that will meet the targets, either by being phosphate neutral or bettering phosphate levels.

6.160 In terms of the data identified within the Local Housing Market Assessment, this cluster falls within the Carmarthenshire and Rural Towns Affordable Housing Action Area. Whilst the largest geographically, it has the lowest market and affordable housing need within the county. This reflects the areas with the least population within Carmarthenshire.

6.161 The Rural Housing Needs study, provides information on the affordable housing need within the rural areas, which supports the requirement for 2 and 3 bed starter homes. It is noted that out migration in the younger age cohorts is more prevalent than those coming into the area.

<b>Principal Centre</b>	N/A		
<b>Service Centre</b>	Llanybydder Newcastle Emlyn Pencader		
<b>Sustainable Villages</b>	Capel Iwan Cenarth Cwmann Drefach / Felindre	Llanfihangel ar arth Llangeler Llanllwni New Inn	Pentrecwrt Pontyweli Saron / Rhos Trelech Waungilwen
<b>Rural Villages</b>	Bancyffordd Bryn Iwan Cwmhiraeth Cwmpengraig	Dolgran Drefelin Gwyddgrug	Penboyr Pencarreg Pentrecagal



Cluster	Tiers	Total HOM1 Figure	Housing Allocation Figure	Commitment (Built Units and sites with planning permission)	Percentage of Housing Allocation and Commitment figure by Tier within the cluster
Cluster 4	Tier 2	114	91	23	52.3
	Tier 3	104	81	23	47.7
	Total	218	172	46	100%

## Service Centre - Newcastle Emlyn

### Character

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

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

### Retail Provision

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

### Housing Growth Provision

6.165 The settlement has over recent years witnessed a relatively slow delivery rate in terms of new housing provision. This is demonstrated by the fact that 73 of 89 dwellings have not been delivered from the allocated sites within the existing adopted LDP.

6.166 For the revised LDP, the housing allocation figure has been reduced to 51 dwellings.

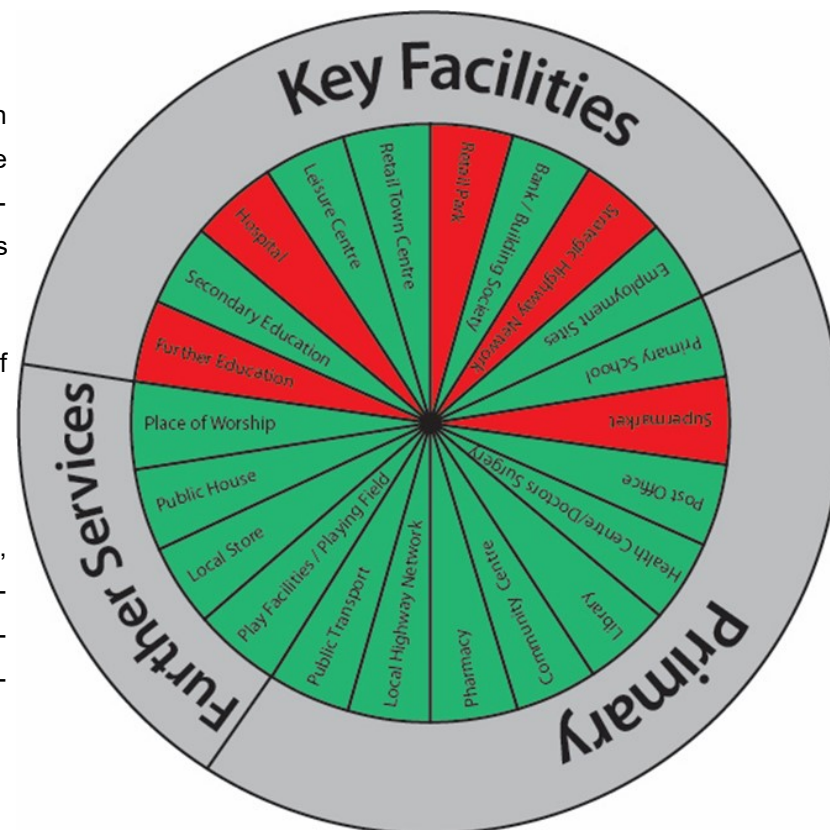
### Employment Provision

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

### Conclusion

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

6.169 The level of residential growth within the settlement has been limited to small scale opportunities, with the larger allocated sites not coming forward for various reasons.



## Service Centre - Llanybydder

### Character

6.170 Located in the Teifi Valley, Llanybydder is a rural market town at a cross border location with Ceredigion.

6.171 Llanybydder plays a key role for the surrounding settlements of Pencarreg and Llanllwni (located within SC22), and Highmead and Alltyblacca in Ceredigion. The Ceredigion LDP identifies Llanybydder as a Rural Service Centre. The Revised LDP considers cross border implications and notes its relationship with Lampeter, since many of Lampeter's services support Llanybydder's residents.

### Retail Provision

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

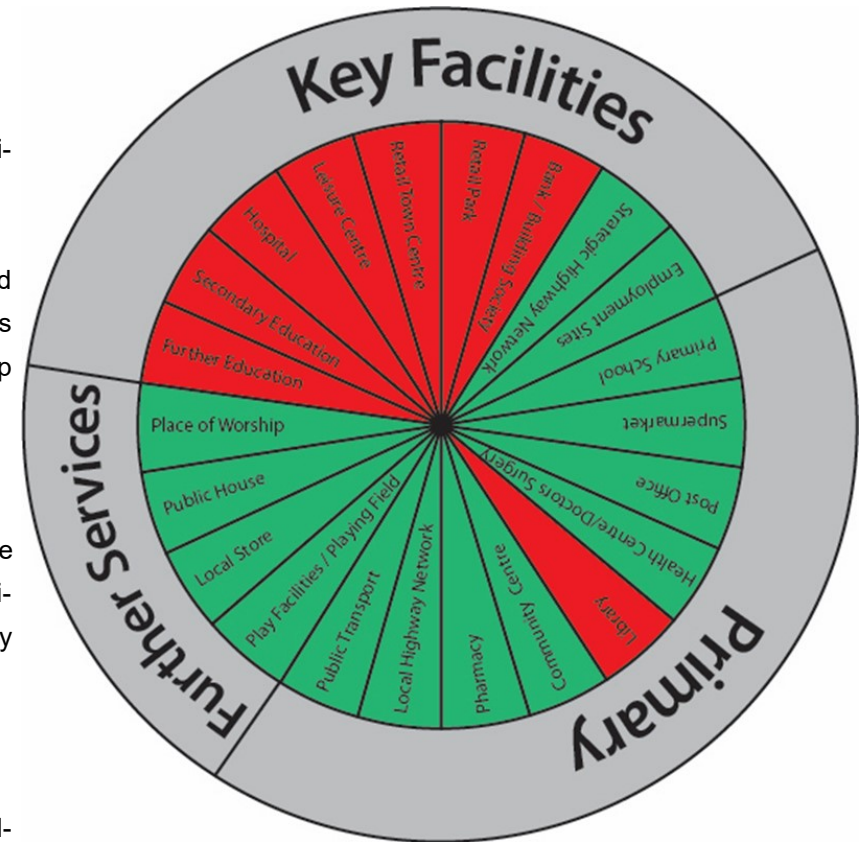
### Housing Growth Provision

6.173 In distribution terms, its role and position within the hierarchy (whilst supported by the services available and its role in terms of its surrounding communities) is balanced against the scale or size of the settlement which reflects its rural character and location. Llanybydder has seen its level of growth limited to small scale opportunities with most sites not coming forward.

6.174 Within the LDP, Llanybydder total housing provision stood at 98 dwellings. This has been reduced within the Revised LDP, with 19 dwellings allocated,

### Employment Provision

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



## **Conclusion**

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

6.177 The level of residential growth within the settlement has been limited to small scale opportunities, with the larger allocated sites not coming forward for various reasons. The Revised LDP seeks to acknowledge the lack of development, and provide sites which are deliverable .

## Service Centres - Pencader

### Character

6.178 Pencader has previously been allocated as a Sustainable Community within the adopted LDP, however it has been identified as a Service Centre within the Revised LDP. It forms one of the larger villages within this part of Carmarthenshire and supports, and links to many of the surrounding rural villages.

6.179 The village has a number of local stores and a primary school. It is located on the B4459, close to its junction on the A485, and therefore it is located on a strategic highway to link the northern parts of Carmarthenshire with Carmarthen itself.

### Housing Growth Provision

6.180 In distribution terms, its role and position within the hierarchy is balanced against the scale or size of the settlement which reflects its rural character and location. Pencader's housing growth has been relatively slow in recent years. The village has three allocated sites, one of which is completed.

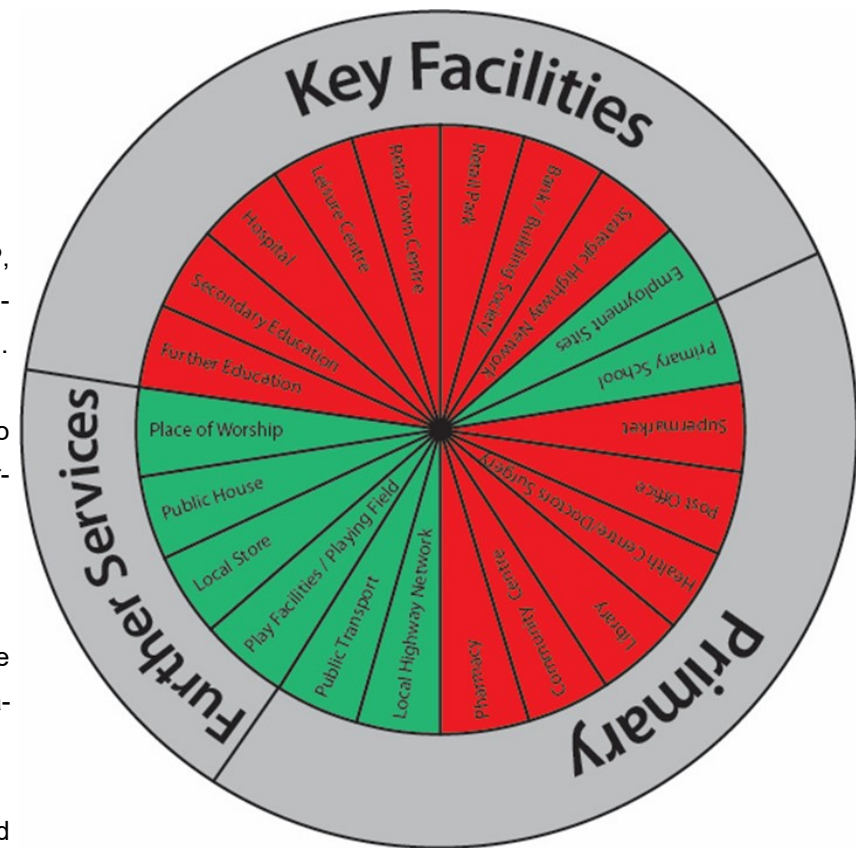
6.181 For the revised LDP, proposed growth is comparable to that allocated previously, however regard has been given to the allocation of new sites, with the presumption of promoting the delivery of new housing

### Employment Provision

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

### Conclusion

6.183 Pencader operates as a hub for the surrounding areas, and this is reflected in the proposed growth for the settlement.



## Cluster 5 – Upper Tywi Valley

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

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

6.186 The area's attractive setting is shaped and influenced by the river valley, as reflected within the designation of the Tywi Valley Special Landscape Area.

6.187 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.

6.188 The Cluster falls within a riverine special area of conservation. Although the river Tywi is passing its targets there is limited headroom. Developments in proximity to the Afon Tywi may have limited capacity to connect to the public sewerage system and alternative solutions must be found that will meet the targets, either by being phosphate neutral or bettering phosphate levels.

6.189 In terms of the data identified within the Local Housing Market Assessment, the majority of this cluster falls within the Carmarthenshire and Rural Towns Affordable Housing Action Area. The action area is the largest geographically, but it has the lowest market and affordable housing need within the county. This reflects the areas with the least population within Carmarthenshire.

6.190 The Rural Housing Needs study, provides information on the affordable housing need within the rural areas, which supports the requirement for 2 and 3 bed starter homes. It is noted that out-migration in the younger age cohorts is more prevalent than those coming into the area.

<b>Principle Centre</b>	N/A		
<b>Service Centre</b>	Llandeilo Llandovery	Llangadog	
<b>Sustainable Villages</b>	Abergorlech Caio Cwmdu Cwmifor	Cwrt Henri Ffarmers Llanfynydd Llansawel	Llanwrda Salem Talley
<b>Rural Villages</b>	Ashfield Row Bethlehem Broad Oak Capel Isaac Cilycwm Crugybar Cwm-du Cynghordy	Dryslwyn Ffaldybrenin Felindre (Dryslwyn) Felindre (Llangadog) Golden Grove Llangathen Llansadwrn Manordeilo	Penybanc Porthyrhyd Pumsaint Rhandirmwyn Rhydymerau Siloh Trapp Waunystad Meurig



Cluster	Tiers	Total HOM1 Figure	Housing Allocation Figure	Commitment (Built Units and sites with planning permission)	Percentage of Housing Allocation and Commitment figure by Tier within the cluster
Cluster 5	Tier 2	141	59	82	87
	Tier 3	21	8	13	13
	Total	162	67	95	100%

## Service Centre - Llandoverly

### Character

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

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

### Retail Provision

6.193 The settlement has historically performed an important retail role serving a wider community. Focused around an historic town centre this market town incorporates predominately independent and local retailers with limited national chain representation.

### Housing Growth Provision

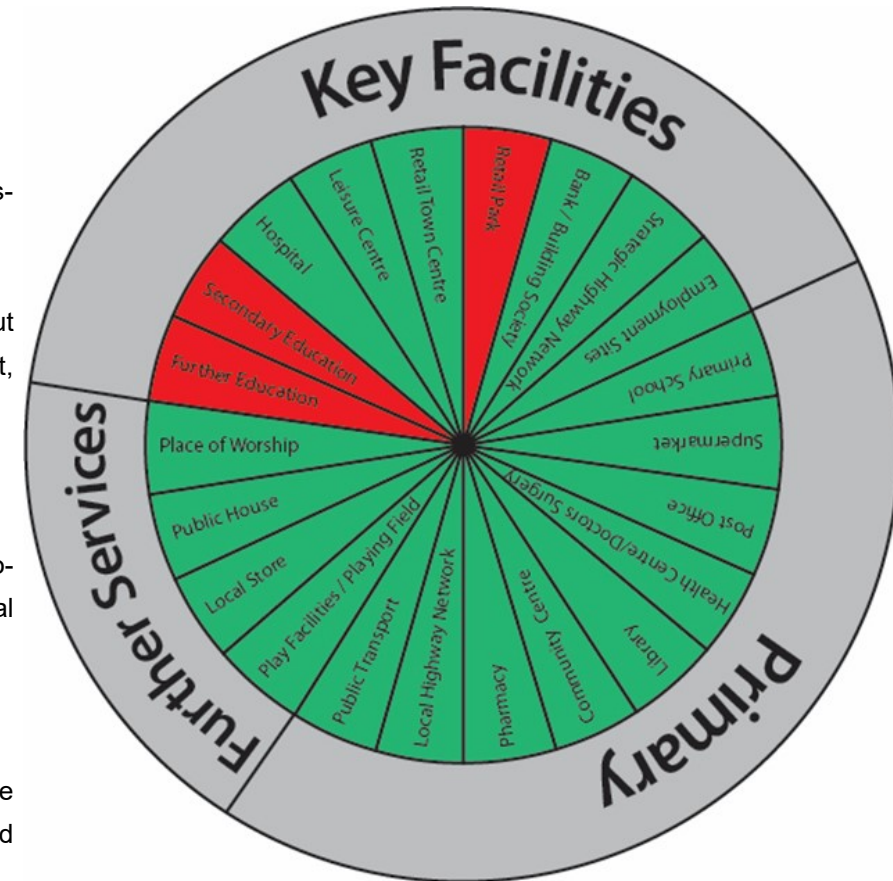
6.194 In recent years only small scale housing development has taken place within the settlement. The site at Dan y Crug which has not been developed in previous years is attracting interest with a submitted application for 61 dwellings.

### Employment Provision

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

### Conclusion

6.196 As referred to in the justification for a cluster based approach within the Revised LDP, Llandoverly is a prime example of a service centre which provides for its surrounding communities, however it has been a challenging environment and it is typified by the non-delivery of any of the housing allocations within the adopted LDP.



## Service Centre - Llandeilo (including Ffairfach and Rhosmaen)

### Character

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

6.198 Its position is also reflected within education provision with the recently development Ysgol Bro Dinefwr providing the secondary education provision for this area, with pupils from the old Ysgol Panyce-lyn now travelling to Llandeilo for this service.

6.199 The majority of Ffairfach to the south of Llandeilo is located within the flood risk zones as delineated within TAN15, and therefore much of the area cannot be developed.

### Retail Provision

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

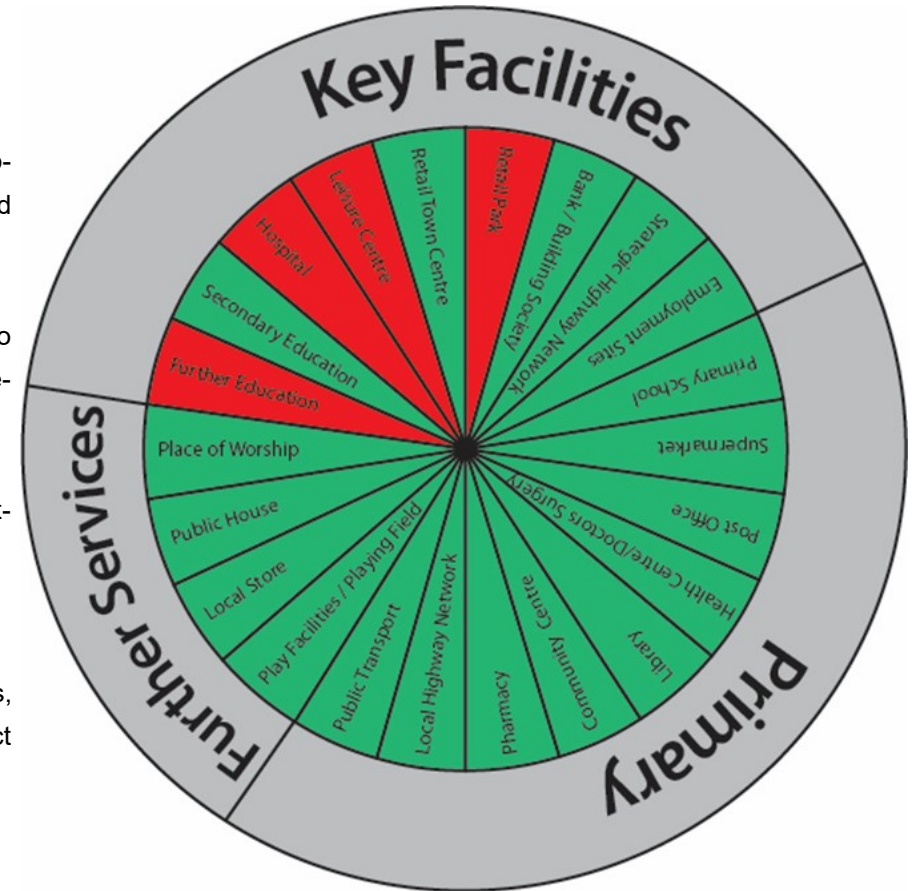
### Housing Growth Provision

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

6.202 The Revised LDP seeks to reflect the issue of non-delivery by de-allocating a number of the allocations. This has seen the housing allocation figure reduce from 263 in the adopted LDP to 27 dwellings, with development limits being extended to allow appropriate small scale housing.

### Employment Provision

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





## **Conclusion**

6.204 As referred to in the justification for a cluster based approach within the Revised LDP, Llandeilo is a prime example of a service centre which provides for its surrounding communities, however it has been a challenging environment and it is typified by the non-delivery of the housing allocations within the adopted LDP.

## Service Centre - Llangadog

### Character

6.205 Llangadog is a relatively compact rural former market town. In close proximity to the A40 between Llandeilo and Llandovery, with access through its railway station on the Heart of Wales Railway line.

### Retail Provision

6.206 The settlement offers a local retail service. It also includes a range of services and community facilities, including a primary school, healthcare and a community hall.

### Housing Growth Provision

6.207 In distribution terms, its role and position within the settlement framework for the Preferred Strategy (whilst supported by the services available and its role in terms of its surrounding communities) is balanced against the scale or size of the settlement which reflects its rural character and location. The current adopted LDP acknowledges this through the allocation of 37 units over two housing sites allocations with one site completed and 21 units completed on half an allocated site.

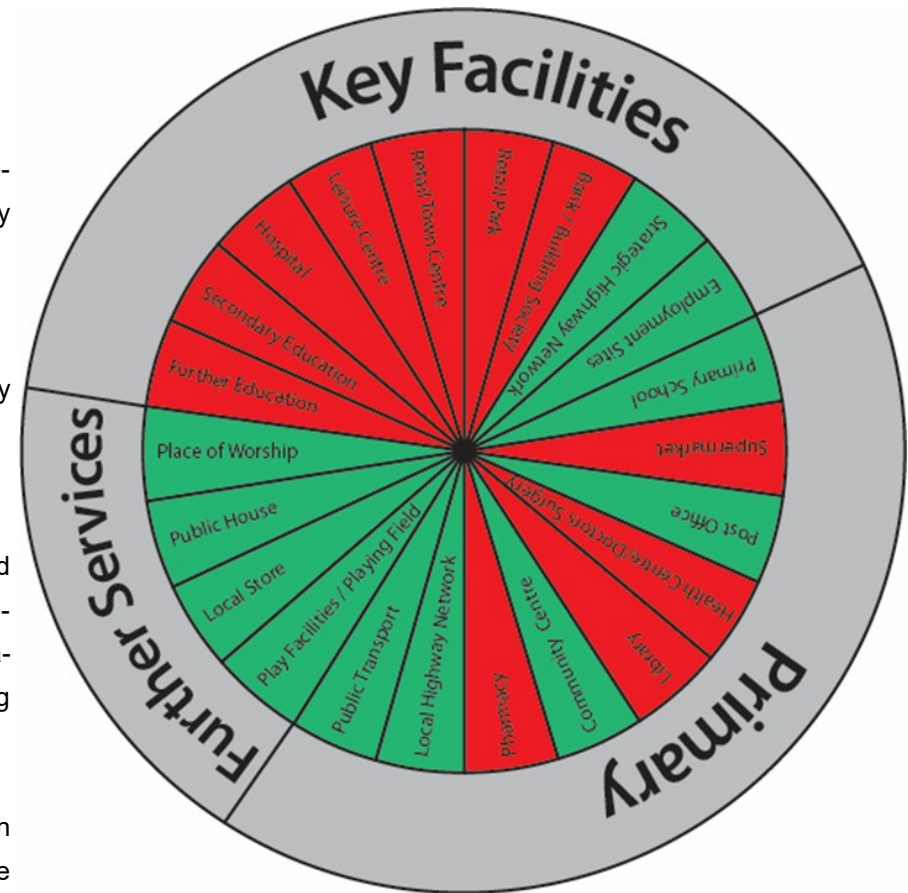
6.208 The revised LDP seeks to rationalise the remaining part of that housing allocation figure with part of the existing housing allocation going forward, with the remainder being utilised as part of the school car park.

### Employment Provision

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

### Conclusion

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



## Cluster 6 – Western Carmarthenshire

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

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

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

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

6.215 Future consideration will need to be given to the potential of a new hospital within cluster with one of three sites to be chosen as the preferred option.

<b>Principal Centre</b>	N/A		
<b>Service Centre</b>	St Clears / Pwll Trap	Whitland Laugharne	
<b>Sustainable Villages</b>	Bancyfelin Efailwen Glandy Cross Llanboidy	Llanddowror Langynin Langynog	Llanmiloe Meidrim Pendine
<b>Rural Villages</b>	Blaenwaun Broadway Cross Inn Cwmbach	Cwmfelin Bo-eth Cwmfelin Mynach Llanfallteg	Llanglydwen Llansadurnen Red Roses

Cluster	Tiers	Total HOM1 Figure	Housing Allocation Figure	Commitment (Built Units and sites with planning permission)	Percentage of Housing Allocation and Commitment figure by Tier within the cluster
Cluster 6	Tier 2	521	241	280	80.5
	Tier 3	126	71	55	19.5
	Total	647	312	335	100%



## Service Centre - St. Clears / Pwll Trap

### Character

6.216 St. Clears is sustainably located in the western part of the county on the main transport corridor between Pembrokeshire, Carmarthenshire and beyond. It performs an important role in service and delivery terms, and supports a number of outlying settlements. It has an extensive range of facilities and services which is commensurate with a settlement of its position. The town has one of the three sites which are subject to site selection for a new hospital.

### Retail Provision

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

### Housing Growth Provision

6.218 The distribution of growth is proportionate to this role, locational context and its propensity to deliver,. A number of the larger sites have been granted planning permission or being built. A Housing Association are currently on site on the Former Butter Factory (45 dwellings).

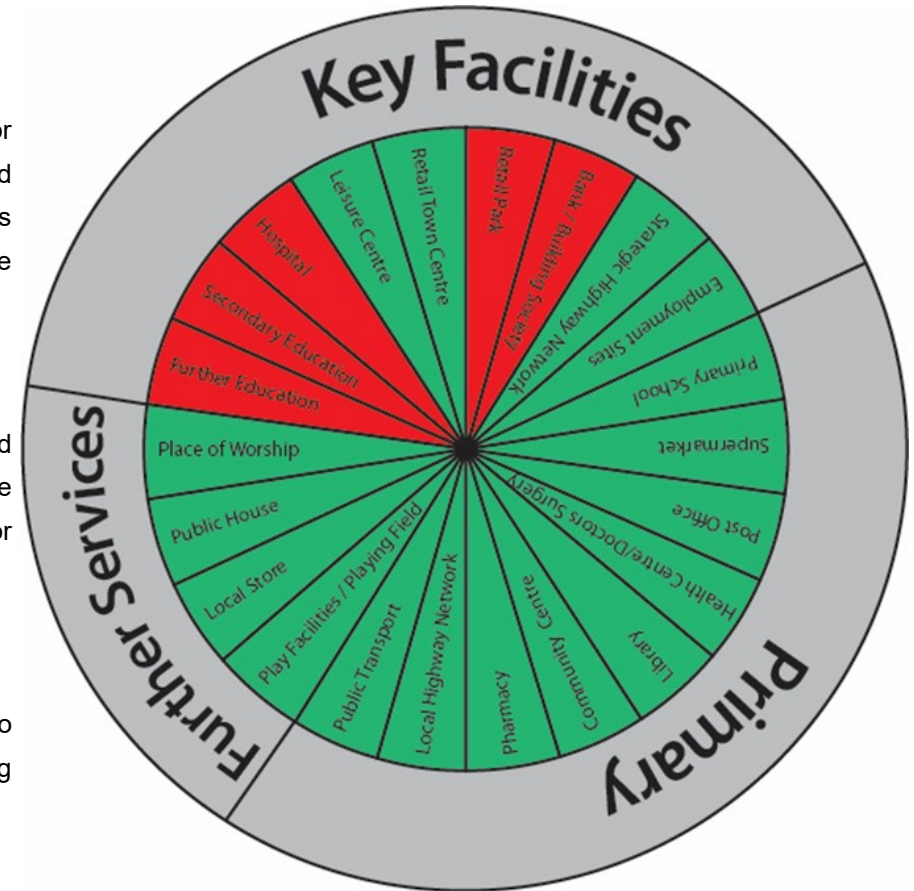
### Employment Provision

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

### Conclusion

6.220 Given the above analysis, St Clears is a self-sufficient town with all the services and facilities appropriate for its scale. Given its strategic location, it is an important town for the development of new housing and employment, and a mixture in the scale of development is an important consideration.

6.221 St Clears also plays an important role in supporting other villages in proximity to it.



## Service Centre - Whitland

### Character

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

6.223 The main centre of Whitland is located within the flood risk zone, and therefore consideration will be given to any proposed development.

6.224 The town has two of the three sites which are subject to site selection for a new hospital.

### Retail Provision

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

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

### Housing Growth Provision

6.227 The distribution of growth within the current adopted LDP is considered proportionate to its role and function. A large site at Spring Gardens is currently being developed, whilst part of the Whitland Creamery site has permission for 28 dwellings.

6.228 The number of dwellings within the Whitland area has been reduced from 205 dwellings in the current LDP to 128 in the Revised LDP.

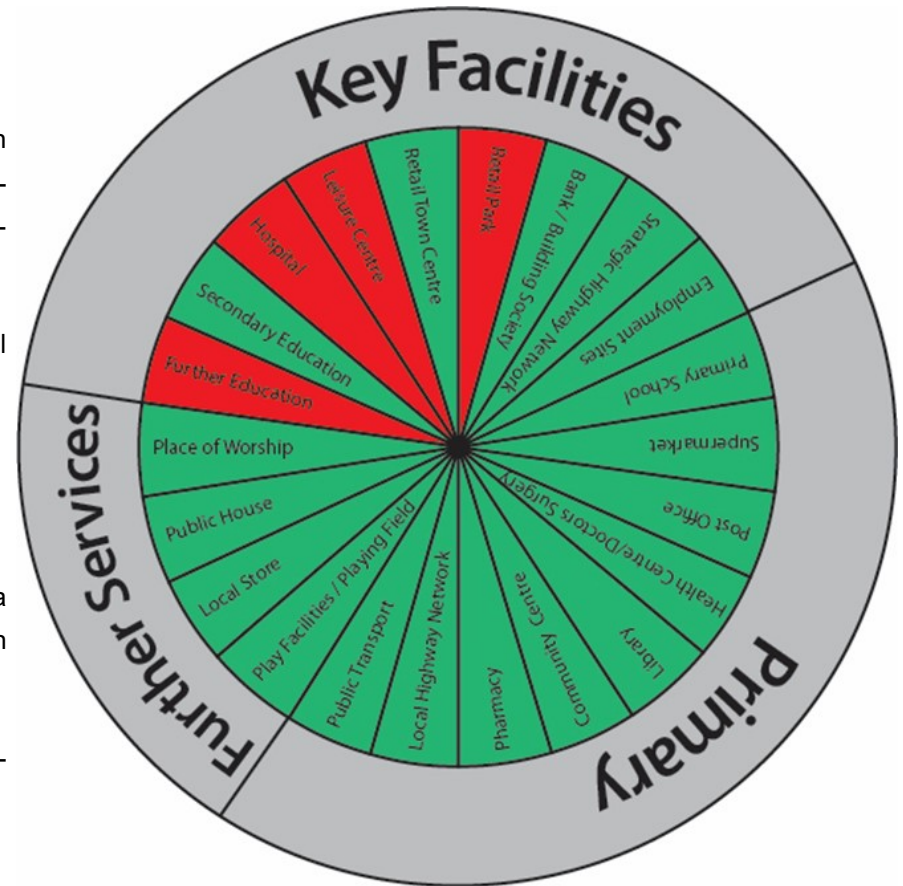
### Employment Growth Provision

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

6.230 A number of businesses occupy the units at Whitland Creamery, whilst there are established business at West Street and Whitland Industrial Park.

### Conclusion

6.231 Given the above analysis, Whitland is a self-sufficient town with all the services and facilities appropriate for its scale. Given its strategic cross border location, it is an important town for the development of new housing and employment.



## Service Centre - Laugharne

### Character

6.232 Laugharne is recognised as a local service centre in the current LDP which contributes as a significant centre for tourism with a significant development of the Dylan Coastal Resort. The settlement provides for local retail and other needs together with community facilities including a primary school, healthcare provision, public houses, and hotels and guest houses.

### Retail Provision

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

### Housing Growth Provision

6.234 The settlement has witnessed a slow rate of housing growth during the current adopted LDP period, however recent development has taken place. Of the two current LDP allocations, the site at Pludds Meadow is being developed, and the site adjacent to Laugharne School has recently had planning permission and been bought by a local developer.

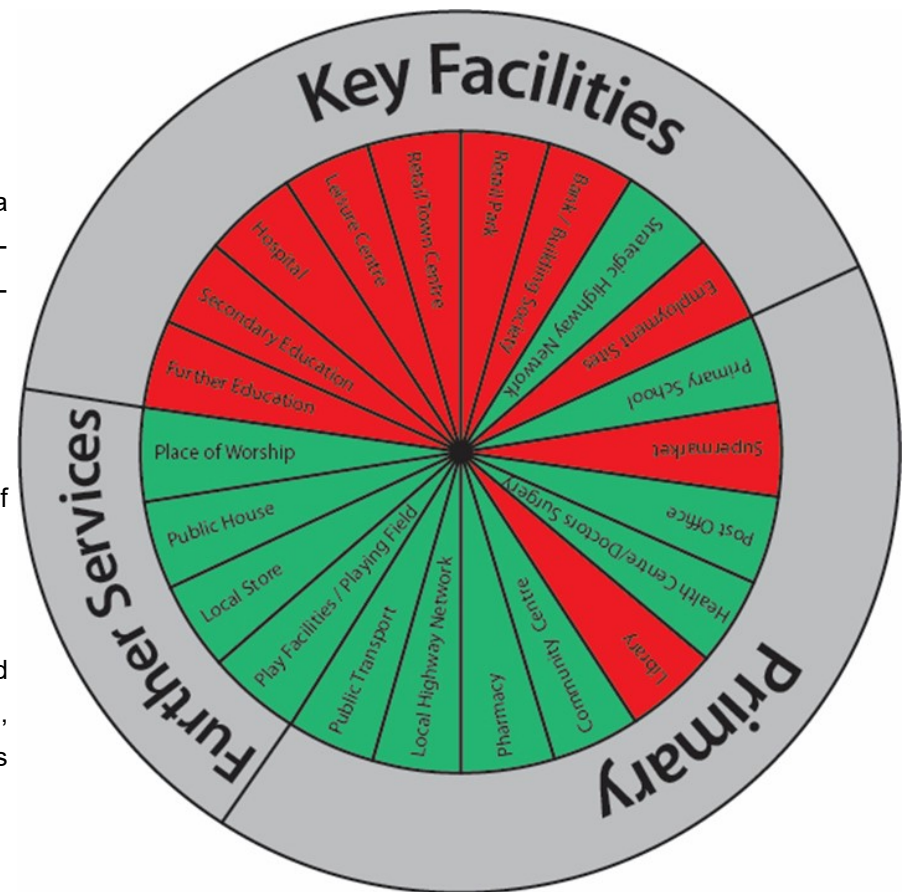
### Employment Provision

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

### Conclusion

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

6.237 In terms of housing provision within the town, the scale of development is considered with a mixture of housing developments being proposed. The nature, and the scale of future growth of Laugharne has been reviewed with the supporting role of surrounding communities also being considered a consideration in future distribution.



## Tier 3 - Sustainable Villages

6.238 Sustainable Villages are by their very nature varied in type and function, and are often reflective of the County's diversity. The 2nd Deposit LDP recognises the role of such smaller settlements and their contribution to the creation of sustainable communities.

6.239 The contribution of these settlements is reflected within the Annual Monitoring Reports, with the analysis indicating several sites being granted planning permission.

6.240 Many of the settlements identified as Sustainable Villages within the 2nd Deposit LDP are defined as Sustainable Communities (SC) within the current adopted LDP. The Key Services and Facilities in table 13 show the comparable nature of settlements which fall within this Tier, and their relationship to settlements within higher tiers of the hierarchy.

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

### Cluster 1 – Carmarthen and its Rural Areas

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

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

6.244 In terms of meeting this housing need, large scale developers would not develop within these settlement, relying on small and medium scale builders to develop.

6.245 Appendix 1 in the Growth and Spatial Distribution Topic Paper (Part 1– Housing) below identifies the small sites completions that have taken place within this cluster, and the importance of small sites within the tier, not only in number terms, but how they contribute to the vibrancy and sustainability of their communities.

### Spatial Distribution of Tier 3, Cluster 1

6.246 320 dwellings are allocated within this tier of cluster 1, which equates to 4.7% of the overall Policy HOM1 within the 2nd Deposit LDP.

## Cluster 2 – Llanelli and the Southern Gwendraeth Area

6.247 In terms of Cluster 2, these sustainable villages look towards Llanelli as well as further afield into the Swansea Bay Coastal Belt. area Mynyddygarreg and Five Roads are conducive to accommodating an appropriate level of development, with Mynyddygarreg in particular having a buoyant housing market. It has played a key role in supporting Kidwelly along the A484 corridor. Mynyddygarreg and Five Roads possess a sense of place providing opportunities for village life but within close proximity to key centres of employment (including Llanelli).

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

6.249 Appendix 1 in the Growth and Spatial Distribution Topic Paper (Part 1 – Housing) identifies the small sites completions that have taken place within this cluster. Whilst small sites are an important housing supply component within each of the tiers, it provides an indication of the importance of housing allocations within this cluster. Each of these settlements fit comfortably in this tier of the hierarchy.

### **Spatial Distribution of Tier 3, Cluster 2**

6.250 74 dwellings are allocated within this tier of cluster 2, which equates to 1.08 % of the overall housing allocation figure within the 2nd Deposit LDP.

## Cluster 3 – Amman and the Upper Gwendraeth

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

6.252 Llannon and Llanedi are also in a position to support the principal centres of Llanelli and Ammanford Cross Hands. For the purposes of meeting the housing requirement figure, and the spatial distribution of housing numbers, Llannon is linked to Ammanford, whilst Llanedi links to Hendy and Fforest, and therefore the Llanelli Cluster and any future growth takes this into consideration.

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

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



6.255 Appendix 1 in the Growth and Spatial Distribution Topic Paper (Part 1 – Housing) identifies the small sites completions that have taken place within this cluster, and the importance of small sites within the tier, not only in number terms, but how they contribute to the vibrancy and sustainability of their communities, particularly in settlements which have seen limited large site developments.

6.256 Each of these settlements fit comfortably in this tier of the hierarchy

### **Spatial Distribution of Tier 3, Cluster 3.**

6.257 86 dwellings are allocated within this tier of cluster 3, which equates to 1.26% of the overall housing allocation figure within the Deposit LDP.

### **Cluster 4 - Teifi**

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

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

6.260 Appendix 1 in the Growth and Spatial Distribution Topic Paper (Part 1 – Housing) below identifies the small sites completions that have taken place within this cluster, and the importance of small sites within the tier, not only in number terms, but how they contribute to the vibrancy and sustainability of their communities, particularly in settlements which have seen limited large site developments. Each of these settlements fit comfortably in this tier of the hierarchy.

### **Spatial Distribution of Tier 3, Cluster 4**

6.261 104 dwellings are allocated within this tier of cluster 4, which equates to 1.52% of the overall housing allocation figure within the 2nd Deposit LDP.

### **Cluster 5 - Upper Tywi Valley**

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

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

6.264 Appendix 1 in the Growth and Spatial Distribution Topic Paper (Part 1 – Housing) identifies the small sites completions that have taken place within this cluster, and the importance of small sites within the tier, not only in number terms, but how they contribute to the vibrancy and sustainability of their communities, particularly in settlements which have seen limited large site developments.

6.265 Each of these settlements fit comfortably in this tier of the hierarchy

#### **Spatial Distribution of Tier 3, Cluster 5**

6.266 21 dwellings are allocated within this tier of cluster 5, which equates to 0.31% of the overall housing allocation figure within the 2nd Deposit rLDP.

### **Summary of the Housing Supply in Tier 3**

Cluster	Number of dwellings within Tier 3 by cluster	Percentage of dwellings within Tier 3 by cluster
Cluster 1	320	43.78%
Cluster 2	74	10.12%
Cluster 3	86	11.76%
Cluster 4	104	14.23%
Cluster 5	21	2.87%
Cluster 6	126	17.24%
Total	731	100%

#### **Cluster 6 – Western Carmarthenshire**

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

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

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

6.270 Appendix 1 in the Growth and Spatial Distribution Topic Paper (Part 1 – Housing) identifies the small sites completions that have taken place within this cluster, and the importance of small sites within the tier, not only in number terms, but how they contribute to the vibrancy and sustainability of their communities.

6.271 Each of these settlements fit comfortably in this tier of the hierarchy.

#### **Spatial Distribution of Tier 3, Cluster 6**

6.272 126 dwellings are allocated within this tier of cluster 6, which equates to 1.85% of the overall housing allocation figure within the Deposit LDP.







## Tier 4 – Rural Villages

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

6.274 The consideration for new development of Tier 4 settlements is identified within Policy HOM3 of the 2nd Deposit LDP. This Policy seeks to be flexible but controlled in its approach to deliver new housing. This seeks to apportion an element of new housing by identifying the existing scale and opportunities within these settlements, and their growth is reflective of this.

6.275 The table in Appendix 1 identifies the key facilities and services that each of the settlements within this Tier possesses. It is clear that many of these settlements are rural in nature, with the distances of these settlements away from key services being evident.

## Appendix 1 - Tier 4 Services and Facilities -

	Distance to Strategic Network (A roads)	Distance to Local Highway Network (B Roads)	Distance to nearest Primary School	Distance to nearest Secondary School	Distance to Nearest Employment Sites	Distance to nearest Supermarket	Distance to nearest Post Office/Mobile	Location of nearest Doctor's Surgery
<b>Cluster 1</b>								
Hermon	with 1 Miles	immediately on B4333	Cynwyl Elfed 2.2 Miles	7.9 Miles	7.8 miles	9.4 Miles	Cynwyl Elfed	Carmarthen
Abernant	within 4 Miles	within 4 Miles	School in village	7.4 Miles	7.2 miles	7.6 Miles	Cynwyl Elfed Talog (mobile)	Carmarthen
Blaenycloed	within 2 miles of A484	B4299 immediately on	Cynwyl Elfed 2.1 Miles	8.3 Miles	7.0 miles	7.5 Miles	Cynwyl Elfed	Carmarthen
Bancycapel	within 3 miles of A484	immediatly on B4309	Llangyndeyrn 2.1 Miles	4.9 Miles	4 miles	4.1 Miles	Cynwyl Elfed	Carmarthen
Nantycaws	within 1 mile A48	immediatly on	Llangunnor 2.9 Miles	5 Miles	3.7 miles	3.7 Miles	Carmarthen	Carmarthen
Croesyceiliog	within 1 mile of A484	within 3 mile	Llangunnor 2.8 Miles	3.4 Miles	2.8 miles	1.8 Miles	Carmarthen	Carmarthen
Crwbin	within 4 miles of A484	immediately on B4306	Banccfosfelen 1.2 Miles	7.6 Miles	2.6 miles	5.9 Miles	Banccfosfelen	Pontyberem
Felingwm Uchaf	within 2.1 Miles of A40	immediately on B4310	Nantgaredig 2.3 Miles	10.1 Miles	8.1 Miles	8.7 Miles	Brechfa Mobile Nantgaredig	Nantgaredig
Felingwm Isaf	within 1.7 Miles	immediately on B4310	Nantgaredig 2.3 Miles	10.1 Miles	8.1 Miles	8.7 Miles	Brechfa Mobile Nantgaredig	Nantgaredig
Llanegwad	immediately on A40	1.3 Miles	Nantgaredig 2.2 Miles	9.5 Miles	8 Miles	8 Miles	Llanarthney Mobile Dryslwyn	Nantgaredig
Pontantwn	within 2.5 Miles	immediately B4309	Llangyndeyrn 1.4 Miles	6.2 Miles	5 Miles	4.5 Miles	Kidwelly	Carmarthen
Nebo	within 3 miles of A484	immediately of B4301	Llanpumsaint 1.6 Miles	4.8 Miles	6 miles	5.9 Miles	Bronwydd(mobile) Rhydargaeau	Carmarthen
Talog	within 6.1 Miles of A484	within 4 miles of B4299	Abernant 3.2 Miles	8.5 Miles	7 Miles	7.6 Miles	Talog (mobile) Cynwyl Elfed	Carmarthen
Penybont	within 4 miles of A484	within 1 mile of B4299	Trelech 2.8 Miles	11.8 Miles	11 Miles	10.0 Miles	Talog (mobile) Cynwyl Elfed	Carmarthen
Whitemill	immediately on A40	within 6 miles of B4301	Abergwili 1.8 Miles	5.6 Miles	4 miles	4.4 Miles	Tanerdy, Abergwili (Mobile)	Nantgaredig/Carmarthen
Pont-Newydd	less than 3 miles of A484	within 1 mile of B4317	Carway 2.1 Miles	5.6 Miles	3.7 Miles	8.5 Miles	Carway	Pontyates
Pontarsais	immediately on A485	immediately on B4301	Llanpumsaint 1.6 Miles Miles	7.9 Miles	6.0 Miles	7.0 Miles	Rhydargaeau	Carmarthen
<b>Cluster 2</b>								
Cynheidre	within 4 miles of A476	immediately on B4309	Ponthenri 1.8 Miles	5.4 Miles	2 Miles	6.8 Miles	Five Roads (mobile)	Pontyates
Four Roads	within 2.5 miles of A484	immediately on B4309	Kidwelly 2.8 Miles	8.1 Miles	3.5 Miles	7.5 Miles	Carway	Kidwelly
Penymynydd	within 2.5 miles of A484	immediately on B4308	Trimsaran	0.8 Miles	4.5 Miles	3.6 Miles	1.4 Miles	Trimsaran
<b>Cluster 3</b>								
Capel Seion	within 3 miles of A48	immediately B4310	Drefach 1 Mile	3.2 Miles	1.9 miles	9.8 Miles	Drefach	Pontyberem
Derwydd	immediately on A483	2.3 miles of B4300	Llandybie 1.8 Miles	4.3 Miles	1.8 Miles	1.8 Miles	Llandybie	Llandybie
Heol Ddu	within 1 mile of A474	immediately on B road	Ammanford 2.3 Miles	2.6 Miles	1.4 miles	3 Miles	Glanamman	Ammanford
Maesybont	within 2 miles of A48	immediately B4297	Cefneithin 3.4 Miles	3.1 Miles	3.9 miles	3.3 Miles	Penygroes / Carmel (mobile)	Cross Hands
Milo	within mile of A476	within 2 miles of B4300	Llandybie 2.7 Miles	3.3 Miles	1.8 miles	4.9 Miles	Llandybie	Llandybie
Pantllyn	less than 1.5 Mile of A476	within 3 miles of B4300	Llandybie 1.1 Miles	4.1 Miles	1.2 miles	4.8 Miles	Llandybie	Llandybie
Pentregwenlais	immediately on A483	within 3 miles of B4300	Llandybie 1Mile	3.4 Miles	1.3 miles	1.0 Miles	Llandybie	Llandybie
Temple Bar	immediately on A476	within 3 miles of B4300	Gorslas 3.1 Miles	3.9 Miles	3.1 miles	3.2 Miles	Penygroes / Carmel (mobile)	Cross Hands
Cefnbrynbrain	immediately on A4068	not immediate	Brynamman 2.3 Miles	8.5 Miles	2.3 miles	3.0 Miles	Cwmllynfell	Brynamman
Rhosamman	immediately on A4068	not immediate	Brynamman 1.3 Miles	7.5 Miles	1.3 miles	7.6 Miles	Cwmllynfell	Brynamman
Drefach (Llandyfan)	within 2 miles of A483	immediately on B road	Llandybie/Garnant	3.0 Miles	<4 Miles	2.5 Miles	Cilyrychen	Llandybie
Stag and Pheasant	immediately on A476	within 1 miles of B4297	Gorslas 1.7 Miles	5.0 Miles	< 3miles	2.5 Miles	Penygroes / Carmel (mobile)	Cross Hands
Mynyddcerrig	within 3 miles of A48	less than 2 miles of B4310	Drefach 2.3 Miles	4.6 Miles	3.0 miles	10.6 Miles	Drefach	Pontyberem

	Distance to nearest Library / Mobile Library	Access to bank or mobile bank?	Access to regular Public Transport	Access to Active Travel Route	Pedestrian Access to other settlements (Yes or No)	Access to electric charging point	Local Store (Yes or No)	Public House (Yes or No)	Place of Worship (Yes or No)	Community Centre / Hall (Yes or No)	Play Facilities / Playing Field (Yes or No)
<b>Cluster 1</b>											
Hermon	~4km Cynwyl Elfed	~13km Newcastle Emlyn	Yes	No	No	No	No	No	Yes	No	No
Abernant	~6.5km Cynwyl Elfed/Meidrim	~11km Carmarthen	No	~2km from NCR	No	No	No	No	Yes	No	No
Blaenycloed	Attended by mobile library	~11km Carmarthen	No	~3km from NCN	No	No	No	No	Yes	No	No
Bancycapel	~7km Carmarthen	~7km Carmarthen	Yes	~1.8km from NCN	No	No	No	No	Yes	No	No
Nantycaws	~6km Carmarthen	~6km Carmarthen	Yes	No	No	No	No	No	Yes	No	No
Croesyceiliog	~5km Carmarthen	~5km Carmarthen	Yes	Yes immediately on NCN	No	No	No	No	No	No	No
Crwbin	~4km Pontyberem	~9km Tumble	Yes	No	No	No	No	No	Yes	No	No
Felingwm Uchaf	~3.5km Nantgaredig	~13.5km Carmarthen	Yes	~4km from (aspirational) Tywi Valley Path	No	No	No	Yes	No	Yes	No
Felingwm Isaf	~2.5km Nantgaredig	~13km Carmarthen	Yes	~3.5km from (aspirational) Tywi Valley Path	No	No	No	No	No	No	No
Llanegwad	~3km Nantgaredig	~13km Carmarthen/Llandeilo	Yes	~1km from (aspirational) Tywi Valley Path	No	No	No	No	Yes	No	No
Pontantwn	~5.5km Pontyates	~9km Carmarthen	Yes	~3.5 from aspirational Active Travel Route	No	No	No	No	No	No	No
Nebo	~2km Llanpumpsaint	~9km Carmarthen	Yes	~3.7km from NCN	No	No	No	Yes	Yes	No	No
Talog	~4.5km Blaenycloed	~11.5km Carmarthen	Yes	Yes immediately on NCN	No	No	Yes	No	Yes	Yes	No
Penybont	~5km Nantgaredig	~15km Carmarthen	Yes	Yes immediately on NCN	No	No	No	No	Yes	Yes	No
Whitemill	~3km Nantgaredig	~7km Carmarthen	Yes	~2.4km from aspirational Active Travel Route	No	No	Yes	No	No	No	No
Pont-Newydd	~3km Mynyddgarreg	~11km Tumble/Llanelli/Burry Port	No	Adjacent to aspirational Active Travel Route	No	No	No	No	No	No	No
Pontarsais	~3.5km Llanpumpsaint	~10km Carmarthen	Yes	No	No	No	No	No	No	No	No
<b>Cluster 2</b>											
Cynheidre	~3km Pontyates	~9km Llanelli	Yes	Yes immediately on NCN	No	No	No	No	No	No	Yes
Four Roads	~3km Pontyates/Mynyddgarreg	~12km Burry Port	Yes	~4.6km from aspirational Active Travel Route	No	No	No	No	No	No	No
Penymynydd	<1 Mile	~6km Llanelli	Yes	Immediately on Active Travel Route	No	No	No	No	No	No	No
<b>Cluster 3</b>											
Capel Seion	~2.5km Mynyddcerrig/Drefach	~3km Tumble	Yes	Immediately on aspirational Active Travel Route	No	No	No	No	Yes	No	No
Derwydd	~6km Llandeilo	~6km Llandeilo	Yes	~2.9km from aspirational Active Travel Route	No	No	No	Yes	No	No	No
Heol Ddu	~4km Ammanford	~4km Ammanford	No	~1.5km from Active Travel Route (ERM)	No	No	No	No	No	No	No
Maesybont	~5.5km Crosshands	~8.5km Tumble	Yes	~2.8km from aspirational Active Travel Route	No	No	No	No	No	No	No
Milo	~8km Llandeilo/Ammanford	~8km Llandeilo/Ammanford	Yes	~3.5km from aspirational Active Travel Route	No	No	No	No	No	No	No
Pantllyn	~6km Ammanford/Crosshands	~6km Ammanford	Yes	~2.5km from aspirational Active Travel Route	No	No	No	No	No	No	No
Pentregwenlais	~5km Ammanford	~5km Ammanford	Yes	~0.7km from aspirational Active Travel Route	No	No	No	No	No	No	No
Temple Bar	~6.5km Crosshands	~7.5km Llandeilo	Yes	~4.2km from aspirational Active Travel Route	No	No	No	Yes	No	No	No
Cefnbrynbrain	~2km Ystradowen	~8km Ystradgynlais	Yes	Yes immediately on NCN	No	No	No	No	No	No	Yes
Rhosamman	~2km Brynamman	~9km Ystradgynlais	Yes	Yes immediately on NCN	No	No	No	No	No	No	No
Drefach (Llandyfan)	~6.5km Ammanford/Glanamman	~6.5 Llandeilo/Ammanford	Yes	~3km from aspirational Active Travel Route	No	No	No	No	Yes	No	No
Stag and Pheasant	~4km Crosshands	~7km Tumble	Yes	~500m to aspirational Active Travel Route	Yes	No	No	Yes	No	No	No
Mynyddcerrig	Attended by mobile library	~5km Tumble	Yes	~700m to aspirational Active Travel Route	No	No	No	No	No	Yes	No



	Distance to Strategic Network (A roads)	Distance to Local Highway Network (B Roads)	Distance to nearest Primary School	Distance to nearest Secondary School	Distance to Nearest Employment Sites	Distance to nearest Supermarket	Distance to nearest Post Office/Mobile	Location of nearest Doctor's Surgery
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Cluster 4								
Penboyr	less than 3 miles A484	within 2 miles of B4333	Saron 3.3 Miles	5.6 Miles	9.3 miles	5.6 Miles	Saron (mobile), Felindre	Newcastle Emlyn
Drefelin	less than 1 mile	within 2 miles of B4334	Felindre 0.7 Miles	4.7 Miles	9.1 miles	4.7 Miles	Felindre	Pontwelly
Cwmpengraig	less than 3 miles	within 3 miles of A484	Felindre Penboyr 1.1 Miles	5.1 Miles	9.2 miles	5.1 Miles	Felindre	Newcastle Emlyn
Cwmhiraeth	less than 1 mile	within 2 miles of B4334	Felindre 1.0 Miles	3.4 Miles	9.6 miles	3.4 Miles	Felindre	Newcastle Emlyn
Pentrecagal	immediately on A484	immediately on a B road	Felindre 1.7 Miles	2.3 Miles	2.3 miles	2.3 Miles	Newcastle Emlyn	Newcastle Emlyn
Gwyddgrug	immediately on A485	1.3 miles from B4459	Pencader 1.5 Miles	13.9	6.6 miles	12.2 Miles	Pencader	Pencader
Dolgran	less than 3 miles	less than 1.2 Miles	Pencader 1.7 Miles	12.7 Miles	within 1 mile	11.9 Miles	Pencader	Pencader
Bancyffordd	with 1.5 Mile	within 2 miles of B4336	Saron SA44 5EB 2.8 Miles Pencader SA39 9AA	7.7 Miles	7.6 miles	7.7 Miles	Saron (mobile), Llandysul	Pencader
Bryn Iwan	within 7 miles of A484	immediately on B4299	Trelech 5.1 Miles	7.1 Miles	<6 Miles	12.0 Miles	Felindre	Newcastle Emlyn
Pencarreg	immediately on A485	within 1 mile of B4337	Llanybydder 1.5 Miles	18.2 Miles	1.1 miles	3.8 Miles	Llanybydder	Llanybydder

Cluster 5								
Ffaldybrenin	1.0 Mile	within 1.2 Miles of A482	Cwmann 5.6 Miles	Llandovery 13 Miles	9.1 miles	4.8 Miles	Lampeter, Llanybi Mobile	Lampeter
Crugybar	< 0.5 Mile A482	immediately on B4302	Talley 4.2 Miles	12.2 Miles	9.1 miles	10.0 Miles	Llanswael (mobile)	Llandovery
Cwm-du	within 5 miles of A40	within 1 mile of B4302	Talley 1.7 Miles	7.6 Miles	6.6 miles	12.4 Miles	In the village	Llandeilo
Ashfield Row	within 0.5 Miles of A40 and A4069	immediately on a B road	Llangadog 1 mile	5.8 Miles	within 2 miles	5.3 Miles	Llangadog	Llandovery
Felindre (Llangadog)	<less than a mile to A4069	immediately on a B road	Llangadog	6.8 Miles	within 2 miles	6.3 Miles	Llangadog	Llandovery
Cynghordy	Immediately on a483	immediately on a B road	Llandovery 4.4 Miles	4.6 Miles	4.4 miles	4.9 Miles	Llandovery	Llandovery
Golden Grove	within 3 miles of A483	immediately on B4300	Ffairfach 3.6 Miles	3.0 Miles	3.8 miles	5.3 Miles	Carmel (mobile)	Llandeilo
Broad Oak	immediately on A40	within 2 miles of B4300	Cwrt Henri 2.3 Miles	4.2 Miles	3.7 miles	6.3 Miles	Dryslwyn	Llandeilo
Trapp	within 2 miles of A483	within 3 miles of B4300	Ffairfach 2.2 Miles	2.5 Miles	3.3 miles	3.3 Miles	Ffairfach (mobile)/ Llandeilo	Llandeilo
Manordeilo	immediately on A40	within 3 miles of B4302	Llangadog 3.0 Miles	4.5 Miles	within 2 miles	3.8 Miles	Ffairfach (mobile)/ Llandeilo	Llandeilo
Penybanc	less than a mile from A40	less than 3 miles from B4300	Llandeilo 1.7 Miles	1.7 Miles	within 2 miles	<2 Miles	Ffairfach (mobile)/ Llandeilo	Llandeilo
Felindre, Dryslwyn	less than 1km to A40	immediately on B4297	Cwrt Henri 1.1 Miles	5.5 Miles	5.9 miles	5.9 Miles	Llangadog	Nantgaredig
Dryslwyn	less than a mile to A40	immediately on B4297	Cwrt Henri School 1.1 Miles	5.5 Miles	5.9 miles	5.9 Miles	In the village (Mobile)	Nantgaredig
Rhydcymerau	within 6 miles of A482	immediately on B4337	Llanybydder 5.2 Miles	14.8 Miles	19 miles	10.3 Miles	Llandovery	Llanybydder
Waunystad Meurig	immediately on A4069	4 miles	Llangadog 0.5 Miles	6.1 Miles	within 1 mile	7.1 Miles	Llangadog	Llangadog
Bethlehem	immediately A476	less than 3 miles from B4300	Llangadog 0.5 Miles	4.8 Miles	within 1 mile	3 Miles	In the village (Mobile)	Llandeilo
Capel Isaac	3.1 Miles	4.5 Miles to B4302	Talley SA19 7YH, 5.6 Miles	5.9 Miles	5.1 miles	5.3 Miles	Llandeilo Ffairfach (mobile)	Llandeilo
Llangathen	< 1 mile from A40	immediately B4300	Cwrt Henri 2.0 Miles	3.8 Miles	4.0 miles	4.2 Miles	Dryslwyn	Llandeilo
Llansadwrn	within 2km of A40	B4302 4.6 Miles	Llangadog 4.8 Miles	7.5 Miles	7.5 miles	9.3 Miles	Llanwrda (mobile) Llangadog	Llandovery
Rhandirmwyn	<4miles	< 1 Miles	Llandovery 6.9 Miles	6.9 Miles	6.9 miles	7.5 Miles	Llandovery	Llandovery
Porthyrhyd	1.3 miles	immediately on B road	Llandarog 1.4 Miles	9.6 Miles	5.1 miles	6.7 Miles	Llandovery	Llandovery
Pumsaint	immediately on A482	less than 2 miles to B4302	Cwmann 7.3 Miles	14.1 Miles	10.5miles	11.2 Miles	Llanwrda (mobile) Llangadog	Llandovery
Siloh	< 4 Miles	immediately on a B road	Llandovery	2.7 Miles	<3 Miles	3.3 Miles	Llandovery	Llandovery
Cilycwm	less than 4 Miles to A40	immediately on a B road	Llandovery 3.8 Miles	4.1 Miles	3.8 miles	4.4 Miles	Llandovery	Llandovery

Cluster 6								
Cwmfelin Mynach	within 6 miles of A40	within 1.3 miles	Llanboidy 1.7 Miles	6.9 Miles	6.7 miles	6.7 miles	Blaenwaun (mobile) Llanboidy	Whitland

	Distance to nearest Library / Mobile Library	Access to bank or mobile bank?	Access to regular Public Transport	Access to Active Travel Route	Pedestrian Access to other settlements (Yes or No)	Access to electric charging point	Local Store (Yes or No)	Public House (Yes or No)	Place of Worship (Yes or No)	Community Centre / Hall (Yes or No)	Play Facilities / Playing Field (Yes or No)
<b>Cluster 4</b>											
Penboyr	~3.5km Drefach-Felindre	~9km NCE	No	No	No	No	No	No	No	Yes	No
Drefelin	~2km Drefach-Felindre	~7.5km NCE/Llandysul	No	No	No	No	No	No	No	No	No
Cwmpengraig	~3km Drefach-Felindre	~8km NCE	No	No	No	No	No	No	Yes	No	No
Cwmhiraeth	~2km Drefach-Felindre	~5.5km NCE	Yes	No	No	No	No	No	No	No	No
Pentrecagal	~2km Drefach-Felindre	~3.5km NCE	Yes	~2.3km from NCN	No	No	No	No	No	No	No
Gwyddgrug	~2km Pencader	~10km Llandysul/Llanybydder	Yes	No	No	No	No	No	No	No	No
Dolgran	~2.5km Pencader	~9.5km Llandysul	No	No	No	No	No	No	No	No	No
Bancyffordd	~4km Llandysul	~4km Llandysul	No	~2km from NCN	No	No	No	No	No	No	No
Bryn Iwan	~5km Trelech	~11km NCE	Yes	~4.3km to NCN	No	No	No	No	No	No	No
Pencarreg	~2km Llanybydder	~2km Llanybydder	Yes	~2.3km to NCN	No	No	No	No	No	No	No
<b>Cluster 5</b>											
Ffaldybrenin	~1.5km Ffarmers	~8km Lampeter	Yes	No	No	No	No	No	Yes	No	No
Crugybar	Attended by mobile library	~15km Llandovery	Yes	No	No	No	No	No	No	Yes	No
Cwm-du	~2.5km Talley	~11km Llandeilo	Yes	No	No	Yes	Yes	No	No	No	No
Ashfield Row	~1.5km Llangadog	~9km Llandeilo	Yes	Immediately on aspirational Active Travel Route	No	No	No	No	No	No	No
Felindre (Llangadog)	Attended by mobile library	~10km Llandovery	Yes	~0.9km from aspirational Active Travel Route	No	No	No	No	No	No	No
Cynghordy	~6.5km Cilycwm/Llandovery	~7km Llandovery	Yes	No	No	No	No	Yes	No	Yes	
Golden Grove	~6km Llandeilo	~6km Llandeilo	Yes	~0.9km from (aspirational) Tywi Valley Path	No	No	No	No	Yes	No	No
Broad Oak	~6.5km Llandeilo	~6.5km Llandeilo	Yes	~2.5km from (aspirational) Tywi Valley Path	No	No	No	No	No	No	No
Trapp	~5km Llandeilo	~5km Llandeilo	No	~4.2km from aspirational Active Travel Route	No	No	No	Yes	No	No	No
Manordeilo	~4.5km Llangadog	~6km Llandeilo	Yes	Immediately on aspirational Active Travel Route	No	No	No	No	No	No	No
Penybanc	~3km Llandeilo	~1.5 Ammanford	No	~2.2km from aspirational Active Travel Route	No	No	No	No	No	No	No
Felindre, Dryslwyn	~10km Llandeilo	~10km Llandeilo	Yes	~1.5km from (aspirational) Tywi Valley Path	No	No	No	No	No	No	No
Dryslwyn	~10km Llandeilo	~10km Llandeilo	Yes	~0.7km from (aspirational) Tywi Valley Path	No	No	No	No	No	No	No
Rhydcymerau	Attended by mobile library	~8km Llanybydder	Yes	No	No	No	No	No	Yes	No	No
Waunystad Meurig	~1km Llangadog	~10.5km Llandeilo	Yes	~0.3km from aspirational Active Travel Route	No	No	No	No	Yes	No	No
Bethlehem	~3.5km Llangadog	~8.5km Llandeilo	No	~3km to aspirational Active Travel Route	No	No	No	No	Yes	Yes	No
Capel Isaac	~9km Llandeilo	~9km Llandeilo	Yes	No	No	No	No	No	No	No	No
Llangathen	~7km Llandeilo	~7km Llandeilo	No	~1.6km to (aspirational) Tywi Valley Path	No	No	No	No	Yes	No	No
Llansadwrn	~3km Llanwrda	~11km Llandovery	Yes	~3km to aspirational Active Travel Route	No	No	No	No	Yes	No	No
Rhandirmwyn	~5.5km Cilycwm	~11km Llandovery	Yes	No	No	No	Yes	Yes	Yes	No	No
Porthyrhyd	~5.5km Cilycwm	~8.5km Llandovery	No	Yes immediately on NCN	No	No	No	No	Yes	No	No
Pumsaint	Attended by mobile library	~17km Llandovery	Yes	No	No	No	Yes	Yes	Yes	Yes	No
Siloh	~4km Cilycwm/Llandovery	~4km Llandovery	Yes	~4km from Active Travel Route (ERM)	No	No	No	No	No	No	No
Cilycwm	Attended by mobile library	~6km Llandovery	No	No	No	No	No	Yes	Yes	No	Yes
<b>Cluster 6</b>											
Cwmfelin Mynach	~2.5km Llanboidy	~11km Whitland/St Clears	Yes	No	No	No	No	No	Yes	No	No

	Distance to Strategic Network (A roads)	Distance to Local Highway Network (B Roads)	Distance to nearest Primary School	Distance to nearest Secondary School	Distance to Nearest Employment Sites	Distance to nearest Supermarket	Distance to nearest Post Office/Mobile	Location of nearest Doctor's Surgery
Cwmbach	within 7 Miles of A40	within 0.5 Miles of B Road	Llanboidy 3.5 Miles	8.2 Miles	7.7miles	7.7miles	Blaenwaun (mobile) Llanboidy	St Clears
Blaenwaun	within 7 Miles of A40	immediately on B road	Trelech 5.7 Miles	8.3 Miles	8.1 miles	8.1 miles	Blaenwaun (mobile) Llanboidy	St Clears/Whitland
Llanglydwen	within 9 miles of A40	immediately on B road	Efailwen 3.6 Miles	8.8 Miles	9.0 miles	9.0 miles	Whitland	Whitland
Cwmfelin Boeth	within 2km of A40	immediately on B road	Llanboidy Whitland 1.6 miles	1.4 Miles	1.6 miles	1.6 miles	Whitland	Whitland
Cross Inn	immediately on A4066	immediately on B road	Laugharne <2 Miles	3.8 Miles	3.0 miles	3.0 miles	Laugharne	Laugharne
Llansadurnen	within one mile of A4066	immediately on B road	Laugharne 3.4 Miles	6.7 Miles	5.8 miles	5.8 miles	Laugharne	Laugharne
Broadway	immediately on A4066	immediately on B road	Laugharne 2.3 Miles	5.6 Miles	4.7 miles	4.7 miles	Laugharne	Laugharne
Red Roses	within one mile	immediately on B road	Whitland 4.5 Llanmiloe	6.3 Miles	4.5 miles	4.5 miles	Tavernspite (mobile) Llanmiloe	St Clears
Llanfallteg	within 2 miles	immediately on B road	Efailwen, Llanboidy	10.3 Miles	5.2 miles	5.2 miles	Whitland	Whitland

	Distance to nearest Library / Mobile Library	Access to bank or mobile bank?	Access to regular Public Transport	Access to Active Travel Route	Pedestrian Access to other settlements (Yes or No)	Access to electric charging point	Local Store (Yes or No)	Public House (Yes or No)	Place of Worship (Yes or No)	Community Centre / Hall (Yes or No)	Play Facilities / Playing Field (Yes or No)
Cwmbach	~3.5km Blaenwaen	~12.5km Whitland/St Clears	Yes	No	No	No	No	No	Yes	No	No
Blaenwaun	Attended by mobile library	~13km Whitland/St Clears	Yes	No	No	No	No	Yes	No	No	No
Llanglydwen	Attended by mobile library	~14.5km Whitland	Yes	No	No	No	No	Yes	No	No	No
Cwmfelin Boeth	~2.5km Whitland	~2.5km Whitland	Yes	No	No	No	No	No	No	No	No
Cross Inn	~2.5km Laugharne	~5km St Clears	Yes	Yes immediately on NCN	No	No	No	No	No	No	No
Llansadurnen	Attended by mobile library	~9.5km St Clears	No	~1.2km from NCN	No	No	No	No	Yes	No	No
Broadway	~1km Laugharne	~7.5km St Clears	Yes	~1km from NCN	No	No	No	Yes	No	No	No
Red Roses	~6km Pendine	~7km Whitland	Yes	~3.9km from NCN	No	No	No	No	No	No	No
Llanfallteg	~5.5km Login	~8.5km Whitland/Narberth	Yes	No	No	Yes	No	No	Yes	Yes	No