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# Revised 2018-2033 Local Development Plan

## Topic Paper Growth and Spatial Distribution Part 1 - Housing



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# Growth and Spatial Distribution Topic Paper Part 1 - Housing

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## **1. Introduction**

1.1 This Topic Paper is published in conjunction with the Role and Function Paper and considers the preferred household growth option for the Revised LDP which is set out within the Population and Household Topic Paper. This paper includes evidence on the Housing element of Growth and Spatial Distribution:

### **Part 1 Housing**

1.2 Housing Supply and Spatial Distribution and seeks to:

- Consider the components of housing supply which make up the housing supply figure within the 2<sup>nd</sup> Deposit Revised LDP including the:
  - Housing Allocation Figure
  - Built Units and Housing Commitments
  - Large Windfall Site (5+ dwellings)
  - Small windfall sites (<5 dwellings)
  
- Justify the housing supply from Tier 4 settlements
- Provide a justification for the flexibility used within the 2<sup>nd</sup> Deposit Revised LDP
- Support the housing trajectory set out in Appendix 7 of the 2<sup>nd</sup> Deposit Revised LDP.
- Identify the Affordable Homes target number identified in Policy SP5 of the 2<sup>nd</sup> Deposit Revised LDP.

### **Part 2 – Job Creation and the Economy**

The evidence on Job Creation and the Economy as part of the Growth and Spatial Distribution Topic Paper can be found in a separate topic paper as highlighted in the evidence base.

## 2. Housing Distribution and Supply

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

2.2 In the first instance, reference is made to the Population and Household Projection Topic Paper, which highlights the Council's preferred housing requirement. This housing requirement figure is set at 8,822 dwellings with a housing supply of 9,704 dwellings to meet the target.

2.3 In meeting the housing requirement set out within the 2<sup>nd</sup> Deposit Revised LDP, there are four components of housing supply that are considered. This is to reflect the advice set out within the Development Plan Manual 3.

2.4 The components of housing supply are set out below which indicate the breakdown of housing units within the 2<sup>nd</sup> Deposit Revised LDP.

### Housing Allocations

2.5 A key source in meeting the identified housing land requirement is through sites allocated for residential development within the Revised LDP. Housing Allocations are defined as large sites within the Plan and are sites which can accommodate 5 or more dwellings. These allocated sites are identified through housing policy (Policy HOM1), as part of a mixed-use allocation (SG1), or as part of a Strategic Site (Policy SP6).

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

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

2.8 The first table of the Housing Trajectory in Appendix 7 of the 2<sup>nd</sup> Deposit rLDP shows the breakdown of sites that are allocations which do not have planning permission. This data has been updated to the 1<sup>st</sup> of October 2022.

2.9 For the purposes of the 2<sup>nd</sup> Deposit rLDP, the current figure for the housing allocations without planning permission is 2,482 dwellings. This is a big reduction in the figure since the 1<sup>st</sup> Deposit rLDP in 2020 (4,154 dwellings) as we are now a further three years into the rLDP plan period which has meant we have seen several existing LDP allocations being granted planning permission and therefore carried forward into the revised LDP.

### Commitments

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

### Built Units

2.11 The base date for the Plan is set at 1<sup>st</sup> April 2018, and all those dwellings which have been constructed after this date are placed into this component of the housing supply. The housing completion data runs from 1<sup>st</sup> April to 31<sup>st</sup> March and at the time of the publication of the 2<sup>nd</sup> Deposit rLDP, the Housing Trajectory identifies four years of housing completion data, with 1,648 dwellings completed on large sites, and 449 units completed on small sites. As the Revised LDP moves towards examination and adoption, the figures within this component will be continuously amended in line with the housing trajectory.

### Extant planning permissions

2.12 For sites with planning permission, consideration is given to the likelihood of these sites being brought forward for development. Sites which are identified as Policy HOM1 housing site commitments, are identified within the second table within the Housing Trajectory. These sites are considered to have the certainty of being delivered. As of the 1<sup>st</sup> October 2022, the commitments figure is currently 4,342 dwellings. This is 1,510 dwellings more than that identified in the 1<sup>st</sup> Deposit rLDP, and again is the reflection of sites coming forward in the early years of the plan.

2.13 As the rLDP progresses towards adoption, the Council will update the housing trajectory using housing data as at 31<sup>st</sup> March and will track those sites that fall in and out of the commitments column of the housing supply figure in Policy HOM1.

### Spatial Distribution of Housing Allocations and Housing Commitments

2.14 The housing trajectory provides us with the most recent data on the spatial distribution of allocations and commitments within the rLDP.

Tier	Number of dwellings in the tier	Percentage of HOM1 sites by Tier
Tier 1	3918	57.42%
Tier 2	2175	31.87%
Tier 3	731	10.71%
Total	6824	100%

Table 1- Distribution of Housing Allocations by Tier

Tier	Allocated	Commitment	Total	Percentage of Commitments per Tier
Tier 1	1498	2420	3918	61.77%
Tier 2	602	1573	2175	72.32%
Tier 3	382	349	731	47.74%
Total	2482	4342	6824	

Table 2 – Distribution of Housing Allocations and Commitments by Tier -

2.15 Table 1 shows that the number of dwellings within each Tier is consistent with the LDP preferred spatial option and Future Wales with a clear top-down approach of higher housing numbers within the larger towns of the county, filtering down to 10.71% of the rLDP's allocation numbers within the smaller villages in Tier 3.

2.16 As highlighted above in table 2, tiers 1 and 2 have shown a high number of allocated sites being granted planning permission, which has shown a confidence in the housebuilding sector within these areas.

Cluster	Number of dwellings within the cluster	Percentage of HOM1 sites by cluster
Cluster 1	1690	24.77%
Cluster 2	2840	41.62%
Cluster 3	1267	18.57%
Cluster 4	218	3.19%
Cluster 5	162	2.37%
Cluster 6	647	9.48%
Total	6824	100%

Table 3 – Distribution of Housing Allocations by Cluster

<b>Cluster</b>	<b>Allocated</b>	<b>Commitments</b>	<b>Total</b>	<b>Percentage of Commitments per cluster</b>
Cluster 1	846	844	1690	49.94%
Cluster 2	644	2196	2840	77.32%
Cluster 3	441	826	1267	65.19%
Cluster 4	172	46	218	21.1%
Cluster 5	67	95	162	58.64%
Cluster 6	312	335	647	51.78%
<b>Total</b>	<b>2482</b>	<b>4342</b>	<b>6824</b>	<b>63.63%</b>

*Table 4 - Distribution of Housing Allocations by Cluster - Commitments*

2.17 Again, in line with the rLDP Spatial Option and Future Wales, it shows that the larger number of dwellings are within Cluster 1, 2 and 3 (predominantly the Growth Areas and larger towns). Furthermore, the level of housing commitments, particularly in Cluster 2 and 3 emphasise the strong position in supporting the rLDP to meet its housing requirements (Table 4). Appendix 1 provides a further breakdown on the relationship between the Tier and

## Windfall Allowance

2.18 The windfall allowance can be characterised in two ways. The first relates to the contributions of sites of 5 dwellings or more (large site windfall) and sites of 4 or less (small site windfall).

### Large Sites (+5 dwellings)

2.19 The Plan seeks to provide certainty by allocating sites which have planning permissions. However, it is important to note that not all these sites will be brought forward for development, for example if they are thought to be speculative schemes.

2.20 In circumstances where sites are not allocated, an allowance is made to take account of them to be brought forward in line with other LDP policies. Such sites have traditionally made an important contribution to housing delivery within Carmarthenshire.

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

Year	Completions on windfall sites (dwellings)	Percentage of large site windfall completions against the overall large site housing completions
2022	54	14.8%
2021	101	25.35%
2020	85	14.0%
2019	37	11.8%
2018	96	19.1%
2017	121	22.1%
2016	154	23.0%
2015	55	11.4%
2014	106	21.9%
2013	43	11.9%
2012	40	12.7%
2011	106	15.8%
2010	59	16.4%
2009	84	24.2%
2008	173	21.1%
<b>Total</b>	<b>1314 dwellings</b>	
Average	87.6 dwellings per year	21.63% of the total housing completions are on windfall sites.

Table 5 – Completions on windfall sites by year



2.22 Utilising a 15-year period of windfall completions allows a sufficient period to consider any anomalies or periods of abnormally high and low completions rates. This allows for a balancing out over a longer trend period. Table 5 above shows three distinct time periods which show a high level of windfall completions. This includes 2008 which was the first full year post UDP adoption, 2016 which was the first full year post LDP adoption, and 2021, which was the first full year post the 1<sup>st</sup> Deposit Revised LDP consultation. This is to be expected as developers / landowners sought to get planning approval on sites which were known to be de-allocated from a development plan. Similarly, 2012 / 2013 and 2019 were the furthest times away (in Development Plan terms) from the adoption of a new Development Plan and the windfall completions reduce as the plan progresses through from the short term to a longer term within a Plan's life, and as development becomes more certain.

2.23 In considering windfall housing numbers for the Revised LDP, the average windfall completion figure can be used in the housing supply figure over the 15-year period of the Plan. To align with other components of housing supply, the windfall allowance figure is 87 dwellings per year. This would equate to a windfall allowance of 1,305 dwellings.

2.24 The Housing Trajectory in Appendix 7 of the 2<sup>nd</sup> Deposit Revised LDP provides data on the future trajectory of windfall as a component of housing supply. It should be noted that sites which have been completed as windfall in the adopted LDP, have mostly gone forward as allocations within the Revised LDP (completed post Revised LDP base date). To avoid double counting, only sites which are still classed as windfall in the rLDP are counted in this respect. 4 years has passed since the base date which has seen the provision of 74 dwellings which can be classed as windfall completions.

[Annual Monitoring Report data](#)

2.25 The Carmarthenshire LDP Annual Monitoring Reports (AMR) from 2015-2022 provide a breakdown of dwellings granted planning permission on windfall sites, and the rates of housing completions.

	2016	2017	2018	2019	2020	2021	2022
<b>Number of dwellings permitted on windfall sites</b>	784	407	284	241	295	139	255
<b>Completions on windfall sites</b>	154	121	96	37	85	101	54

*Table 6 – Windfall Permissions and Completions (source: LDP AMRs)*

2.26 The 2016 AMR identifies that 784 dwellings were granted planning permission on windfall sites and over the following years the completion of windfall dwellings continued to reduce, culminating in only 37 dwellings being completed on windfall sites in 2018/2019. This trend is clear in all the AMR publications. This suggests a weak relationship between permissions and completions, with many sites not coming forward following the approval of planning permission. It is possible that these permissions are speculative in nature without a real impetus, or the ability to develop.

### Land-banking and the Spatial Distribution of Large Windfall Sites

2.27 A key element of the Development Plan Manual is to understand the spatial distribution of housing, and an exercise has been undertaken to identify the location of proposed developments from the large windfall supply.

2.28 Appendix 3 shows all sites which are not allocated in the rLDP. These sites include the adopted LDP housing allocations not taking forward in the Revised LDP and other windfall sites that have been granted planning permission which could be developed under the terms of their permission. The total landbank as of 1<sup>st</sup> October 2022 was 3,616 dwellings. A further exercise was undertaken to identify which of those sites in the landbank would reasonably be expected to come forward for development, this is known as anticipated windfall. Sites which are not considered to come forward are known as unanticipated sites.

Landbank	Anticipated Windfall	Unanticipated Windfall
3,616 dwellings	875 dwellings	2,741 dwellings

*Table 7 – Non-allocated Landbank*

2.29 Tables 8 & 9 set out the anticipated and unanticipated windfall by Cluster and Tier. This data shows that a large proportion of anticipated windfall sites are located in Clusters 2 and 3. Similarly to the breakdown of housing allocations and commitments, the majority of sites are within Tier 1, with Tier 2 also showing a strong percentage of potential windfall sites.

2.30 This is notable given the number of adopted LDP sites being removed from the Revised LDP.

	Site Capacity	Anticipated large site numbers	% of anticipated windfall dwellings by cluster		Unanticipated Large Site Numbers	% of unanticipated windfall dwellings by cluster
Cluster 1	650	198	22.63%		442	16.12%
Cluster 2	1243	271	30.97%		972	35.46%
Cluster 3	1029	281	32.11%		748	27.29%
Cluster 4	287	47	5.37%		240	8.76%
Cluster 5	284	10	1.14%		274	10%
Cluster 6	133	68	7.78%		65	2.37%
<b>TOTAL</b>	<b>3616</b>	<b>875</b>	<b>100%</b>		<b>2741</b>	<b>100%</b>

Table 8 – Non-allocated Landbank by Cluster

	Site Capacity	Anticipated large site numbers	% of anticipated windfall dwellings by tier		Unanticipated Large Site Numbers	% of unanticipated windfall dwellings by tier
Tier 1	1623	365	41.71%		1258	45.89%
Tier 2	1472	285	32.58%		1187	43.31%
Tier 3	521	225	25.71%		296	10.8%
Tier 4	0	0	0%		0%	0%
Total	3616	875	100%		2741	100%

Table 9 - Non-allocated Landbank by Tier

## Large site windfall conclusion

2.31 The figure of 875 dwellings from anticipated sites is a realistic value that the Council considers could come forward from windfall sites during the Revised LDP plan period. Of course, sites within the unanticipated could come forward during the plan period and other sites not yet known could add to the windfall supply.

2.32 Based on the information within this section it is considered that there is no sufficient and compelling evidence within the windfall data to deviate away from using the average windfall allowance over the 15-year period. This equates to 87 dwellings a year, or 1,305 over the plan period.

## Small Sites (<5 dwellings)

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

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

2.35 The AMRs identify that in 7 years since 2015-, 738 dwellings have been completed at an average of 105 dwellings per year, as shown in Table 10.

<b>Housing Completions since the LDP base date:</b>							
<b>JHLAS</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
<b>Small Sites</b>	92	92	105	117	103*	104*	125

*Table 10 – Small site completions*

*\* A total of 207 dwellings were completed in the 2019-2021 period, therefore this figure has been divided between the two monitoring periods.*

2.36 Table 11 shows these completions figures by Tier, and Appendix 1 provides a further breakdown by settlement on small site completions.

Tier	2016	2017	2018	2019	2020-21	2022	Total
1	33	29	35	40	80	46	263
2	21	17	26	29	59	33	185
3	21	34	30	38	46	28	197
4	15	10	14	9	20	15	83
No tier	2	2	0	1	2	3	10
<b>TOTAL</b>	<b>92</b>	<b>92</b>	<b>105</b>	<b>117</b>	<b>207</b>	<b>125</b>	<b>738</b>

*Table 11 – Small site completions by Tier*

2.37 Tiers 1, 2 and 3 in combination have provided 645 of the 748 of small site completions (87.8%) over the last 7-year period. As expected, the number of small sites is higher within the Tier 1 settlements given the opportunity on white land within these

settlements, however the sheer number of settlements within Tiers 2 and 3 has provided just over 50% of all small site completions. Tier 4 provides a small element of small site completions whilst a few new dwellings have been developed in non-defined settlements, mainly as affordable housing. Table 12 below also provides information on the spatial breakdown of small site completions by cluster.

	2016	2017	2018	2019	2020-21	2022	Total
Cluster 1	27	16	17	17	44	19	140
Cluster 2	11	19	27	26	31	30	144
Cluster 3	25	24	26	33	67	45	220
Cluster 4	7	13	8	14	11	10	63
Cluster 5	15	10	18	13	31	8	95
Cluster 6	7	10	9	14	23	13	76
<b>Total</b>	<b>92</b>	<b>92</b>	<b>105</b>	<b>117</b>	<b>207</b>	<b>125</b>	<b>738</b>

*Table 12 – Small site completions by Tier*

2.38 Cluster 3 provides the greater number of small site completions which is to be expected given the large villages which feed into the growth area. Clusters 4 - 6 provide comparable data, again with small villages providing sustainable growth for their areas.

### Small site windfall conclusions

2.39 The only source of evidence which can be attached to the small site allowance comes from the 7 years of data from the Annual Monitoring Reports. The small site completions data appears to be consistent on an annual basis and therefore it is prudent that the average annual completion rate can be extended to the whole plan period. Following this trend would support a small site supply component of 1,575 dwellings for the plan period.

## Tier 4 settlements

2.40 The monitoring of completions of dwellings in Tier 4 settlements have been developed at a time where development limits (in the majority of cases) were drawn tightly around the edges of settlements, particularly in relation to environmental constraints. This has only allowed limited small scale development opportunities. The removal of development limits in Tier 4 and the implementation of Policy HOM3 of the 2<sup>nd</sup> Deposit Revised LDP allows the opportunity to provide a potential uplift within these settlements and to support the retention of local people, and to allow the sustainable growth of rural communities.

2.41 In apportioning a housing figure to small sites in Tier 4, the Council has undertaken an exercise to identify the scale of its rural villages. Appendix 2 identifies the approximate number of dwellings within each village, and the Council considers a 10% uplift on these figures is appropriate to create an allowance for small scale growth. Whilst this 10% is not evidenced, it provides an opportunity for rural villages to develop at a pace which would be conducive to its character, environment and function, whilst providing a clear limit in terms of what could be considered as acceptable growth. It would also cater for housing need, particularly in light of the evidence identified in the Rural Housing Market Assessment, whilst allowing the developments to assimilate and the settlements to absorb any growth without compromising the local character of an area.

<b>Cluster</b>	<b>Distribution of new dwellings in tier 4</b>
Cluster 1	53
Cluster 2	24
Cluster 3	56
Cluster 4	31
Cluster 5	64
Cluster 6	36
<b>Total</b>	<b>264</b>

*Table 13 – Distribution of Tier 4 dwellings*

2.42 Table 13 shows the potential spatial distribution of new dwellings by cluster during the plan period. It demonstrates the importance being put on small-scale development in clusters 4, 5 and 6 in providing new housing for rural communities. The 264 dwellings will be absorbed into the overall small site allowance set within the plan.

## **Housing Supply Flexibility**

2.43 In line with the content of the Local Development Plan Manual 3 (para 5.59), a flexibility allowance is considered to be an important element of the housing supply figure. Welsh Government guidance through the DPM states that the starting point for a flexibility allowance should be 10% with any variation robustly evidenced.

2.44 The Council has set an ambitious, appropriate and deliverable housing requirement figure, factoring the ability to meet the strategic aims of the council, such as its Regeneration Plan, the retention of young people, the rural characteristics of the Plan's areas, and the opportunity for job creation, amongst others. In this case the ability to provide a flexibility is an important one.

2.45 The timing of the publication of the 2<sup>nd</sup> Deposit rLDP provides a key measure to the percentage of flexibility given to the Revised LDP. The Plan now has 4 years of housing completion data which can be inputted into the housing trajectory as a 'known' figure. Similarly, the housing commitments set out earlier in the Paper also shows 4 years' worth of data and therefore there is far more confidence in the housing supply than what was previously considered in the first Deposit in early 2020. The first Deposit provided a flexibility of 15%, however there is far more reliability in existing data to use the 10% flexibility on the 2<sup>nd</sup> Deposit's housing requirement of 8,822 homes. 63.63% of all sites within the Policy HOM1 table have planning permission and therefore there is significantly more certainty in bringing these sites forward.

## Summary of the overall Housing Supply by component

2.46 In considering the factors and the rationale for the evidence above, the overall components of the housing supply are shown in Table 14, whilst a summary of the spatial distribution of housing is shown in Table 15. The housing allocation figure is noted as the residual of all other housing supply components.

Component	Number of Units
Housing Allocations	HOM1 sites: 2,482 dwellings SG1 sites: 1,132 dwellings SP6 sites: 240 dwellings
Commitments*	Housing Built on rLDP sites 1,577 dwellings Planning Permissions on rLDP sites (including completions): 4,342 dwellings
Windfall Allowance	Small Site: 1,575 dwellings Large Sites: 1,305 dwellings
Total Provision	9,704 dwellings
<b>Requirement</b>	<b>8,822 dwellings</b>
General Flexibility	882 (10%)
<b>Total Provision</b>	<b>9,704 dwellings</b>

Table 14 – Components of housing supply  
Base date of the Plan 1<sup>st</sup> April 2018  
End date of the Plan 31<sup>st</sup> March 2033

Completions as at 1<sup>st</sup> April 2022  
Commitments as at 1<sup>st</sup> October 2022

2.47 The Development Plan Manual also makes reference to the requirement to provide the spatial distribution of housing all within one table. This table is reflected in Appendix 7 of the 2nd Deposit Revised LDP

	Components of Housing Supply	Tier 1	Tier 2	Tier 3	Tier 4	No Tier
<b>A</b>	Total completions (small and large)	1187	622	236	46	6
<b>B</b>	Units under construction *	26	37	32	0	0
<b>C</b>	Units with planning permission**	2420	1586	336	0	0
<b>D</b>	New housing allocations	1498	602	382	0	0
<b>E</b>	Large windfall sites (+5)	514	402.4	317.6	0	0
<b>F</b>	Small windfall sites (-5)	469	367.2	289.8	0	0
<b>G</b>	Total Housing Provision	6088	3579.6	1561.4	46	6

Table 15 – Spatial distribution of Housing (taken from 2<sup>nd</sup> Deposit rLDP Appendix 7: Housing Trajectory)

\* Large sites only as of April 2022

\*\* Large sites only as of October 2022



## **Affordable Homes Target within the rLDP**

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

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

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

### **Allocated Sites**

2.51 Policy HOM1 of the Plan identifies the amount of affordable housing that can be potentially achieved from allocated sites. The affordable housing targets are based on site size, with the threshold for on-site contribution being 10 dwellings. Sites defined as allocations (without permission) are set against the policy target set out in Policy AHOM1 and sites with planning permission or those built will be counted against the contributions set out in their S106 agreements.

2.52 It is considered that there is potential for 1,627 affordable dwellings to come from sites highlighted in Policy HOM1.

### **Commuted Sum Contributions**

2.53 Commuted Sum Contributions will support the provision of Affordable Housing, however its spend is not solely to support the construction of new houses. (see adopted SPG). It is therefore difficult to establish a figure under this component.

### **Windfall**

2.54 An allowance is being made for affordable housing which could be developed from anticipated sites. This is based on the terms of any planning permission secured on large windfall site, and for those sites which could potentially come forward before the adoption of the Revised LDP, the percentage targets of the adopted LDP are used. This figure equates to 135 affordable dwellings.

### **Local Need Dwellings**

2.55 The AMRs for the period 2015-2022 have identified the completion of 65 local need, key worker, or One Planet Developments. If this figure is averaged over the plan period then approximately 139 local need and key worker dwellings could be developed.

### **Total Figure**

2.56 In considering the breakdown of the potential supply for affordable housing as mentioned above, a figure of 1,901 dwellings can be calculated.

2.57 For the benefit of Policy SP5 within the 2<sup>nd</sup> Deposit Revised LDP, and ease of reference a target of 1,900 affordable homes is considered appropriate.



## Appendix 1 - Small site completions by Tier

### Tier 1 - Principal Centres

Cluster	Settlement	2016	2017	2018	2019	2020-21	2022
3	Ammanford	3	6	2	6	14	11
3	Blaenau / Caerbryn	0	0	1	5	1	0
3	Capel Hendre	0	0	0	0	0	2
1	Carmarthen	11	2	3	0	15	2
3	Cefneithin	0	0	4	4	1	1
3	Cross Hands	1	2	0	2	2	1
3	Drefach	0	0	1	0	5	1
3	Gorslas	5	1	0	1	4	1
3	Llandybie	0	2	2	0	9	7
2	Llanelli	10	8	17	15	13	12
3	Penygroes / Gorsddu	0	0	4	1	12	4
3	Saron (Ammanford)	2	0	0	0	0	0
3	Tumble	0	8	0	4	1	1
3	Tycroes	1	0	1	2	3	3
	<b>TOTAL</b>	<b>33</b>	<b>29</b>	<b>35</b>	<b>40</b>	<b>80</b>	<b>46</b>

### Tier 2 - Service Centres

Cluster	Settlement	2016	2017	2018	2019	2020-21	2022
3	Brynamman	1	1	1	1	0	3
2	Burry Port	0	1	4	0	9	2
2	Carway	0	1	1	0	0	1
1	Ferryside	0	0	0	0	3	2
3	Glanamman/Garnant	1	1	3	2	7	3
2	Hendy/Fforest	0	1	0	1	1	5
2	Kidwelly	0	0	2	1	2	3
6	Laugharne	0	1	1	0	4	0
5	Llandeilo/Rhosmaen/Ffairfach	1	0	3	0	6	0
5	Llandovery	2	0	2	1	1	0
5	Llangadog	0	0	0	1	1	2
2	Llangennech	0	2	1	0	4	1
4	Llanybydder	0	1	2	1	0	0
4	Newcastle Emlyn	0	1	0	1	1	1
2	Pembrey	0	1	0	1	0	0
4	Pencader	1	0	0	1	2	0
1	Ponthenri	1	2	0	0	0	0
1	Pontyates & Meinciau	8	1	2	5	8	0
3	Pontyberem/Bancffosfelen	5	0	1	4	2	3
6	St Clears/Pwll Trap	1	2	2	5	6	5
2	Trimsaran	0	0	0	3	0	1
6	Whitland	0	1	1	1	2	1
	<b>TOTAL</b>	<b>21</b>	<b>17</b>	<b>26</b>	<b>29</b>	<b>59</b>	<b>33</b>

### Tier 3 - Sustainable Villages

Cluster	Settlement	2016	2017	2018	2019	2020-21	2022
5	Abergorlech	0	0	0	0	0	0
1	Alltwalis	0	0	0	0	0	0
6	Bancyfelin	0	0	0	0	0	0
1	Brechfa	0	0	0	0	0	1
1	Bronwydd & Cwmdwyfran	0	0	0	0	1	0
5	Caio	0	0	1	0	1	1
1	Capel Dewi	0	2	0	0	1	0
4	Capel Iwan	0	1	0	3	4	1
3	Carmel	0	0	0	0	0	1
4	Cenarth	0	0	0	0	0	0
4	Cwmann	0	2	0	0	0	3
1	Cwmduad	0	0	0	0	0	0
1	Cwmffrwd	0	0	2	0	0	0
3	Cwmgwili	0	0	1	0	0	0
5	Cwmifor	0	1	0	1	0	0
5	Cwrt Henri	0	0	0	0	1	0
1	Cynwyl Elfed	0	0	0	0	0	0
4	Drefach/Felindre	0	1	0	1	0	0
6	Efailwen	0	1	1	1	0	0
5	Ffarmers	0	2	0	0	2	0
2	Five Roads	0	2	1	3	2	2
3	Foelgastell	1	1	0	1	0	0
6	Glandy Cross	0	0	0	0	0	0
2	Horeb	0	0	0	0	0	1
1	Idole/Pentrepoeth	0	0	1	1	1	0
1	Llanarthne	0	1	1	1	0	0
6	Llanboidy	0	0	1	1	3	1
1	Llanddarog	1	0	0	1	1	0
6	Llanddowror	0	0	0	3	0	0
1	Llandyfaelog	1	1	0	0	1	0
3	Llanedi	0	0	0	0	0	0
4	Llanfihangel-ar-arth	0	0	0	0	0	0
5	Llanfynydd	0	1	1	2	2	0
1	Llangain	0	0	0	1	0	1
4	Llangeler	0	0	0	0	0	1
1	Llangyndeyrn	0	0	0	0	1	0
6	Llangynin	1	0	0	1	3	0
6	Llangynog	0	0	0	0	0	3
4	Llanllwni	2	0	0	0	0	1
6	Llanmiloe	0	0	0	0	0	0
3	Llannon	0	1	1	0	1	0
1	Llanpumsaint	1	0	1	0	0	0
2	Llansaint / Broadway	0	1	0	1	0	2
5	Llansawel	2	1	3	0	2	1
1	Llansteffan	0	0	3	1	2	0
5	Llanwrda	0	0	0	1	1	0
1	Llanybri	0	0	0	0	1	1
6	Meidrim	1	2	0	0	1	0

2	Mynyddygarreg	1	2	0	1	0	0
1	Nantgaredig	0	0	1	2	3	3
4	New Inn	0	0	0	0	0	1
6	Pendine	0	0	1	1	0	0
1	Peniel	0	1	0	1	0	0
4	Pentrecwrt	0	1	1	0	0	0
1	Pontargothi	1	2	1	1	1	0
4	Pontweli	1	0	2	0	0	0
1	Porthyrhyd	0	1	0	0	0	2
4	Rhos	2	1	0	1	0	0
1	Rhydargaeau	1	0	0	1	2	0
5	Salem	1	1	0	2	3	0
4	Saron	0	3	0	1	1	1
5	Talley	0	0	3	0	1	0
4	Trelech	0	0	0	0	0	0
4	Waungilwen	0	0	2	3	1	0
3	Ystradowen	4	1	1	0	2	0
<b>TOTAL</b>		<b>21</b>	<b>34</b>	<b>30</b>	<b>38</b>	<b>46</b>	<b>28</b>

#### Tier 4 - Rural Villages

Cluster	Settlement	2016	2017	2018	2019	2020-21	2022
1	Abernant	1	0	0	0	1	0
5	Ashfield Row	0	0	0	0	0	0
4	Bancyffordd	0	1	0	0	0	1
5	Bethlehem	0	0	0	0	0	0
6	Blaenwaun	0	0	0	0	3	1
1	Blaenycapel	0	0	0	0	0	0
1	Blaenycloed	0	0	0	0	0	2
5	Broad Oak	0	0	0	0	0	0
6	Broadway	0	0	0	0	0	0
4	Bryn Iwan	0	0	0	0	0	0
5	Capel Isaac	1	0	1	0	0	1
3	Capel Seion	0	0	0	0	1	0
3	Cefnbrynbrain	0	0	0	0	0	0
5	Cilycwm	1	2	0	0	1	0
1	Croesyceiliog	1	0	0	0	2	2
6	Cross Inn	1	1	0	1	0	0
1	Crwbin	0	0	0	0	0	0
5	Crygybar	0	0	0	0	1	0
6	Cwmbach	0	0	0	0	0	0
5	Cwm-du	0	0	0	0	0	0
6	Cwmfelin Boeth	0	0	0	0	0	0
6	Cwmfelin Mynach	0	0	0	0	0	0
4	Cwmhiraeth	0	0	0	0	0	0
4	Cwmpengraig	0	0	0	0	0	0
5	Cynghordy	0	0	1	0	0	0
2	Cynheodre	0	0	0	0	0	0
3	Derwydd	0	0	0	0	0	0
4	Dolgran	0	1	0	0	0	0
3	Drefach (Llandyfan)	0	0	0	0	0	0

4 Drefelin	0	0	0	0	0	0
5 Dryslwyn	3	1	0	0	1	0
5 Felindre (Dryslwyn)	0	0	0	0	0	0
5 Felindre (Llangadog)	0	0	0	0	1	1
1 Felingwm Isaf	0	0	0	0	0	0
1 Felingwm Uchaf	0	1	1	0	0	0
5 Ffaldybrenin	1	0	1	0	0	0
2 Four Roads	0	0	0	0	0	0
5 Golden Grove	0	0	0	0	1	0
4 Gwyddgrug	1	0	0	0	0	0
3 Heol Ddu	1	0	1	0	1	0
1 Hermon	0	0	0	0	0	0
1 Llanegwad	0	0	0	0	0	0
6 Llanfallteg	0	0	2	0	0	0
5 Llangathen	1	0	1	1	0	0
6 Llanglydwen	0	0	0	0	0	1
6 Llansadurnen	1	0	0	0	0	0
5 Llansadwrn	0	0	0	2	1	0
3 Maesybont	0	0	1	0	0	0
5 Manordeilo	0	0	1	0	0	0
3 Milo	0	0	0	0	0	0
3 Mynyddcerrig	0	0	1	0	0	0
1 Nantycaws	0	0	0	0	0	0
1 Nebo	0	0	0	0	0	0
3 Pantllyn	0	0	0	0	0	0
4 Penboyr	0	0	0	0	0	0
4 Pencarreg	0	0	1	0	0	0
4 Pentrecagel	0	0	0	2	1	0
3 Pentregwenlais	0	0	0	0	0	3
5 Penybanc	0	0	0	0	0	0
1 Penybont	0	0	0	1	0	0
2 Penymynydd	0	0	1	0	0	0
1 Pontantwn	0	1	0	0	0	1
1 Pontarsais	0	0	1	0	0	1
1 Pontnewydd	0	0	0	0	0	0
5 Porthyrhyd (Llanodover)	0	0	0	0	0	1
5 Pumsaint	0	1	0	1	1	0
6 Red Roses	0	0	0	0	0	0
5 Rhandirmwyn	1	0	0	1	1	0
3 Rhosamman	0	0	0	0	0	0
5 Rhydcymerau	0	0	0	0	1	0
3 Stag & Pheasant	0	0	0	0	1	0
1 Talog	0	0	0	0	0	0
3 Temple Bar	0	0	0	0	0	0
5 Trapp	1	0	0	0	1	0
5 Waunystrad Meurig	0	0	0	0	0	0
1 Whitemill	0	1	0	0	0	0
<b>TOTAL</b>	<b>15</b>	<b>10</b>	<b>14</b>	<b>9</b>	<b>20</b>	<b>15</b>

### Non Defined Settlements

Cluster	Settlement	2016	2017	2018	2019	2020-21	2022
1	Bwlchnewydd	0	0	0	1	0	0
6	Hebron	0	1	0	0	1	0
6	Henllan Amgoed	1	0	0	0	0	1
6	Login	1	1	0	0	0	0
4	Maesycrugiau	0	0	0	0	1	0
1	Newchurch	0	0	0	0	0	1
5	Siloh	0	0	0	0	0	1
	<b>TOTAL</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>

### Summary of small site completions

Tier	2016	2017	2018	2019	2020-21	2022	Total
1	33	29	35	40	80	46	263
2	21	17	26	29	59	33	185
3	21	34	30	38	46	28	197
4	15	10	14	9	20	15	83
No tier	2	2	0	1	2	3	10
<b>TOTAL</b>	<b>92</b>	<b>92</b>	<b>105</b>	<b>117</b>	<b>207</b>	<b>125</b>	<b>738</b>



## Appendix 2 - Tier 4 settlements and potential housing numbers

	Approximate Dwelling Numbers within the settlement	10% of settlement numbers	Cap on new proposed dwellings within the settlement
<b>Cluster 1</b>			
Hermon	30	3	3
Abernant	15	1.5	2
Blaenycod	15	1.5	2
Bancycapel	15	1.5	2
Nantycaws	50	5	5
Croesyceiliog	55	5.5	6
Crwbin	60	6	6
Felingwm Uchaf	25	2.5	3
Felingwm Isaf	14	1.4	2
Llanegwad	35	3.5	4
Pontantwn	18	1.8	2
Nebo	19	1.9	2
Talog	29	2.9	3
Penybont	20	2	2
Whitemill	29	2.9	3
Pont-Newydd	23	2.3	3
Pontarsais	14	1.4	3
<b>Total</b>	<b>466</b>		<b>53</b>

	Approximate Dwelling Numbers within the settlement	10% of settlement numbers	Cap on new proposed dwellings within the settlement
<b>Cluster 2</b>			
Penymynydd	125	12.5	13
Cynheidre	40	4	4
Four Roads	65	6.5	7
<b>Total</b>	<b>105</b>		<b>24</b>

	Approximate Dwelling Numbers within the settlement	10% of settlement numbers	Cap on new proposed dwellings within the settlement
<b>Cluster 3</b>			
Capel Seion	29	2.9	3
Derwydd	45	4.5	5
Heol Ddu	43	4.3	4
Maesybont	15	1.5	2
Milo	50	5	5
Pantllyn	20	2	2
Pentregwenlais	55	5.5	6
Temple Bar	55	5.5	6
Cefnbrynbrain	65	6.5	7
Rhosamman	9	0.9	1
Drefach (Llandyfan)	8	0.8	1
Stag and Pheasant	55	5.5	6
Mynyddcerrig	80	8	8
<b>Total</b>	<b>529</b>		<b>56</b>

	Approximate Dwelling Numbers within the settlement	10% of settlement numbers	Cap on new proposed dwellings within the settlement
<b>Cluster 4</b>			
Penboyr	19	1.9	2
Drefelin	40	4	4
Cwmpengraig	40	4	4
Cwmhiraeth	20	2	2
Pentrecagal	50	5	5
Gwyddgrug	39	3.9	4
Dolgran	15	1.5	2
Bancyffordd	29	2.9	3
Bryn Iwan	10	1	1
Pencarreg	40	4	4
<b>Total</b>	<b>302</b>		<b>31</b>

	Approximate Dwelling Numbers within the settlement	10% of settlement numbers	Cap on new proposed dwellings within the settlement
<b>Cluster 5</b>			
Ffaldybrenin	20	2	2
Crugybar	20	2	2
Cwm-du	15	1.5	2
Ashfield Row	35	3.5	4
Felindre (Llangadog)	50	5	5
Cynghordy	20	2	2
Golden Grove	35	3.5	4
Broad Oak	34	3.4	4
Trapp	9	0.9	1
Manordeilo	45	4.5	5
Penybanc	44	4.4	5
Felindre, Dryslwyn	20	2	2
Dryslwyn	10	1	1
Rhydcymerau	30	3	3
Waunystad Meurig	30	3	3
Bethlehem	10	1	1
Capel Isaac	10	1	1
Llangathen	25	2.5	3
Llansadwrn	40	4	4
Rhandirmwyn	50	5	5
Porthyrhyd	10	1	1
Pumsaint	15	1.5	2
Siloh	8	0.8	1
Cilycwm	60	0.6	1
<b>Total</b>	<b>645</b>		<b>64</b>

	Approximate Dwelling Numbers within the settlement	10% of settlement numbers	Cap on new proposed dwellings within the settlement
<b>Cluster 6</b>			
Cwmfelin Mynach	30	3	3
Cwmbach	15	1.5	2
Blaenwaun	25	2.5	3
Llanglydwen	25	2.5	3
Cwmfelin Boeth	15	1.5	2
Cross Inn	30	3	3
Llansadurnen	25	2.5	3
Broadway	55	5.5	6
Red Roses	40	4	4
Llanfallteg	70	7	7
<b>Total</b>	<b>330</b>		<b>36</b>

Cluster	Distribution of new dwellings in tier 4
Cluster 1	53
Cluster 2	24
Cluster 3	56
Cluster 4	31
Cluster 5	64
Cluster 6	36
<b>Total</b>	<b>264</b>

**Appendix 3 - Sites not taken forward in the 2nd Deposit rLDP**

Cluster	Settlement	Site Name	Current Status	Site Reference	Does the site have planning permission?	Reason for exclusion from revised LDP	Potential for site to be developed	Site Capacity	Anticipated large site numbers	Unanticipated Large Site Numbers
<b>Cluster 1, Tier 1</b>	Carmarthen	Penymorfa	Adopted LDP site	GA1/h1	No	Deliverability Issues. Landowner has state no intention to development the site	Highly unlikely. Site will drop out from the landbank list at the adoption of the Revised LDP	180	0	180
	Carmarthen	Former BT Exchange Building, Spilman Street	Adopted LDP site	GA1/h6	Yes	Deliverability Issues.	Highly unlikely. Whilst work has been undertaken on parts of the building, they do not appear to be progressing towards a residential element.	14	0	14
	Carmarthen	Former Health Authority Buildings, Penlan Road	Adopted LDP site	GA1/h8	Yes	Deliverability and Viability Issues	There is potential. The site has an extant planning permission in perpetuity. Enforcement requires work to be undertaken to secure and tidy the site	8	8	0
	Carmarthen	Parc-y-Delyn	Adopted LDP site	GA1/h10	No	The site has been allocated for residential development since the Carmarthen District Local Plan	There is potential, however the site has let its permission lapse.	35	35	0
	Carmarthen	Land south of Pant Glas, Bronwydd Road	Adopted LDP site	GA1/h12	Yes	Deliverability Issues	There is potential. Landowner has unrealistic expectation on the land value	13	13	0
	Carmarthen	Former Coach Depot, Abergwili	Adopted LDP site	GA1/h14	Yes	Site is being used for an alternative use	Will not be developed in the Plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	9	0	9
	Carmarthen	Former MAFF Depot	Adopted LDP site	GA1/h15	Yes	The site has been allocated for residential development since the Carmarthen District Local Plan without an indication of development	There is potential, however the landowner keeps renewing outline permission without an indication of delivery	18	18	0
	Carmarthen	Ashgrove	Adopted LDP site	GA1/h16	No	The site has been allocated for residential development since the Carmarthen Local Plan	Will not be developed in the Plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	20	0	20
	Carmarthen	40 Spilman Street	Windfall	Windfall	Yes	Deliverability Issues	There is potential, however the uncertainty over its delivery was enough to not allocated	8	8	0
<b>Cluster 1 Tier 2</b>	Pontyates / Meinciau	Black Horse Inn	Adopted LDP site	T3/5/h1		The site has been allocated for residential development since the Carmarthen District Local Plan, without any further development of the site.	There is potential. The site has an extant planning permission in perpetuity.	30	30	0

	Pontyates / Meinciau	Parc Mansant	Adopted LDP site	T3/5/h2		Site has been allocated since the UDP without an indication of development	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	12	0	12
	Pontyates / Meinciau	Adj Clos y Dderwen	Adopted LDP site	T3/5/h3		Site has been developed for large self-build plots	Potential for the site to come forward as small scale development. Site will drop out from the landbank list at the adoption of the Revised LDP	20	0	20
	Pontyates / Meinciau	Land at Heol Glan Gwendraeth	Adopted LDP site	T3/5/h5	No	The site has potential access problems for large scale development	Potential for the site to come forward as small scale development. Site will drop out from the landbank list at the adoption of the Revised LDP	0	0	0
	Pontyates / Meinciau	Cae Pontbren	Adopted LDP site	T3/5/h6	No	Site has been allocated since the UDP. Deliverability issues by virtue of a planning refusal in April 2022	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	9	0	9
	Pontyates / Meinciau	Land at Heol Llanelli	Adopted LDP site	T3/5/h8 (part)	Yes (part of site)	The larger element of the site has been allocated since the UDP without an indication of development. Frontage has been allocated	Frontage will be developed. The 10 units are considered in the housing allocation figure. Very unlikely the remainder of the site will come forward during the plan period.	90	0	90
	Ponthenri	Land at Ty'n y Waun	Adopted LDP site	T3/5/h9		Deliverability Issues.	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	30	0	30
	Ponthenri	Incline Inn	Adopted LDP site	T3/5/h10		The outline permission has expired during the LDP period	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	7	0	7
<b>Cluster 1, Tier 3</b>	Cynwyl Elfed	Land adjacent Dolwerdd	Adopted LDP site	SC9/h3		The site has been allocated for residential development since the Carmarthenshire UDP without an indication of development	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	6	0	6
	Llanybri	Adj. Parc y Delyn	Adopted LDP Site	SC16/h1		The site has been allocated for residential development since the Carmarthenshire UDP without an indication of development	There is potential. Outline has recently been granted, however not enough certainty to allocate in the revised LDP	13	13	0
	Bronwydd	Land to rear of Swyn Aderyn (Formerly known as Land at Parc yr Ebol)	Adopted LDP site	SC18/h1	Yes	Deliverability Issues.	There is potential. The site has a recently approved outline	12	12	0
	Cwmffrwd	Adjacent to Ffrwdwen	Adopted LDP site	SC18/h4		Deliverability Issues surrounding highway access	There is potential if they can overcome the highway issues	23	23	0
	Llangydeyrn	Adj Maes y Berllan (SC39/h1)	Adopted LDP site	SC39/h1		The site has been allocated for residential development since the Carmarthenshire UDP without an indication of development	Highly unlikely it will be developed during the plan period	9	0	9
	Brechfa	Adj Maesygroes	Adopted LDP site	SC42/h1		Deliverability Issues. Landowner has stated that the site will not be brought forward as an allocation.	Highly unlikely it will be developed during the plan period	20	0	20

	Rhydargaeau	Opposite Bryn Bedw	Adopted LDP site	SC19/h4		The site has been allocated for residential development since the Carmarthen District Local Plan without an indication of development	There is potential with current movements on a planning application	11	11	0
	Llanarthne	Golwg y Twr	Adopted LDP site	SC31/h3		The site has been allocated for residential development since the Carmarthenshire UDP without an indication of development	Will not be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	10	0	10
	Llanddarog	Is y Llan	Adopted LDP site	SC33/h2		The site has been allocated for residential development since the Carmarthenshire UDP without an indication of development	The site is Council owned, however there are no discussions which suggest that the site will be developed.	6	0	6
	Porthyrhyd	Rear of Ysgoldy Bethlehem	Adopted LDP site	SC33/h3		Deliverability Issues.	There is potential, however the uncertainty over its delivery was enough to not allocated	27	27	0
Cluster 2 Tier 1	Llanelli	Heol Goffa, Dimpeth	Adopted LDP site	GA2/h8		Deliverability issues	Highly unlikely it will be developed during the plan period	30	0	30
	Llanelli	Former Garage, Marsh Street	Adopted LDP site	GA2/h9		Deliverability issues	Highly unlikely it will be developed during the plan period. Being used for other uses. Site will drop out from the landbank list at the adoption of the Revised LDP	19	0	19
	Llanelli	The Avenue, Morfa	Adopted LDP site	GA2/h13		Deliverability issues	There is potential, however the uncertainty over its delivery was enough to not allocated	36	36	0
	Llanelli	Rear of 60 Coedcae Road	Adopted LDP site	GA2/h17		Deliverability issues	There is potential, however the uncertainty over its delivery was enough to not allocated	5	5	0
	Llanelli	Land at Penallt, Stebonheath	Adopted LDP site	GA2/h18		The site has potential access problems for large scale development	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	60	0	60
	Llanelli	Land at Nightingale Court, Coedcae	Adopted LDP site	GA2/h19		Deliverability issues	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	50	0	50
	Llanelli	Opposite Playing Field. Llanerch	Adopted LDP site	GA2/h23		Alternative uses found for the site	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	12	0	12
	Llanelli	Land at Pentrepoeth (Adj Parcbrymawr)	Adopted LDP site	GA2/h24		The site has been allocated for residential development since the Carmarthenshire UDP without an indication of development	Will not be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	100	0	100
	Llanelli	Southern Unit, AVON Inflatables, Dafen	Adopted LDP site	GA2/h29		Alternative uses found for the site	Will not be developed in the Plan period	20	0	20

	Llanelli	Brynoch West, Dafen	Adopted LDP site	GA2/h32		Council owned, however there may be potential deliverability issues	Highly unlikely it will be developed during the plan period	15	0	15
	Llanelli	Pemberton Road, Pemberton	Adopted LDP site	GA2/h34		One large dwelling built on site	Unlikely to be developed for 5 or more units.	9	0	9
	Llanelli	Parc Gitto / Llwynhendy Road	Adopted LDP site	GA2/h37		Potential deliverability issues	Potential to be developed, however not enough uncertainty to allocate the site.	20	20	0
	Llanelli	Penllwynrhodyn Road West, Llwynhendy	Adopted LDP site	GA2/h39		Deliverability issues	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	11	0	11
	Llanelli	Penllwynrhodyn Road East, Llwynhendy	Adopted LDP site	GA2/h40		Potential deliverability issues on majority of the site	Southern element of the site allocated for development (5 units). There is potential for the remainder to be developed, however not enough certainty to allocate the site.	15	15	0
	Llanelli	Brynmefys	Adopted LDP site	GA2/h55		Deliverability issues	Highly unlikely it will be developed during the plan period. Possible small scale development on the frontage	70	5	65
	Llanelli	Llys y Bryn, Penceiliogi	Adopted LDP site	GA2/h56		Deliverability issues on this allocation. The Council has been granted outline planning permission on the two adjacent sites which will be sufficient for the remainder of the plan period.	Will not be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	145	0	145
	Llanelli	Former DRAKA site, Copperworks Road	Adopted LDP site	GA2/MU2		Site being considered for educational purposes	Will not be developed for residential dwellings	150	0	150
	Llanelli	Calfaria Chapel, Ann Street	Windfall	S/37608	Yes	Deliverability Issues	There is potential, however the uncertainty over its delivery was enough to not allocated	8	8	0
Cluster 2 Tier 2	Kidwelly	Land opposite Parc Pendre	Windfall	S/30578, S/40190	Outline and a pending RM	Potential deliverability issues	There is potential for development with a reserved matters application having been in for a significant amount of time.	14	14	0
	Kidwelly	Land adj to Stockwell Lane	Adopted LDP site	T3/3/h3		Site has been allocated since the UDP and there are potential deliverability issues.	The site has a recent outline planning permission for road and plot layout, however there is a long term uncertainty regarding its development.	95	95	0
	Kidwelly	Land between Parc Pendre and Stockwell Forge	Adopted LDP site	T3/3/h4		Site is being earmarked for educational purposes	Will not be developed for residential	58	0	58
	Kidwelly	Land adjacent to Brodawl	Adopted LDP Site	T3/3/h5		Majority of the site falls within the flood risk zones, and therefore would fall against the revised LDP's site assessment methodology	There is potential with planning permission safeguarding the development for now.	9	9	0
	Kidwelly	Butter Factory & Coal Yard, Station Road (Llys y Foryd)	Adopted LDP site	T3/3/h6		The site is almost complete. Site cannot accommodate 5 or more dwellings, and therefore not an allocation in the Revised LDP.	Site will be considered under the small site supply	0	0	0

	Burry Port	Sea View PH	Windfall		S/28746	Potential deliverability issues	There is potential, however the uncertainty over its delivery was enough to not allocated	10	10	0
	Burry Port	Bay View, Graig	Adopted LDP site	T2/1/h4	PL/03446	Potential deliverability issues	There is potential and the site has a CLOPUD in 2022 for 8 units. PL/03446	8	8	0
	Burry Port	Dyfatty North	Adopted LDP site	T2/1/h12		There are concerns over the deliverability of the site.	Highly unlikely it will be developed during the plan period	40	0	40
	Burry Port	Dyfatty South	Adopted LDP site	T2/1/h13		There are concerns at the deliverability of the site.	There is potential, however the uncertainty over its delivery was enough to not allocated	20	20	0
	Burry Port	Heol Waun Wen	Adopted LDP site	T2/1/h14		There are concerns over the deliverability of the site.	Highly unlikely it will be developed during the plan period	10	0	10
	Pembrey	Former Speedway Garage	Adopted LDP site	T2/1/h1		Site has been allocated since the UDP without an indication of development	Highly unlikely it will be developed during the plan period	30	0	30
	Pembrey	Lando Road	Adopted LDP site	T2/1/h10		There are concerns over the deliverability of the site.	Highly unlikely it will be developed during the plan period	20	0	20
	Hendy	Adjacent Clos y Wern	Adopted LDP site	T3/7/h2		There are concerns over the deliverability of the site.	There is potential, the site is integrated into the urban form - however there is potential biodiversity value on the site.	5	5	0
	Hendy	Land between Clayton Road and East of Bronallt Road	Adopted LDP site	T3/7/h4		There are concerns at the deliverability of the site.	Requires the allocated site to the north to be developed first. No certainty over its deliverability	20	0	20
	Hendy	Fforest Garage	Adopted LDP site	T3/7/h7		There are concerns at the deliverability of the site.	Highly unlikely it will be developed during the plan period	17	0	17
	Hendy	Llanedi Road, Fforest	Adopted LDP site	T3/7/h9		Site moved over to the small site supply as only 4 dwellings remaining in the Plan period	Site has been developed.	0	0	0
	Llangennech / Bryn	Aber Llchwyr	Adopted LDP site	GA2/h51		Deliverability issues	Potential for individual plots, however no certainty over the delivery to allocate the site.	5	5	0
	Carway	Carway Farm	Adopted LDP site	SC40/h1		Landowner has stated that the site will not be brought forward in its entirety.	There is potential for one plot which is currently pending.	6	1	5
	Trimsaran	Adj Filling Station, Bryncaerau	Adopted LDP site	T3/4/h1		Site has been allocated since the UDP without an indication of development	Highly unlikely it will be developed during the plan period	7	0	7
	Trimsaran	Rear of Bryncaerau	Adopted LDP site	T3/4/h2		There are concerns over the deliverability of the site.	There is potential, however the uncertainty over its delivery was enough to not allocated	11	11	0



	Trimsaran	No. 20 Bryncaerau	Adopted LDP site	T3/4/h3		Site is to be developed for one dwelling	Site will be considered under the small scale windfall supply	0	0	0
	Trimsaran	Adj 21 Heol Waun y Clun	Adopted LDP site	T3/4/h4		Site has been allocated since the UDP without an indication of development	Highly unlikely it will be developed during the plan period	20	0	20
	Trimsaran	North of Maes y Ffynnon	Adopted LDP site	T3/4/h5		Site has been allocated since the UDP without an indication of development. Issues relating to ecology and deliverability.	Highly unlikely it will be developed during the plan period	35	0	35
	Trimsaran	Land at Gwelfor	Adopted LDP site	T3/4/h7		There are concerns over the deliverability of the site.	There is potential for a smaller scale development however the uncertainty over its delivery was enough to not allocated	22	4	18
Cluster 2 Tier 3	Mynyddygarreg	Gwenllian Court Hotel	None		Expired	There are concerns over the deliverability of the site.	Site within development limits however unlikely to be developed.	6	0	6
Cluster 2 Tier 4	Cynheidre	Adj Ael y Bryn	Windfall		S/28271	The settlement is now a Tier 4 settlement	Site will be considered under the Tier 4 small site allowance	0	0	0
	Cynheidre	The Yard, Heol Hen	Windfall		S/33355	The settlement is now a Tier 4 settlement	Site will be considered under the Tier 4 small site allowance	0	0	0
Cluster 3, Tier 1	Ammanford	Land adj 44/46 Treforis Road, Betws			E/29342	Uncertainty regarding the development of both sides of the road	There is potential for the whole development to come forward. 3 dwellings have been completed with the remainder of the land retained in perpetuity.	6	6	0
	Ammanford	N. of Church Street (enc 9277, 0176)	Adopted LDP site	GA3/h4		Site has been allocated since the UDP without an indication of development	Highly unlikely it will be developed during the plan period	27	0	27
	Ammanford	Viji Garage, High Street	Adopted LDP site	GA3/h7		Site is occupied for other uses and considered unlikely to be delivered for housing.	Unlikely to be developed for housing	20	0	20
	Ammanford	Lon Ger y Coed, Wernolau Road	Adopted LDP site	GA3/h8		Site has been allocated since the UDP without an indication of development	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	14	0	14
	Ammanford	Land opposite Plough & Harrow, Betws Road	Adopted LDP site	GA3/h14		There are concerns over the deliverability of the site.	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	9	0	9
	Ammanford	Land off Colonel Road, Betws	Adopted LDP site	GA3/h15		There are concerns over the deliverability of the site.	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	5	0	5

	Ammanford	Land adj Penygroes Road, Blaenau	Adopted LDP site	GA3/h33		Site has been allocated since the UDP without an indication of development	Highly unlikely it will be developed in full during the plan period. One dwelling has been built on the frontage and the potential for one further dwelling. Site will drop out from the landbank list at the adoption of the Revised LDP	15	2	13
	Capel Hendre	Delfryn Estate	Adopted LDP site	GA3/h25		Site has been allocated since the UDP without an indication of development	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	15	0	15
	Capel Hendre	Adj Llys Newydd Elderly Persons Home (GA3/h26)	Adopted LDP site	GA3/h26		There are concerns over the deliverability of the site.	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	25	0	25
	Cefneithin	Adjacent to Cefneithin Road	Adopted LDP site	GA3/h44		Site has been allocated since the UDP without an indication of development	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	25	0	25
	Cross Hands	Adj Pantgwyn	Adopted LDP site	GA3/h47		There are concerns over the deliverability of the site.	There is potential with recent planning application securing its outline permission status. However not enough certainty to allocate.	65	65	0
	Cross Hands	53 Carmarthen Road	Adopted LDP site	GA3/h59		There are concerns over the deliverability of the site.	There is potential with a recent pending planning application to secure its status. However not enough certainty to allocate.	68	68	0
	Drefach	Opposite Cwmmawr Lodge	Adopted LDP site	GA3/h51		There are concerns over the deliverability of the site.	There is potential with recent planning application securing its outline permission status. However not enough certainty to allocate.	22	22	0
	Gorslas	52 Penygroes Road	Windfall	W/33124		There are concerns over the deliverability of the site.	There is potential. The planning permission is now in perpetuity with the demolition of the Teen Challenge Buildings	9	9	0
	Gorslas	R/O Maesycrug, Llandeilo Road (GA3/h42)	Adopted LDP site	GA3/h42		There are concerns over the deliverability of the site.	There is potential with a recent pending planning application to secure its status. However not enough certainty to allocate.	7	7	0
	Penygroes	Land at rear of 10-12 Norton Road	Windfall	E/32947	yes	There are concerns over the deliverability of the site.	There is potential, however not enough certainty to allocate.	6	6	0
	Penygroes	Clos y Cwm, Adj Penybont Farm	Adopted LDP site	GA3/h37		Site has been allocated since the UDP without an indication of development	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	5	0	5
	Penygroes	Emlyn Brickworks	Adopted LDP site	GA3/MU2		Reduction in the site's allocation	Highly unlikely it will be developed during the plan period. A large part of the site is included in the Deposit LDP, however the remaining land has come out. The difference between the two residential allocation is 64 dwellings. The number will drop out from the landbank list at the adoption of the Revised LDP.	64	0	64
	Tumble	Rhydcerrig Estate, Cwmmawr	Adopted LDP site	GA3/h54		There are concerns over the deliverability of the site.	There is potential with a recent pending full planning application to secure its status. However not enough certainty to allocate.	9	9	0
	Tumble	62 Heol Y Neuadd, Llys Rafelston	Adopted LDP site	GA3/h57		Unlikely to accommodate 5 or more dwellings.	Potential for the site to come forward as small scale development	0	0	0

	Tycroes	Land at Heol Ddu	Adopted LDP site	GA3/h23		There are concerns over the deliverability of the site.	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	127	0	127
Cluster 3 Tier 2	Brynamman	Land adjacent 53 Station Road	Adopted LDP site	T3/9/h1		There are concerns over the deliverability of the site.	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	22	0	22
	Brynamman	Mountain Road, Pt Encl 7868	Adopted LDP site	T3/9/h3		Unlikely to accommodate 5 or more dwellings.	Potential for the site to come forward as small scale development	0	0	0
	Brynamman	Adj Cwm Nant y Moel	Adopted LDP site	T3/9/h4		There are concerns over the deliverability of the site.	An outline application is currently in on the site. However doubtful that the site will come forward and therefore not enough certainty to allocate.	60	0	60
	Brynamman	Rear of 111-115 Cwmgarw Road	Adopted LDP site	T3/9/h5		There are concerns over the deliverability of the site.	Highly unlikely it will be developed during the plan period. May have potential on the front for small scale development. Site will drop out from the landbank list at the adoption of the Revised LDP	7	0	7
	Glanamman / Garnant	Land adjacent Clos Felen (E/37578)		E/37578	yes	There are concerns over the deliverability of the site.	There is potential, however not enough certainty to allocate.	7	7	0
	Glanamman / Garnant	Land off Llwyncelyn Road	Adopted LDP site	T3/8/h1		Site has been allocated since the UDP without an indication of development	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	28	0	28
	Glanamman / Garnant	Land adjacent Parc Bryn Rhos	Adopted LDP site	T3/8/h3		Site has been allocated since the UDP without an indication of development	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	70	0	70
	Glanamman / Garnant	Glan yr Afon Farm	Adopted LDP site	T3/8/h4		Site has been allocated since the UDP without an indication of development	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	35	0	35
	Glanamman / Garnant	Glyn Dreiniog Market Garden	Adopted LDP site	T3/8/h5		Site has been allocated since the UDP without an indication of development	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	11	0	11
	Glanamman / Garnant	Land off Bishop Road	Adopted LDP site	T3/8/h9		Site has been reduced in light of recent planning permission.	Potential for the site to come forward as small scale development	0	0	0
	Glanamman / Garnant	Raven Garage, Cwmamman Road	Adopted LDP site	T3/8/h10		There are concerns over the deliverability of the site.	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	5	0	5
	Glanamman / Garnant	Land rear of Day Centre	Adopted LDP site	T3/8/h11		There are concerns over the deliverability of the site.	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	5	0	5
	Glanamman / Garnant	Cowell Road	Adopted LDP site	T3/8/h12		Unlikely to accommodate 5 or more dwellings.	Potential for the site to come forward as small scale development	0	0	0

	Pontyberem	Land adj Llwypiod, Bancffosfelen	Adopted LDP site	T3/6/h2		There are concerns over the deliverability of the site.	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	40	0	40
	Pontyberem	Adj 39 Heol y Felin	Adopted LDP site	T3/6/h3		There are concerns over the deliverability of the site.	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	6	0	6
	Pontyberem	Coalbrook Tip	Adopted LDP site	T3/6/h4		There are concerns over the deliverability of the site.	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	20	0	20
	Pontyberem	Land off Ashgrove	Adopted LDP site	T3/6/h5		There are concerns over the deliverability of the site.	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	6	0	6
	Pontyberem	Land off Heol Llannon	Adopted LDP site	T3/6/h6		Reduction in the site's allocation	Highly unlikely it will be developed during the plan period. A part of the site is included in the Deposit LDP, however the remaining land has come out. The difference between the two residential allocations is 40 dwellings. The number will drop out from the landbank list at the adoption of the Revised LDP.	40	0	40
Cluster 3 Tier 3	Llannon	Adjacent St Nons Church	Adopted UDP site / Windfall	S/32126	yes	Concerns over the delivery of the site	There is potential, however not enough certainty to allocate.	34	34	0
	Foelgastell	Rear of Clos y Gorlan	Adopted LDP site	SC34/h4		Site has been allocated since the UDP and has partly been developed. It is considered unlikely that the remaining part of the site will be delivered.	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	14	0	14
	Carmel	Adj. Erwlas and Erwlon	Adopted LDP site	SC34/h1		Site has been allocated since the UDP without an indication of development.	Frontage has been kept in, however it is highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	10	0	10
	Cwmgwili	Land part of Heathfield Industrial Estate	Adopted LDP site		E/38429	There are concerns over the deliverability of the site.	There is potential, however not enough certainty to allocate.	30	30	0
	Cwmgwili	Phase 2 Land at Heathfield Industrial Estate	Adopted LDP site		E/27439	There are concerns over the deliverability of the site.	There is potential, however not enough certainty to allocate.	16	16	0
	Ystradowen	Adj Goedlan	Adopted LDP site	SC35/h2		There are concerns over the deliverability of the site.	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	11	0	11
	Ystradowen	Land at New Road	Adopted LDP site	SC35/h4		Site has been allocated since the UDP without an indication of development	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	9	0	9
Cluster 3 Tier 4	Maesybont	Land adjacent Maesybryn	Adopted LDP site	SC34/h6		The settlement is now a Tier 4 settlement	Site will be considered under the Tier 4 small site allowance	0	0	0

	Milo	Former Nantygroes School	Windfall			The settlement is now a Tier 4 settlement	Site will be considered under the Tier 4 small site allowance	0	0	0
Cluster 4 Tier 2	Newcastle Emllyn	Penlon, PT OS 1100	Adopted LDP site	T2/4/h3		The site has been allocated for residential development since the Carmarthen District Local Plan	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	14	0	14
	Newcastle Emllyn	Millbank	Adopted LDP site	T2/4/h5		Site has been allocated since the UDP without an indication of development	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	12	0	12
	Llanybydder	Adjacent Y Bryn	Adopted LDP site	T3/11/h2		Site has been allocated since the UDP without an indication of development	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	10	0	10
	Llanybydder	Lakefield	Adopted LDP site	T3/11/h3		The site has been allocated for residential development since the Carmarthen District Local Plan	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	39	0	39
	Pencader	Bro'r Hen Wr	Adopted LDP site	SC20/h4	W/31852	There are concerns over the deliverability of the site.	There is potential, however not enough certainty to allocate. Site remains within development limits	7	7	0
	Pencader	North of Maes Cader (SC20/h5)	Adopted LDP site	SC20/h5		There are concerns over the deliverability of the site.	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	37	0	37
Cluster 4 Tier 3	Drefach Felindre	Parc Puw	Adopted LDP site	SC1/h1		There are concerns over the deliverability of the site.	There is potential for some development on part of the site, however not enough certainty to allocate. Site remains within development limits.	12	6	6
	Drefach Felindre	Land adj Aweldeg	Adopted LDP site	SC1/h2		There are concerns over the deliverability of the site.	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	30	0	30
	Waungilwen	Arwel	Adopted LDP site	SC1/h5	W/34670	The site has been allocated for residential development since the Carmarthen District Local Plan	There is potential for some development on part of the site, however not enough certainty to allocate.	10	7	3
	Saron	Ger Tyddyn-y-Celyn, Hafod Hedd	Adopted LDP	SC2/h3		Majority of the site as been built prior to rLDP, remainder is likely to come forward for less than 5.	Potential for the site to come forward as small scale development	0	0	0
	Saron	Land adjacent to Arwynfa	Adopted LDP	SC2/h4		Reduction in the site's allocation	Highly unlikely it will be developed during the plan period. A part of the site is included in the Deposit LDP as an allocation of 6. The difference between the two residential allocations is 29 dwellings. The number will drop out from the landbank list at the adoption of the Revised LDP.	29	0	29
	Llanllwni	Land at Aber-Giar	Adopted LDP site	SC22/h1		There are concerns over the deliverability of the site.	Potential for the site to come forward as small scale development	0	0	0

	Llanllwni	Land adjacent Ger y Bryn	Adopted LDP site	SC22/h2		Site has been allocated since the UDP without an indication of development	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	8	0	8
	Llanllwni	Tanybryn	Adopted LDP site	SC22/h3		The site has been allocated for residential development since the Carmarthen District Local Plan	Highly unlikely it will be developed during the plan period. Part of the site is within development limits.	8	0	8
	Cwmann	Heol Hathren	Adopted LDP site	SC23/h2		The site has been allocated for residential development since the Carmarthen District Local Plan	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	12	0	12
	Cwmann	Rear of Post Office	Adopted LDP site	SC23/h5	W/32329	There are concerns over the deliverability of the site.	There is potential, however not enough certainty to allocate.	20	20	0
	Capel Iwan	Adjacent Pleasant View	Adopted LDP site	SC7/h1		Site has been allocated since the UDP without an indication of development	Highly unlikely it will be developed during the plan period.	5	0	5
	Capel Iwan	Maes y Bryn	Adopted LDP site	SC7/h2		Reduction in the site's allocation	Highly unlikely it will be developed during the plan period. A part of the site is included in the Deposit LDP, however the remaining land has come out. The difference between the two residential allocations is 7 dwellings. The number will drop out from the landbank list at the adoption of the Revised LDP.	7	7	0
	Pontweli	Adjacent to Crug yr Wyn	Adopted LDP site	SC21/h2		There are concerns over the deliverability of the site.	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	19	0	19
	Trelech	Clos Y Cynin	Adopted LDP site	SC8/h1		There are concerns over the deliverability of the site.	Highly unlikely it will be developed during the plan period. Part of the site is within development limits.	8	0	8
	Trelech	Land adjacent to Tower Hill	Adopted LDP site	SC8/h2		Remainder of the site is likely to come forward for less than 5 units.	Potential for the site to come forward as small scale development.	0	0	0
Cluster 5 Tier 2	Llandovery	New Road	Adopted LDP site	T2/3/h2		There are concerns over the deliverability of the site.	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	6	0	6
	Llandeilo	Llandeilo Northern Quarter - rem	Adopted LDP site	T2/2/h1		Reduction in the site's allocation	Highly unlikely it will be developed during the plan period. A part of the site is included in the Deposit LDP, however the remaining land has come out. The difference between the two residential allocations is 188 dwellings. The number will drop out from the landbank list at the adoption of the Revised LDP.	188	0	188
	Llandeilo	Land opposite Pantglas	Adopted LDP site	T2/2/h2		There are concerns over the deliverability of the site.	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	6	0	6

	Llandeilo	Land north of Pantglas	Adopted LDP site	T2/2/h3		There are concerns over the deliverability of the site.	There is potential. Site will potentially be developed for 4 dwellings. It is kept within development limits	6	4	2
	Llandeilo	Caeglas, Ffairfach	Adopted LDP site	T2/2/h5		Site has been allocated since the UDP without an indication of development	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	25	0	25
	Llandeilo	Cwrt y Felin, The Old Tannery	Adopted LDP site	T2/2/h6	E/35357	There are concerns over the deliverability of the site.	There is potential with a recently valid RM permission	6	6	0
Cluster 5 Tier 3	Cwmifor	Village Hall site - remaining land	Adopted LDP site	SC30/h1		Reduction in the site's allocation	Highly unlikely it will be developed during the plan period. A part of the site is included in the Deposit LDP, however the remaining land has come out. The difference between the two residential allocations is 17 dwellings. The number will drop out from the landbank list at the adoption of the Revised LDP.	17	0	17
	Caeo	Land west of Rock Street	Adopted LDP site	SC24/h1		There are concerns over the deliverability of the site.	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	8	0	8
	Llansawel	Land adjacent Dolau Llan	Adopted LDP	SC25/h1		There are concerns over the deliverability of the site.	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	5	0	5
	Talley	Land at Edwingsford Arms	Adopted LDP	SC25/h4		There are concerns over the deliverability of the site.	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	9	0	9
	Talley	Adj Dyffryn Glas	Adopted LDP	SC25/h5		Site has been allocated since the UDP without an indication of development	Highly unlikely it will be developed during the plan period. Site will drop out from the landbank list at the adoption of the Revised LDP	8	0	8
Cluster 5 Tier 4	Cynghordy	Land at Bronhaul (E/08044, E/20540)	Windfall		E/08044, E20540	The settlement is now a Tier 4 settlement	Site will be considered under the Tier 4 small site allowance	0	0	0
	Cynghordy	Adj Bronhaul (SC28/h1)	Adopted LDP	SC28/h1		The settlement is now a Tier 4 settlement	Site will be considered under the Tier 4 small site allowance	0	0	0
Cluster 6 Tier 2	Whitland	Adj Lon Hywel	Adopted LDP site	T2/6/h1		Site has been allocated since the UDP without an indication of development	Potential for the site to come forward as small scale development.	32	0	32
	Whitland	Land at Maesabaty	Adopted LDP site	T2/6/h3		There are concerns over the deliverability of the site.	There is potential with a very recent outline planning permission but not enough certainty to allocate the site. Notional figure of 48 to match the site layout plan of the outline planning,	48	48	0

	Laugharne	Laugharne Pottery, King Street	Windfall		W/38778	There are concerns over the deliverability of the whole site.	Site has permission, however limited development has taken place.	14	1	13
Cluster 6 Tier 3	Llanboidy	Land rear of Ysgol Bro Brynach	Adopted LDP site	SC3/h1		There are concerns over the deliverability of the site.	Highly unlikely it will be developed during the plan period.	20	0	20
	Llangynog	Coombe Cheshire Homes SA33 5HP	Windfall		W/24218	Doesn't accord with the site assessment methodology	Potential for development with a technical start having been made.	5	5	0
	Pendine	Hazeldene	Windfall		W/22336, W/40732, PL/01915	Potential speculative development	Potential for the re-development given the recent RM application, however not enough certainty to allocate in the revised LDP	9	9	0
	Pendine	Ocean View	Adopted LDP site	SC13/h2		The site will come forward on a plot by plot basis. There are concerns over the delivery of the remaining plots during the plan period	There is potential, however not enough certainty to allocate in the revised LDP	5	5	0
Cluster 6 Tier 4	Red Roses	Land adjacent Avola Farm	Adopted LDP site	SC14/h1		The settlement is now a Tier 4 settlement	Site will be considered under the Tier 4 small site allowance	0	0	0
							Site total	3616	875	2741