

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Phosphate Area (Y/N)	Boyer/BDW Commentary
Cluster 1					
SuV15/h1	Llanarthne School	8	Commuted Sum Contribution	Y – site complete	The site should not be included as an allocation if complete.
SuV16/h1	Llwynddewi Road	8	Commuted Sum Contributions	Y - Development of the site has commenced and is being progressed on a plot by plot basis	The site should not be automatically 'rolled forward' as an allocation owing to commencement on site.
SuV17/h1	Rear of former joinery, Station Road	35	4.2	Y - Planning application PL/00842 being considered. Additional information will be sought as necessary as the LDP goes towards examination.	As per NRW's guidance further detail is needed with regards to the Habitats Regulations Assessment (HRA). The site should not be included as an allocation.
SuV18/h1	Land off A40, Pontargothi	15	1	Y – planning permission granted before phosphate guidance	The site should not be automatically included as an allocation if planning permission was granted prior to the NRW guidance.
Cluster 4					
SeC12/h1	Trem y Ddol	17	1.7	Y - As part of any subsequent planning application, the applicant / developer will need to satisfy the requirements to address phosphate levels associated with their development. Limited capacity exists in the Waste Water Treatment Works for development within the settlement. Any development will need to be considered under the Dwr Cymru Welsh Water AMP	The site is located within a phosphate sensitive area and so development within this area is contrary to NRW guidance.
SeC12/h2	Heol Dewi	14	0	Y - Whilst the site falls within a phosphate sensitive SAC catchment, the site is being developed and is nearing completion.	The site should not be automatically 'rolled forward' as an allocation owing to commencement on site.

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SeC12/h3	Land to r/o Dolcoed	20	3.4	Y - As part of any subsequent planning application, the applicant / developer will need to satisfy the requirements to address phosphate levels associated with their development. Limited capacity exists in the Waste Water Treatment Works for development within the settlement. Any development will need to be considered under the Dwr Cymru Welsh Water AMP.	The site is located within a phosphate sensitive area and so development within this area is contrary to NRW guidance.
SeC13/h1	Adj. Y Neuadd	10	1	Y - As part of any subsequent planning application, the applicant / developer will need to satisfy the requirements to address phosphate levels associated with their development..	The site is located within a phosphate sensitive area and so development within this area is contrary to NRW guidance.
SeC13/h4	Bro Einon	9	2	Y - Whilst the site falls within a phosphate sensitive SAC catchment, the site has a valid planning permission with a material start confirmed.	The site is located within a phosphate sensitive area and so development within this area is contrary to NRW guidance.
SeC14/h1	Blossom Garage	20	3.4	Y - As part of any subsequent planning application, the applicant / developer will need to satisfy the requirements to address phosphate levels associated with their development.	As per NRW's guidance further detail is needed with regards to the Habitats Regulations Assessment (HRA). The site should not be included as an allocation.
SeC14/h2	Land adj Maescader	24	2.88	Y - As part of any subsequent planning application, the applicant / developer will need to satisfy the requirements to address phosphate levels associated with their development.	As per NRW's guidance further detail is needed with regards to the Habitats Regulations Assessment (HRA). The site should not be included as an allocation.
SuV32/h1	Opposite Springfield	6	Commuted Sum Contribution	Y - The site has a valid planning permission and work has commenced on site. The SFCA identifies no significant flood risk considerations.	The site is located within a phosphate sensitive area and so development within this area is

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					contrary to NRW guidance. The site should not be automatically 'rolled forward' as an allocation owing to commencement on site.
SuV33/h1	Land opp Brogeler	5	Commuted Sum Contribution	Y - As part of any subsequent planning application, the applicant / developer will need to satisfy the requirements to address phosphate levels associated with their development. Limited capacity exists in the Waste Water Treatment Works for development within the settlement. Any development will need to be considered under the Dwr Cymru Welsh Water AMP.	As per NRW's guidance further detail is needed with regards to the Habitats Regulations Assessment (HRA). The site should not be included as an allocation.
SuV35/h1	Land adj. Arwynfa	6	Commuted Sum Contribution	Y - As part of any subsequent planning application, the applicant / developer will need to satisfy the requirements to address phosphate levels associated with their development. Limited capacity exists in the Waste Water Treatment Works for development within the settlement. Any development will need to be considered under the Dwr Cymru Welsh Water AMP.	As per NRW's guidance further detail is needed with regards to the Habitats Regulations Assessment (HRA). The site should not be included as an allocation.
SuV36/h1	Cae Pensarn Helen	6	Commuted Sum Contribution	Y - As part of any subsequent planning application, the applicant / developer will need to satisfy the requirements to address phosphate levels associated with their development. It is anticipated that the use of a single package treatment plan would be required for the development.	As per NRW's guidance further detail is needed with regards to the Habitats Regulations Assessment (HRA). The site should not be included as an allocation.
SuV36/h2	*Land at Bryndulais	16	16	Y - As part of any subsequent planning application, the applicant / developer will need to satisfy the requirements to address phosphate levels associated with their development. It is anticipated that the use of	As per NRW's guidance further detail is needed with regards to the Habitats Regulations Assessment (HRA). The site

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				a single package treatment plan would be required for the development.	should not be included as an allocation.
SuV37/h2	Land south of Cae Coedmor	20	2.4	Y - As part of any subsequent planning application, the applicant / developer will need to satisfy the requirements to address phosphate levels associated with their development.	As per NRW's guidance further detail is needed with regards to the Habitats Regulations Assessment (HRA). The site should not be included as an allocation.
SuV37/h3	Land adjacent to Lleinau	10	1	Y - As part of any subsequent planning application, the applicant / developer will need to satisfy the requirements to address phosphate levels associated with their development. The SFCA identifies no significant flood risk considerations	As per NRW's guidance further detail is needed with regards to the Habitats Regulations Assessment (HRA). The site should not be included as an allocation.
SuV38/h1	Maes y Bryn	6	Commuted Sum Contribution	Y - Limited capacity exists in the Waste Water Treatment Works for development within the settlement. Any development will need to be considered under the Dwr Cymru Welsh Water AMP. As part of any subsequent planning application, the applicant / developer will need to satisfy the requirements to address phosphate levels associated with their development.	As per NRW's guidance further detail is needed with regards to the Habitats Regulations Assessment (HRA). The site should not be included as an allocation.
SuV39/h1	Adj Yr Hendre	7	Commuted Sum Contribution	Y - As part of any subsequent planning application, the applicant / developer will need to satisfy the requirements to address phosphate levels associated with their development.	As per NRW's guidance further detail is needed with regards to the Habitats Regulations Assessment (HRA). The site should not be included as an allocation.
SuV41/h2	Cilgwyn Bach	14	2	Y - As part of any subsequent planning application, the applicant / developer will need to satisfy the	As per NRW's guidance further detail is needed with regards to the Habitats Regulations

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				requirements to address phosphate levels associated with their development.	Assessment (HRA). The site should not be included as an allocation.
SuV43/h1	Blossom Inn	8	Commuted Sum Contribution	Y - As part of any subsequent planning application, the applicant / developer will need to satisfy the requirements to address phosphate levels associated with their development.	As per NRW's guidance further detail is needed with regards to the Habitats Regulations Assessment (HRA). The site should not be included as an allocation.
Cluster 5					
SeC15/h1	Land to north of Dan y Crug	61	12	Y - DCWW have indicated that off-site sewers will be required.	As per NRW's guidance further detail is needed with regards to the Habitats Regulations Assessment (HRA). The site should not be included as an allocation.
SeC15/h2	Land adjacent to Bryndeilog, Tywi Avenue	8	Commuted Sum Contribution	Y - DCWW have indicated that off-site sewers will be required. As part of any subsequent planning application, the applicant / developer will need to satisfy the requirements to reduce phosphate levels associated with their development.	As per NRW's guidance further detail is needed with regards to the Habitats Regulations Assessment (HRA). The site should not be included as an allocation.
SeC16/h1	Llandeilo Northern Quarter	27	3.24	Y - DCWW have indicated that any development will require reinforcement works, either through developer contribution or a future AMP. As part of any subsequent planning application, the applicant / developer will need to satisfy the requirements to reduce phosphate levels associated with their development.	As per NRW's guidance further detail is needed with regards to the Habitats Regulations Assessment (HRA). The site should not be included as an allocation.

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SeC17/h1	Land opp. Llangadog C.P School	16	1.6	Y - DCWW have indicated that off-site mains and off-site sewers would be required. As part of any subsequent planning application, the applicant / developer will need to satisfy the requirements to reduce phosphate levels associated with their development.	As per NRW's guidance further detail is needed with regards to the Habitats Regulations Assessment (HRA). The site should not be included as an allocation.
SeC17/h2	Land off Heol Pendref	8	Commuted Sum Contribution	Y - As part of any subsequent planning application, the applicant / developer will need to satisfy the requirements to reduce phosphate levels associated with their development.	As per NRW's guidance further detail is needed with regards to the Habitats Regulations Assessment (HRA). The site should not be included as an allocation.
SuV49/h1	Awel y Mynydd	13	2	Y - The site obtained planning permission and development commenced before the publication of phosphate guidance.	The site should not be automatically included as an allocation if planning permission was granted prior to the NRW guidance.
SuV51/h1	Opp. Village Hall	8	Commuted Sum Contribution	Y - As part of planning application E/39651, the applicant / developer will need to satisfy the requirements to reduce phosphate levels associated with their development.	As per NRW's guidance further detail is needed with regards to the Habitats Regulations Assessment (HRA). The site should not be included as an allocation.
Cluster 6					
SuV55/h1	Land to the r/o Maesglas	9	Commuted Sum Contribution	Y - It is anticipated that the use of a single package treatment plan would be required for the development. Secondly no adverse comment was made by DCWW regarding the water supply as part of the application	As per NRW's guidance further detail is needed with regards to the Habitats Regulations Assessment (HRA). The site should not be included as an allocation.

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SuV56/h1	Land to the r/o Talar Wen	6	Commuted Sum Contribution	Y - It is anticipated that the use of a single package treatment plan would be required for the development. Secondly no adverse comment was made by DCWW regarding the water supply as part of the application.	As per NRW's guidance further detail is needed with regards to the Habitats Regulations Assessment (HRA). The site should not be included as an allocation.
	TOTAL	440	4.5% of planned homes affected by phosphates		