



Tel: [REDACTED]
Fax: [REDACTED]
E.mail: [REDACTED]



Ffôn: [REDACTED]
Ffacs: [REDACTED]
E.bost: [REDACTED]

Carmarthenshire County Council
Local Development Plan Team

13 April 2023
Sent via email

Dear Sir/Madam,

Carmarthenshire Second Deposit Revised LDP – April 2023

Thank you for consulting Welsh Water, we welcome the opportunity to continue to engage in the LDP process and we offer the following representation for your consideration:

Issues Identification We note and welcome the inclusion of issue 23 regarding infrastructure capacity to support development. The availability of our infrastructure capacity is a key element – particularly in rural areas - in ensuring sustainable and viable development sites.

Strategic Objectives The availability or capacity of infrastructure is a key aspect in determining the sustainability of a settlement, therefore we support the inclusion of SO6 and SO14.

Strategic Growth and Spatial Options We note that the Council identifies a growth requirement of 8,822 new homes over the revised LDP period 2018-2033.

Preferred Spatial Option Whilst we are supportive of the hybrid option and are pleased to note that it acknowledges the need for development to be supported by a range of appropriate infrastructure, there will inevitably be certain areas – particularly in the more rural locations of the County – where water or sewerage infrastructure is limited in its availability.

Placemaking, Infrastructure and Cohesive Communities We welcome the sentiment of paragraph 9.43. Where there is insufficient infrastructure capacity and development wishes to connect in advance of our AMP capital investment, planning obligations or a commercial agreement are the most appropriate way in ensuring delivery of necessary supporting infrastructure. We also welcome the inclusion of paragraph 9.47 and further commentary can be found in respect of the policy INF4.

Policies

SG1: Regeneration and Mixed-Use Sites Please see appendix 1 for site allocation comments.

SG2: Reserve Sites We note that the reserve sites will only be released for development if the allocations fail to deliver the required growth, and that the decision to utilise the sites will be made as part of a formal plan review. As such we will be happy to provide comments regarding capacity to accommodate sites in due course.

SG3: Pembrey Peninsula Most of the peninsula is unsewered and does not have a water supply with only elements of the southeast of the peninsula currently served by either. As such, any proposals for development may require significant offsite water mains and sewers to connect to

existing networks. Further to this, the Pembrey Wastewater Treatment Works (WwTW) that serves the southeast of the peninsula may require additional capacity to accommodate any further development and developers may need to fund reinforcement works at the WwTW.

HOM1: Housing Allocations Please see appendix 1 for site allocation comments.

SP6: Strategic Sites Given that both sites have extant planning permission we have nothing specific to advise.

EME3: Employment Proposals on Allocated Sites The following provisions are applicable to all individual development plots located within allocated employment sites:

- We will work with your authority to support sustainable economic development however your authority and potential developers should be aware that the obligations of a water and sewerage undertaker extends to 'domestic' supplies only. Where an employment allocation results in higher demands of water supply and/or trade effluent discharges we recommend and welcome early consultation with Dwr Cymru Welsh Water.
- The individual plots available for development can represent a substantial area of land for which the potential demands upon our assets are unknown at present. It is essential that we understand these demands to allow us to assess the impact on our assets. It may be necessary for water and/or sewerage hydraulic modelling assessments (HMAs) to be undertaken at the developer's expense to establish where the proposed development could connect to the existing networks, and to identify any required infrastructure improvements.
- Water mains and/or sewerage infrastructure required for any potential development site can be acquired through the requisition provisions of the Water Industry Act 1991 (as amended).
- Welsh Water always has rights of access to its assets. Where there are water mains and/or sewers crossing sites then protection measures in respect of these assets will be required, usually in the form of an easement width or in some instances a diversion of the asset.
- If any development site gives rise to a new discharge (or alters an existing discharge) of trade effluent, directly or indirectly to the public sewerage system, then a Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Welsh Water. Please note that the issuing of a discharge consent is independent of the planning process and a consent may be refused despite planning permission being granted.

SP9: Infrastructure The availability or capacity of infrastructure is key in determining a settlement's sustainability as such we welcome the provisions of this policy in requiring development to ensure sufficient capacity is available or if not, that suitable arrangements are in place to provide the necessary capacity.

With specific regard to water and sewerage infrastructure, where there is insufficient capacity and where no reinforcement works are programmed within the respective AMP Capital Investment Programme, the requisition provisions can be entered into for water and sewerage network infrastructure. The requisition provisions do not apply to wastewater treatment works (WwTW) and planning obligations, or a commercial agreement, may be necessary.

We welcome the reference in the supporting text to Drainage and Wastewater Management Plans (DWMPs). Welsh Water is embarking on the preparation of developing Drainage and Wastewater Management Plans (DWMP) which Welsh Government may be minded making statutory in due course. Growth information is built into our DWMP and forms an important element of our planning which aims to understand how we will continue to deliver effective sewerage services and manage

the proactive development of natural flood management for a growing population in the face of climate change and other challenges.

Critically the DWMP considers the impact of changing population on our assets and the subsequent effect to customers and on the environment. As such we believe that the DWMPs will play a role in delivering a holistic, prioritised approach to the management of our drainage and sewerage network in the years ahead, and will complement other planning documents including LDPs, the NDF, and SDPs. To maximise the potential benefits, we are continuing to work closely with our stakeholders and LPAs in the continued development of our DWMP.

INF1: Planning Obligations Where there is insufficient infrastructure capacity available to accommodate a site and development wishes to connect in advance of any AMP capital investment, planning obligations or a commercial agreement are the most appropriate way in ensuring delivery of necessary supporting infrastructure.

INF4: Llanelli Wastewater Treatment Surface Water Disposal We are supportive of the provisions of this policy and the supporting text; moreover, we are pleased to note that the matter has been given its own specific policy. We have also prepared a consultation response to the Burry Inlet SPG which provides further detail on this matter.

SP10: Gypsy and Traveller Provision - Please see appendix 1 for site allocation comments.

SP12: Placemaking and Sustainable Places We specifically welcome the inclusion of criteria k) in Policy SP12. Disposing of surface water in a sustainable manner ensures that it will not communicate with the public sewerage network, which protects the environment and ensures that there is sufficient capacity in the public sewerage network for foul-only flows from development sites. On the theme of SuDS, we welcome the inclusion of the supporting text at paragraphs 11.273 to 11.275 regarding the recently established SuDS Approval Boards (SABs).

PSD3: Green Infrastructure Network We welcome the provisions of this policy and the supporting text. The integration of SuDS as a Green Infrastructure asset is something that we are particularly supportive of.

SP16: Climate Change We are supportive of the inclusion of SuDS in new development and as such welcome the provisions of criterion b) of this policy.

CCH4: Water Quality and Protection of Water Resources we welcome the requirement in supporting paragraph 11.510 that the necessary infrastructure needs to be in place or will be provided to serve development however we would highlight that in cases where there are no plans in place for infrastructure improvements in our AMP investment programme, developers can pay for the necessary infrastructure themselves through the requisition provisions of the Water Industry Act (WIA) 1991 or via Planning Obligations Agreements under the TCPA 1990. It should be noted that the requisition provision of the WIA 1991 only applies to sewerage network reinforcement works, not to WwTW schemes. Funding to deliver reinforcement works at a WwTW can be delivered via Section 106 of the Town and Country Planning Act 1990.

In relation to improving water quality, we are investing an additional £60m specifically to reduce phosphate in the five failing Special Area of Conservation (SAC) rivers in our operating area. This includes schemes at Lampeter and Llanybydder WwTWs that are due for completion by March 2025. In the next investment period 2025 to 2030 (AMP8) we will target investment with the ambition that none of our WwTWs are the cause of ecological failure. Through our phosphorus investment plan, we will have removed 90% of the phosphorus load from our WwTWs discharging to failing SAC rivers, playing our part in allowing these special rivers to meet their water quality targets and to relieve pressure on development restrictions. We expect to complete this programme of work by 2032.

Whilst our investment will remove a significant amount of phosphorus from our sewage, in most cases it will not result in SACs complying with the water quality targets on its own. This is not something that Welsh Water can do on its own and it will take the combined efforts of all the contributing sectors to achieve this.

We will be engaging with our regulators and local planning authorities through the Tywi and Teifi Nutrient Management Boards (NMB) which can provide the governance, strategic direction and local intelligence/decision making needed if we are to be successful in relieving the pressure on planning restrictions and restoring river quality.

With regard to supporting text in paragraph 11.516, there are several locations within the County where we abstract water that is treated prior to entering the public water supply network. As such, we fully support the provisions in the supporting text of this policy in preventing the degradation of water resources.

TRA1: Transport and Highways Infrastructure Improvements There may be locations where proposed developments / routes pass over public sewers and water mains. Under the Water Industry Act 1991 we have rights to always access our apparatus and protection measures in respect of these assets will be required either in the form of an easement width or a possible diversion of the asset. We welcome early engagement once further detail is available.

MR1: Minerals Proposals We welcome the inclusion of criterion e) and k) of this policy.

We hope that the above information will assist you as you continue to progress the LDP2 and would encourage the LPA to continue to liaise with Welsh Water at each stage of the process. In the meantime, should you require any further information please do not hesitate to contact us at [REDACTED] or via telephone on [REDACTED]

Yours faithfully.

Dewi Griffiths
Development Growth Officer
Developer Services

Appendix 1

- Where there are no public sewerage facilities available in close proximity to sites then the use of non-mains sewerage may be required. In such cases the provisions of WG Circular 008/2018 “Planning requirements in respect of the use of private sewerage in new development, incorporating septic tanks and small sewage treatment plants” apply and consultation with Natural Resources Wales would be required.
- Welsh Water has rights of access to its assets at all times. Where there are sewers and/or water mains crossing sites then protection measures in respect of these assets will be required, usually in the form of an easement width or in some instances a diversion. This has the potential to impact on the site density (significantly in some instances), but until site layouts are produced we will be unable to comment further.
- In those locations where insufficient hydraulic capacity exists within the public sewerage network or water supply to accommodate/serve the development site, hydraulic modelling assessments (HMA) may be required at the developer’s expense to establish suitable connection points and/or necessary reinforcement works to enable the sites to connect. Reinforcement works would be at the developer’s expense.
- In some instances, off-site water mains or public sewers may be required to connect to a suitable point on the existing networks at the developers’ cost. Where assets need to be laid over private land, developers will need to comply with the requisition provisions of the Water Industry Act 1991.
- Where there is limited capacity at a Wastewater Treatment Works (WwTW), dependant on the scale and pace of development developers may need to fund a Developer Impact Assessment (DIA) to identify required reinforcement works. In these instances, a s106 commercial agreement would be required between the developer and Welsh Water to deliver the necessary improvements.
- Regarding any usage other than residential, there typically shouldn’t be any issue in providing a domestic water supply but we would need to know the end use before we could provide definitive comments, as matters such as staff numbers and whether additional water supply is required for an industrial process may impact on the capabilities of the network.
- Similarly, for the public sewerage network there shouldn’t be any issues in accommodating the domestic foul flows for non-residential uses, but we would need to know the end use before we could provide definitive comments.
- Where capacity is currently available in the water supply system to accommodate development we reserve the right to reassess our position at the time of the formal application for the provision of new water mains under Section 41 and Section 51 of the Water Industry Act (1991) to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers’ supply as demands upon our water systems change continually.
- Should any proposal require to discharge trade effluent into the public sewer then the Consent of the statutory sewerage undertaker is required (Section 118 Water Industry Act 1991). Additionally, dependant on the processes involved, an element of pre-treatment may also be required.
- For those sites with extant planning consent, we have typically advised ‘site is committed’.
- Welsh Water has recently published our anticipated Phosphorus programme (<https://corporate.dwrcymru.com/en/community/environment/river-water-quality/sac-rivers>). The programme is subject to confirmation following NRW's review of permits exercise, though Llanybydder WwTW and

Lampeter WwTW are committed schemes due for completion by the end of 2025. Timeframes of schemes for inclusion within AMP8 (via the National Environment Programme) will be confirmed in due course.

- Please note the below comments are subject to change as the LDP progresses and/or as planning applications are submitted.

SG1: Regeneration and Mixed-Use Sites

Site Ref.	Location and Proposed Uses	Water supply	Public sewerage	WwTW
PrC1/MU1	West Carmarthen, Carmarthen Mix of uses consisting of residential (an allowance for 700 new homes within this plan period), employment, community facilities and amenity. A key deliverability indicator is the Carmarthen West Link Road which is now completed and open.	Site is committed		
PrC1/MU2	Pibwrlwyd, Carmarthen Includes a mix of uses reflecting its strategic location and contribution to Carmarthen. Uses include employment, commercial leisure, education associated with Coleg Sir Gar and residential (an allowance is made for 247 new homes).	HMA may be required; 3" water main crossing site	HMA may be required; 150mm foul and 225mm foul sewers crossing site	Parc y Splotts – no issues
PrC2/MU1	Former Old Castle Works, Llanelli Mix of uses focused on the visitor economy, heritage and leisure. No residential allowance made.	No issues, though this is dependent on end users	No issues, though this is dependent on end users	Llanelli – no issues

PrC2/MU2	Trostre Gateway, Llanelli Mix of uses reflecting its prominent location.	No issues, though this is dependent on the end users	No issues, though this is dependent on the end user; 225mm foul rising main, 225mm combined rising main, 225mm combined sewer and 300mm combined sewer crossing site	Llanelli – no issues
PRC2/MU3	Former YMCA Building, Stepney St, Llanelli	Site is committed		
PrC3/MU1	Emlyn Brickworks, Penygroes Provides for the regeneration of a previously developed site. A key deliverability indicator is the Cross Hands Economic Link Road which is under construction. Provision is made for the delivery of community focused development along with 177 new homes	Site is committed		
SeC4/MU1	Burry Port Waterfront Mix of uses focused on appropriate retail provision along with commercial / tourism related uses. No residential allowance made.	HMA may be required. 110mm water main crossing site	HMA may be required. 375mm and 650mm sewers crossing site	Llanelli – no issues
SeC16/MU1	Beechwood, Llandeilo Includes a mix of uses reflecting its strategic location and contribution to Llandeilo. Uses include a mix of appropriate employment, commercial and retail. Site forms part of a larger area which has been identified as a C2 flood risk zone. Applications will	No issues, though this is dependent on the end users	No issues, though this is dependent on the end users. 225mm sewer crossing site	Ffairfach – no capacity, reinforcement works required - DIA

	need to satisfy all requirements in this respect.			
SeC20/MU1	Laugharne Holiday Park Mix of uses focused on tourism and leisure proposals and associated with the re-development of Laugharne Holiday Park.	Site is committed		
PrC1/MU3	Nant y Caws Regeneration and Mixed-Use Site A strategically positioned site already utilised for the sustainable management of waste. It offers the future opportunity to potentially harness energy from waste, and related employment-based activities. Future opportunities could be set out through the development of a masterplan for the site.	No issues, though this is dependent on the end users. 8" water main crossing site	No public sewers nearby	No WwTW nearby

HOM1: Housing Allocations

Site Ref	Site Name	Settlement	Total Units in Plan Period	Water supply	Public sewerage	Wastewater Treatment Works
Cluster 1						
PrC1/h2	Springfield Road	Carmarthen	29	Site is committed		
PrC1/h3	113 Priory Street	Carmarthen	37	Site is complete		

PrC1/h4	Land off Parc y Delyn	Carmarthen	17	No issues; 110mm & 250mm water main crossing site	No issues	Parc y Splotts – no issues
PrC1/h5	East of Devereaux Drive	Carmarthen	10	No issues; off-site mains required	No issues	Parc y Splotts – no issues
PrC1/h7	Penybont Farm, Llysonnen Road	Carmarthen	9	Site is committed		
PrC1/h8	Llansteffan Road	Carmarthen	50	No issues; 3" water main crossing site	No issues; 150mm foul sewer crossing site	Parc y Splotts – no issues
PrC1/h9	Mounthill	Carmarthen	5	Site is committed		
PrC1/h10	Brynhyfryd	Carmarthen	20	No issues	No issues	Parc y Splotts – no issues
PrC1/h11	Rhiw Babell Extension	Carmarthen	12	Site is committed		
PrC1/h12	Castell Pigyn Road, Abergwili	Carmarthen	35	No issues; off-site mains required	No issues; off-site sewers required	Parc y Splotts – no issues
PrC1/h14	Bronwydd Road (south)	Carmarthen	44	Site is committed		
PrC1/h15	Adj Tyle Teg, Llysonnen Road	Carmarthen	7	Site is committed		
PrC1/h16	Rhiw Babell	Carmarthen	9	Site is committed		
PrC1/h17	4-5 Quay Street	Carmarthen	5	Site is committed		
PrC1/h18	Castell Howell	Carmarthen	7	Site is committed		
PrC1/h19	Land adj Ty Gwynfa	Carmarthen	10	Site is complete		
PrC1/h20	5-8 Spilman Street	Carmarthen	12	Site is committed		
PrC1/h21	Clos Tawelan, Job's Well Rd	Carmarthen	18	Site is committed		
PrC1/MU1	West Carmarthen	Carmarthen	700	Site is committed		
PrC1/MU2	Pibwrlwyd	Carmarthen	247	HMA may be required; 3" water main crossing site	HMA may be required; 150mm foul and 225mm foul sewers crossing site	Parc y Splotts – no issues
SeC1/h1	Lime Grove	Pontyates	19	Site is committed		

SeC1/h3	Land adjoining Tabernacle Chapel	Pontyates	11	Site is committed		
SeC1/h4	Cae Canfas, Heol Llanelli	Pontyates	8	No issues; offsite mains required	No issues; offsite sewers required	Pontyates – no issues
SeC1/h5	Land at 8 Heol Llanelli	Pontyates	6	Site is committed		
SeC1/h6	Land off Heol Llanelli	Pontyates	10	Site is committed		
SeC2/h7	Land off Heol Glyndwr	Pontyates	9	Site is committed		
SeC2/h1	Caradog Court	Ferryside	12	Site is committed		
SeC2/h2	Land to the rear of Parc y Ffynnon	Ferryside	12	No issues	No issues	Ferryside – no issues
SuV1/h1	Adjacent Fron Heulog	Cynwyl Elfed	8	Site is committed		
SuV1/h2	Land adj. Lleine	Cynwyl Elfed	13	Site is committed		
SuV3/h1	Land to the rear of Maesgriffith	Llansteffan	16	Site is committed		
SuV4/h1	Land at Troed Rhiw farm	Bronwydd	6	No issues	No issues	Bronwydd – no issues
SuV5/h1	Land at Maesglasnant	Cwmffrwd	20	Site is committed		
SuV8/h1	South of Dol y Dderwen	Llangain	36	Site is committed		
SuV10/h1	South of Pentre	Peniel	9	Site is committed		
SuV10/h2	Aberdeuddwr / Pantyfedwen	Peniel	38	No issues	No issues; offsite sewers required	Parc-y-Splotts – no issues
SuV11/h1	Land at Alltwalis School	Alltwalis	12	No issues	No issues; 6" foul sewer crossing site	Alltwallis – limited capacity
SuV12/h1	Adj. Gwyn Villa	Llanpumsaint	20	No issues; 110mm water main crossing site	No issues; 150mm foul sewer crossing site	Llanpumsaint – no issues
SuV12/h2	Llandre	Llanpumsaint	8	Site is committed		
SuV14/h1	Cefn Farm	Rhydargaeau	36	Site is committed		
SuV15/h1	Llanarthne School	Llanarthne	8	Site is committed		

SuV16/h1	Llwynddewi Road	Capel Dewi	8	Site is committed		
SuV17/h1	Rear of former joinery, Station Road	Nantgaredig	35	No issues	No issues	Nantgaredig – no issues
SuV18/h1	Land adj. Cresselly Arms	Pontargothi	15	Site is committed		
SuV19/h1	Land Opp. Village Hall	Llanddarog	16	Site is committed		
SuV19/h2	Land adj. and the r/o Haulfan	Llanddarog	10	No issues	No issues; 6" foul sewer crossing site	Llanddarog – no issues
SuV20/h1	Land adjacent to Llwynhenry Farm	Porthyrhyd	6	No issues; off-site mains required; 21" trunk main close to site – may require easement	No issues	Llanddarog – no issues
Site Ref	Site Name	Settlement	Total Units in Plan Period	Water supply	Public sewerage	Wastewater Treatment Works
Cluster 2						
PrC2/h1	Beech Grove, Pwll	Llanelli	10	No issues; off-site water mains required	No issues	Llanelli – no issues
PrC2/h2	Former Laboratory Pen y Fai Lane	Llanelli	13	Site is committed		
PrC2/h3	Parc y Strade, Llanelli West	Llanelli	94	Site is committed		
PrC2/h4	North Dock (inc former Pontrilas)	Llanelli	210	Site is committed		
PrC2/h6	107 Station Road	Llanelli	7	Site is committed		
PrC2/h7	13-15 Station Road	Llanelli	9	Site is committed		
PrC2/h9	3-5 Goring Road	Llanelli	8	Site is committed		
PrC2/h10	Land adjacent The Dell, Furnace	Llanelli	13	No issues	No issues	Llanelli – no issues
PrC2/h12	Llys yr Hen Felin, Town Centre	Llanelli	26	Site is committed		

PrC2/h13	Land off Frondeg Terrace	Llanelli	29	Site is committed		
PrC2/h14	Rear of 22c,22d and 22e Llwynhendy Road	Llanelli	6	Site is committed		
PrC2/h15	Maesarddafen Road /Erw Las, Llwynhendy	Llanelli	94	Site is committed		
PrC2/h16	Ynys Las, Llwynhendy	Llanelli	33	Site is committed		
PrC2/h18	Dylan, Trallwm	Llanelli	32	Site is committed		
PrC2/h19	Genwen, Bryn	Llanelli	260	Site is committed		
PrC2/h20	Harddfau, Bryn	Llanelli	6	No issues	No issue	Llangennech – no capacity, reinforcement works required - DIA
PrC2/h21	Maes Y Bryn, Bryn	Llanelli	34	Site is committed		
PrC2/h22	Cwm y Nant, Dafen	Llanelli	280	Site is committed		
PrC2/h23	Dafen East Gateway	Llanelli	150	Site is committed		
PrC2/h24	Clos Ffordd Fach	Llanelli	13	Site is committed		
PrC2/h25	Clos y Berllan	Llanelli	20	Site is committed		
PrC2/h26	Adj no19 Llwynhendy Road	Llanelli	6	Site is committed		
PrC2/h27	42 Stepney Street	Llanelli	8	Site is committed		
PrC2/h28	Heol y Graig, Llwynhendy	Llanelli	5	Site is committed		
PrC2/MU3	Former YMCA, Stepney Street	Llanelli	8	Site is committed		
PrC2/SS1	Wellness and Life Science Village (strategic site) Pentre Awel, South Llanelli	Llanelli	240	Site is committed		
PrC2/MU2	Trostre Gateway (mixed use)	Llanelli	35	No issues	No issues; 225mm foul rising main, 225mm combined rising main,	Llanelli – no issues

					225mm combined sewer and 300mm combined sewer crossing site	
SeC3/h2	Land off Priory Street	Kidwelly	20	No issues. 20" abandoned raw water main crossing site	No issues; off-site sewers required	Kidwelly – no issues
SeC3/h3	Llys Felin, Land to the rear of Park View Drive	Kidwelly	24	Site is committed		
SeC3/h4	Land at Former Dinas Yard	Kidwelly	71	Site is committed		
SeC4/h1	Gwdig Farm	Burry Port	105	Site is committed		
SeC4/h2	Burry Port Harbourside	Burry Port	364	Site is committed		
SeC4/h3	Glanmor Terrace	Burry Port	32	Site is committed		
SeC5/h1	Garreglwyd	Pembrey	14	Site is committed		
SeC5/h2	Cwrt Farm	Pembrey	100	Site is committed		
SeC6/h1	Adjacent Clos Ty Gwyn	Hendy/Fforest	20	Site is committed		
SeC6/h2	Land between Clayton Road and East of Bronallt Road	Hendy/Fforest	20	Site is committed		
SeC6/h3	Coed y Bronallt	Hendy/Fforest	6	Site is committed		
SeC6/h4	Adjacent to Clos Benallt Fawr, Fforest	Hendy/Fforest	35	Site is committed		
SeC7/h1	Box Farm	Llangennech	7	Site is committed		
SeC7/h3	Golwg Yr Afon	Llangennech	50	No issues	No issues; 150mm foul rising main and 450mm combined sewer crossing site	Llangennech – no capacity, reinforcement works required - DIA

SeC7/h4	Opposite Parc Morlais	Llangennech	32	No issues	No issues	Llangennech – no capacity, reinforcement works required - DIA
SeC7/h5	Maesydderwen	Llangennech	5	Site is committed		
SeC8/h1	Ffos Las	Trimsaran / Carway	159	Site is committed		
SeC8/h2	Land to the rear of Cae Linda	Trimsaran	45	Site is committed		
SeC8/h3	Golwg Gwendraeth	Trimsaran/ Carway	141	Site is committed		
SuV22/h1	Gwenllian Gardens / Land opposite Parc y Garreg	Llangadog	25	Site is committed		
SuV22/h2	Land adjacent to Ty Newydd, Meinciau Road	Mynyddygarreg	8	No issues	No issues	Kidwelly – no issues
SuV23/h1	Clos y Parc	Five Roads/Horeb	20	Site is committed		
SuV23/h2	Adjacent Little Croft	Five Roads/Horeb	25	No issues; 15" trunk main crossing site	No issues; 2 x 150mm foul sewers crossing site	Trimsaran – no issues
Site Ref	Site Name	Settlement	Total Units in Plan Period	Water supply	Public sewerage	Wastewater Treatment Works
Cluster 3						
PrC3/h1	Land at r/o No 16-20 & 24-30 Betws Road	Ammanford	8	Site is committed		
PrC3/h2	Former Petrol Station, Wind Street	Ammanford	6	Site is committed		
PrC3/h3	Land at Gwynfryn Fawr	Ammanford	28	Site is committed		
PrC3/h4	Tirychen Farm	Ammanford	150	Site is committed		
PrC3/h5	Yr Hen Felin, Pontamman Road	Ammanford	6	Site is committed		

PrC3/h6	Land Adjoining Maes Ifan, Maesquarre Road	Ammanford	18	Site is committed		
PrC3/h33	Llys Dolgader	Ammanford	9	Site is committed		
PrC3/h36	Betws Colliery	Ammanford	66	Site is committed		
PrC3/h34	Clos y Gat	Castell y Rhingyll	5	Site is committed		
PrC3/h8	Land off Heol y Parc	Cefneithin	18	Site is committed		
PrC3/h9	Land adjacent to Maesyrfhaf	Cross Hands	5	Site is committed		
PrC3/h11	Land east of Carmarthen Road	Cross Hands	60	Site is committed		
PrC3/h12	Land adjoining A48 and Heol y Parc	Cross Hands	9	Site is committed		
PrC3/h13	Land at Heol Cae Pwnd	Cross Hands	135	Site is committed		
PrC3/h14	Nantydderwen	Drefach (Tumble)	33	Site is committed		
PrC3/h15	Land off Heol Caegwyn	Drefach (Tumble)	6	Site is committed		
PrC3/h16	Uwch Gwendraeth	Drefach (Tumble)	6	Site is committed		
PrC3/h18	Land adjoining Brynlluan	Gorslas	29	No issues	No issues; 150mm and 225mm combined sewers crossing site	Pontyberem - no issues
PrC3/h19	Land off Llys y Nant	Llandybie	9	Site is committed		
PrC3/h20	Land north of Maespiode	Llandybie	45	Site is committed		
PrC3/h21	Maespiode	Llandybie	8	Site is committed		
PrC3/h22	Adj. Pant y Blodau	Penygroes	79	Site is committed		
PrC3/h23	Land at Waterloo Road	Penygroes	13	Site is committed		

PrC3/h24	Land between 123 and 137 Waterloo Road	Penygroes	7	Site is committed		
PrC3/h25	Land off Gate Road	Penygroes	8	Site is committed		
PrC3/h35	Clos Penpont	Penygroes	9	Site is committed		
PrC3/h37	Clos Felingoed	Llandybie	24	Site is committed		
PrC3/MU1	Emlyn Brickworks	Penygroes	177	Site is committed		
PrC3/h26	Land off Parc-y-Mynydd	Saron	16	No issues; offsite mains required	No issues; offsite sewers required	Garnswllt - no issues
PrC3/h27	Land off Nant-y-Ci Road	Saron	18	No issues	No issues; off-site sewers required	Garnswllt - no issues
PrC3/h28	Land at Factory site between No. 22 & 28 Bethesda Road	Tumble	30	Site is committed		
PrC3/h29	Central Garage	Tumble	24	Site is committed		
PrC3/h31	Land at Fforestfach	Tycroes	17	Site is committed		
PrC3/h32	Land south of Tycroes Road	Tycroes	37	Site is committed		
SeC9/h2	Heol Gelynen	Brynamman	8	No issues	No issues	Garnswllt - no issues
SeC10/h1	Garnant CP School, New School Road	Glanamman / Garnant	12	Site is committed		
SeC10/h2	Land adj. No 13 Bishop Road	Glanamman / Garnant	8	Site is committed		
SeC11/h1	Land off Heol Llannon	Pontyberem / Bancffosfelen	15	No issues	No issues	Pontyberem - no issues
SeC11/h2	Land at Ffynnon Fach	Pontyberem / Bancffosfelen	19	Site is committed		
SuV25/h1	Land north of Clos Rebecca	Llannon	47	Site is committed		
SuV26/h1	Rear of 16 Y Garreg Lwyd	Llanedi	11	Site is committed		

SuV27/h1	Land adjacent to Tŷ Newydd	Carmel	5	Site is committed		
SuV28/h1	Adjacent to Coed y Cadno	Cwmgwili	18	Site is committed		
SuV30/h1	Land off Pant y Brwyn	Ystradowen	5	No issues	No issues	Ystradgynlais – no issues
Site Ref	Site Name	Settlement	Total Units in Plan Period	Water supply	Public sewerage	Wastewater Treatment Works
Cluster 4						
SeC12/h1	Trem y Ddol	Newcastle Emllyn	17	No issues	No issues	Adpar – no issues
SeC12/h2	Heol Dewi	Newcastle Emllyn	14	Site is committed		
SeC12/h3	Land to r/o Dolcoed	Newcastle Emllyn	20	No issues	No issues	Adpar – no issues
SeC13/h1	Adj. Y Neuadd	Llanybydder	10	No issues	No issues	Llanybydder – no issues
SeC13/h4	Bro Einon	Llanybydder	9	Site is committed		
SeC14/h1	Blossom Garage	Pencader	20	Site is committed		
SeC14/h2	Land adj Maescader	Pencader	24	No issues; offsite mains required	No issues; offsite sewers required	Pencader – no issues
SuV32/h1	Opposite Springfield	Waungilwen	6	Site is committed		
SuV33/h1	Land opposite Brogeler	Llangeler	5	No issues	No issues; offsite sewers required	Drefach/Felindre – no issues
SuV35/h1	Land adj. Arwynfa	Saron/Rhos	6	No issues	No issues	Drefach/Felindre – no issues
SuV36/h1	Cae Pensarn Helen	Llanllwni	6	Site is committed		
SuV36/h2	Land at Bryndulais	Llanllwni	16	No issues; 150mm trunk main crossing site	No public sewerage	No public sewerage
SuV37/h2	Land south of Cae Coedmor	Cwmann	20	Site is committed		
SuV37/h3	Land adjacent to Lleinau	Cwmann	10	No issues	No issues	Lampeter – no issues

SuV38/h1	Maes y Bryn	Capel Iwan	6	No issues; offsite mains required	No issues; 6" foul sewer crossing site	Capel Iwan – no issues
SuV39/h1	Adj Yr Hendre	Llanfihangel-ar-Arth	7	No issues	No issues	Llanfihangel-ar-Arth – no issues
SuV41/h2	Cilgwyn Bach	Pontyweli	14	Site is committed		
SuV43/h1	Blossom Inn	New Inn	8	Site is committed		
Site Ref	Site Name	Settlement	Total Units in Plan Period	Water supply	Public sewerage	Wastewater Treatment Works
Cluster 5						
SeC15/h1	Land to north of Dan y Crug	Llandovery	61	Site is committed		
SeC15/h2	Land adjacent to Bryndeilog, Tywi Avenue	Llandovery	8	No issues	No issues; offsite sewers required	Llandovery – no issues
SeC16/h1	Llandeilo Northern Quarter	Llandeilo	27	No issues	No issues; 6" and 150 mm foul sewers crossing site	Ffairfach – no capacity, reinforcement works required - DIA
SeC17/h1	Land opp. Llangadog C.P School	Llangadog	16	No issues; off-site mains required	No issues; off-site sewers required	Llangadog – no issues
SeC17/h2	Land off Heol Pendref	Llangadog	8	No issues	No issues	Llangadog – no issues
SeC17/h3	Ger yr Ysgol	Llangadog	21	Site is committed		
SuV49/h1	Awel y Mynydd	Llanfynydd	13	Site is committed		
SuV51/h1	Opp. Village Hall	Cwmifor	8	No issues	No issues	Cwmifor – no issues
Site Ref	Site Name	Settlement	Total Units in Plan Period	Water supply	Public sewerage	Wastewater Treatment Works
Cluster 6						
SeC18/h1	Adjacent to Brittonia Terrace	St Clears / Pwll Trap	60	Site is committed		

SeC18/h2	Former Butter Factory	St Clears / Pwll Trap	45	Site is committed		
SeC18/h3	Land adjacent to Cefn Maes	St Clears / Pwll Trap	100	No issues	No issues	St Clears – no capacity, reinforcement works required - DIA
SeC18/h4	Land at Heol Llaindelyn	St Clears / Pwll Trap	6	No issues	No issues	St Clears – no capacity, reinforcement works required - DIA
SeC18/h5	Land adjacent to Gwynfa, Station Road	St Clears / Pwll Trap	8	No issues	No issues	St Clears – no capacity, reinforcement works required - DIA
SeC18/h6	Land to the rear of Station Road	St Clears / Pwll Trap	25	No issues	No issues	St Clears – no capacity, reinforcement works required - DIA
SeC18/h7	Land adjacent to Gardde Fields	St Clears / Pwll Trap	8	Site is committed		
SeC18/h8	Land at Cae Glas	St Clears / Pwll Trap	5	Site is committed		
SeC18/h9	Land west of High Street	St Clears / Pwll Trap	64	Site is committed		
SeC19/h1	Land at Park View, Trevaughan	Whitland	8	No issues; off-site mains required	No issues; off-site sewers required	Whitland – no capacity, reinforcement works required - DIA
SeC19/h2	Land at Whitland Creamery	Whitland	48	Site is committed		
SeC19/h3	Gerddi Lingfield	Whitland	57	Site is committed		
SeC19/h4	Parc y Dressig	Whitland	15	Site is committed		
SeC20/h1	Pludds Meadow	Laugharne	24	Site is committed		
SeC20/h2	Adj. Laugharne School	Laugharne	42	Site is committed		

SeC20/h3	Land off Clifton Street	Laugharne	6	No issues	No issues	Laugharne – no capacity, reinforcement works required - DIA
SuV55/h1	Land to the r/o Maesglas	Glandy Cross	9	Site is committed		
SuV55/h2	Land to the north of Cross Inn P.H	Glandy Cross	6	No issues	No public sewerage	No public sewerage
SuV56/h1	Land to the r/o Talar Wen	Efailwen	6	No issues; 110mm water main crossing site	No public sewerage	No public sewerage
SuV58/h1	Land adj. to Lon Dewi	Meidrim	10	No issues	No issues, 4" foul rising main crossing site	Meidrim – no issues
SuV58/h2	Land off Drefach Road	Meidrim	15	Site is committed		
SuV59/h1	Maes y Llewod	Bancyfelin	17	Site is committed		
SuV59/h2	North of Maes y Llewod	Bancyfelin	19	No issues	No issues	Bancyfelin – no issues
SuV60/h1	Land at College Bach	Llangynog	6	No issues	No issues; offsite sewers required	Llangynog – no issues
SuV61/h1	Land at Nieuport Farm	Pendine	10	No issues	No issues; offsite sewers required	Pendine – no issues
SuV63/h1	Land at Woodend	Llanmiloe	28	Site is committed		

SP10 Gypsy and Traveller Provision

Site Ref	Site Name	Settlement	Water supply	Public sewerage	Wastewater Treatment Works
PrC2/GT1	Land at Penyfan, Trostre	Llanelli	No issues; offsite mains would be required	No issues; offsite sewers would be required	Llanelli – no issues

PrC2/GT2	Penybryn (extension), Bynea	Llanelli	There are no water mains in close proximity to the site, offsite mains would be required	The existing site is served by a private sewerage system	Llanelli – no issues
----------	--------------------------------	----------	--	--	----------------------