

Integrated Sustainability Appraisal Form – Land at Talyclun, Llangennech |SR/086/075

Question	Relevant SA Objective(s)	Comments	ISA Score
Q1. Is the site compatible against the location of future growth presented in the Deposit LDP?	ISA1	<p>Within the Deposit LDP, Llangennech is considered a Tier 2 settlement (Service Centre) within the Settlement Hierarchy. Strategic Policy SP 3 seeks to provide the housing requirement in accordance with the settlement framework in order to promote the creation and enhancement of sustainable communities.</p> <p>The service centre of Llangennech is a highly sustainable settlement that benefits from a range of facilities and services including a primary school, shops, employment and transport nodes (bus stops and railway station). We therefore consider that the site is compatible with the location of future growth presented in the Deposit LDP.</p> <p>The site is located adjacent to the settlement boundary of Llangennech and its development will not extend the settlement boundary any further north or east (towards Hendy) than the existing built form. The site is a logical development site.</p>	+
Q2. Can the site accommodate 5 or more dwellings?	-	Yes. The site can accommodate approximately 100 dwellings.	n/a
Q3. Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	-	Yes. Adjacent to the settlement boundary of Llangennech.	n/a
Q4. Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	ISA4 ISA5	No - the site is located wholly within Flood Zone A (Considered to be at little or no risk of fluvial or coastal/tidal flooding).	+
Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	ISA2	No – the site is located approximately 550m to the north of the Carmarthenshire Bay and Estuaries Site of Scientific Interest (SSSI) and Special Area of Conservation (SAC).	+

Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?	ISA8	No	+
Q7. Would development of the site be contrary to general planning principles?	-	No. The site is adjacent to the settlement boundary of a tier 2 settlement, is within close proximity to local services and facilities and has limited environmental, heritage or physical constraints. There is no flood or phosphate issues relating to this site.	n/a
Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	ISA8 ISA9	<p>No - The site is bounded by dense trees/hedgerow along the southern boundary of the site and dense woodland along the western boundary. The majority of these features will be retained and will provide natural screening of the proposal site from the A4138 and from the west.</p> <p>Travelling east/west along the A4138 the Talyclun development is not visible until approximately 100m from the site because of the difference in levels and the thick belt of trees adjacent to the A4138.</p> <p>Additional on-site landscaping has the potential to enhance the screening of the development.</p> <p>Provided that a suitable landscaping scheme is put forward it is considered that the proposal would not have an adverse landscape and visual impact.</p> <p>The development will conjoin two segregated parts of the settlement boundary of Llangennech, making it a more logical settlement boundary.</p>	0
Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	ISA9, ISA7	No – However it is appropriate for the LDP to incorporate a mix of greenfield and brownfield land to meet the housing requirement. Being a greenfield site presents less risks in terms of the site’s viability and delivery and will therefore allow the site to deliver homes in the short term.	0
Q10. Is the site accessible from the existing public highway?	-	<p>No – there is not currently an adequate vehicular access serving the site, however Vectos Transport Consultants have advised that the most logical vehicular access to the site would be located off the B4297/A4138 junction at the southern boundary of the site.</p> <p>There is potential for the vehicular access to the site to be integrated with the existing B4297 /A4138 junction to form a cross-road junction (or roundabout), which has the potential to alleviate the existing traffic congestion on this section of Pontarddulais Road.</p>	n/a

<p>Q11. Does the site have an available access point with adequate visibility?</p>	<p>-</p>	<p>No – there is not currently an adequate vehicular access serving the site, however Vectos Transport Consultants have advised that the most logical vehicular access to the site would be located off the B4297/A4138 junction at the southern boundary of the site.</p> <p>There is potential for the vehicular access to the site to be integrated with the existing B4297 /A4138 junction to form a cross-road junction (or roundabout), which has the potential to alleviate the existing traffic congestion on this section of Pontarddulais Road.</p>	<p>n/a</p>
<p>Q12. Have any significant and evidenced highway issues been identified relating to the site?</p>	<p>-</p>	<p>No – there is not currently an adequate vehicular access serving the site, however Vectos Transport Consultants have advised that the most logical vehicular access to the site would be located off the B4297/A4138 junction at the southern boundary of the site.</p> <p>There is potential for the vehicular access to the site to be integrated with the existing B4297 /A4138 junction to form a cross-road junction (or roundabout), which has the potential to alleviate the existing traffic congestion on this section of Pontarddulais Road.</p> <p>The site can be safely accessed by pedestrians via an existing underpass that could be upgraded. The new junction works could also propose a new pedestrian crossing.</p> <p>Delivery of the site has the potential to contribute to the continuation of the cycle route running from Llanelli.</p>	<p>n/a</p>
<p>Q13. Does the site have suitable access to public transport and/or active travel route?</p>	<p>ISA3 ISA4 ISA6 ISA12 ISA13 ISA15</p>	<p>Yes - The nearest pair of bus stops, ‘Llangennech Penybanc’, are located within 100m of the site. These bus stops are served by approximately 1-2 buses per hour (services L3 and L7) and there are direct services to Llanelli and Pontarddulais respectively.</p> <p>Llangennech railway station is located approximately 1.75 km to the south of the site which provides connections to Llanelli to the west and Cardiff to the east.</p> <p>There has also been significant investment into active travel infrastructure in the local area by way of a new segregated cycle lane along the A4138. There is potential for further funding to be secured from the development to allow for the expansion of the cycling network towards Hendy and Llanelli.</p>	<p>+</p>
<p>Q14. Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?</p>	<p>ISA12 ISA15</p>	<p>Yes - The site lies immediately adjacent to an existing housing estate which has a play facility. The development could secure funding towards the upgrading of this play area.</p>	<p>+</p>

		Likewise, there are additional facilities within walking/cycling distance including a formal playing pitch along Pontardulais Road and Llangennech Recreation Ground at Heol y Parc. Hendy Park (a destination play area) is also within easy walking/cycling distance along the cycle path.	
Q15. Is the site within reasonable distance to: (a) Employment provision; (b) Retail provision; (c) Other services and facilities	ISA6 ISA10 ISA14 ISA15	Yes - The site is less than 1.5km from existing employment opportunities (Stradey Business Park) that are safeguarded by Policy EME1 of the Deposit LDP. The site is located less than 500 m from a primary school and within close proximity to Llangennech GP surgery, Llangennech Post Office, a local community centre and convenience store.	+
Q16. Is the site within a reasonable distance to education facilities?	ISA13	Yes - Ysgol Gymraeg Llangennech, a primary school with an infant and junior school is located approximately 500 m from the site. Pupils would be able to walk to the school via the upgraded underpass or the new road crossing. Children from the existing Talyclun estate already make this journey.	+
Q17. Is the site located within or adjacent to a mineral buffer zone?	ISA6	No. The site is located in a High Specification Aggregate (Sandstone and Igenous Rock Zone) Safeguarding Area but it is not suitable for extraction due to being adjacent to residential uses.	0
Q18. / Is the site located within a Mineral Safeguarding Area?	ISA6	Yes - The site is located in a High Specification Aggregate (Sandstone and Igenous Rock Zone) Safeguarding Area but it is not suitable for extraction due to being adjacent to residential uses	-
Q19. Is the site within or immediately adjacent to an AQMA?	ISA3	No	n/a
Q20. Does the site contain high carbon soil e.g. peatlands?	ISA7	No	n/a
Q21. Does the site contain high quality agricultural land (grade 1, 2, 3a)?	SA7	Yes. The site comprises a combination of Grade 3a and Grade 3b agricultural land	-
Q22. Is the site located within or immediately adjacent to any RIGs?	ISA9	No	+

Q23. Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	ISA4 ISA5	No – The site is of low risk (> 0.05%) as recognised to in the SFCA. Indeed, the site is of lower risk than a number of the residential sites that are proposed for allocation. We consider this to be a concern. Please refer to our deposit representations for full commentary.	+
Q24. Does the site have an available water connection?	-	No – however, DCWW plans shows a water main running under the adjacent A4138 as well as within the adjacent Talyclun estate. A connection could therefore be made pending discussion with DCWW.	n/a
Q25. Is the site within or adjacent to a phosphate sensitive SAC catchment?	ISA2 ISA5 ISA7	No	+
Q26. Does the site have connections to other infrastructure requirements?	-	A foul water sewerage pipe runs under the adjacent A4138 and within the adjacent Talyclun development. A connection could therefore be made pending discussion with DCWW. It is assumed that other infrastructure requirements such as electricity and broadband could be made due to the site being adjacent to the existing built up area.	n/a
Q27. Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	ISA11	No. It is likely that additional population in the Llangennech area will in fact benefit the Welsh Language as there will be more pupils for the school which will mean that it remains a vital and viable part of the local community. The lack of new housing currently proposed in Llangennech is a real threat to the livelihood of the school and therefore the Welsh Language. The new houses will provide an opportunity for young families to purchase homes in the local area.	+
Q28. Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	-	A statement has been provided by Persimmon Homes to demonstrate their commitment to this site and that the development is financially viable, taking account of build costs and s106 contributions.	n/a
Q29. Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	-	Yes. Given the interest by a national housebuilder it is clear that this development could be brought forward in the first few years of the plan, once adopted.	n/a