

# Integrated Sustainability Appraisal (ISA)

## 3.0 Site Assessment Proforma & Data Sources

3.1 Please complete the below table with commentary for your site and, where relevant, attach supporting evidence. Alternative formats are acceptable.

Question	ISA Objective(s)	Data Source	Your Comments
<b>Q1. Is the site compatible against the location of future growth presented in the Deposit LDP?</b>	ISA1	Please refer, in context, to the spatial strategy within the Deposit rLDP (paragraph 8.20, Chapter 9 and 10, Figure 8)	<b>Yes</b>  Please refer to our 'Candidate Site - Supporting Statement'
<b>Q2. Can the site accommodate 5 or more dwellings?</b>			<b>Yes</b>
<b>Q3. Is the site within, or directly related to an identified settlement in Tiers 1-3 of the LDP Preferred Strategy?</b>		Full reference should be made to the rLDP Proposals Maps.	<b>Yes</b>  The site is directly related to Ammanford, a Tier 1 Principal Centre
<b>Q4. Is the site located within a flood risk zone?</b>	ISA4  ISA5	Please indicate whether the site is located (wholly or partly) within Zone A, Zone B, Zone C1, and/or Zone C2 of the Development Advice Maps. Additionally, state whether the	<b>No</b>  The site is not located within any of the flood risk zones identified in the Development Advice Maps or the Flood Map for Planning

		site is located (wholly or partly) within any layer contained within the Flood Map for Planning. Please provide any additional flood risk assessment and/or related information if already undertaken by alternative site promoters	
<b>Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?</b>	ISA2	Full reference should be made to the rLDP Constraints Maps. Sites to be identified are: • Sites of Special Scientific Interest (SSSI) • Special Areas of Conservation (SAC) • Special Protection Areas (SPA) • National Nature Reserves (NNR) • Local Nature Reserves (LNR) • Common Land or registered village green Reference may also be made to site-specific HRA reports and/or related ecological information, if already undertaken by alternative site promoters	<b>No</b>  The site is not located within or immediately adjacent to any sites designated for importance to nature conservation such as a Site of Special Scientific Interest (SSSI); Special Areas of Conservation (SAC); Special Protection Areas (SPA); National Nature Reserves (NNR); Local Nature Reserves (LNR); Common Land or registered village green
<b>Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?</b>	ISA8	Full reference should be made to the rLDP Constraints Maps.	<b>No</b>
<b>Q7. Would development of the site be in contrary to general planning principles?</b>		Full reference should be made to the Site Assessment Methodology (see paragraph 2.31 and 2.32).	<b>No</b>

<p><b>Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?</b></p>	<p>ISA8 ISA9</p>	<p>Full reference should be made to the Site Assessment Methodology (see paragraph 2.33)</p>	<p style="text-align: center;"><b>No</b></p> <p>Please refer to our 'Candidate Site - Supporting Statement'</p>
<p><b>Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?</b></p>			<p style="text-align: center;"><b>No</b></p>
<p><b>Q10. Is the site accessible from the existing public highway?</b></p>			<p style="text-align: center;"><b>Yes</b></p> <p>Access is available directly from the public highway</p>
<p><b>Q11. Does the site have an available access point with adequate visibility?</b></p>			<p style="text-align: center;"><b>Yes</b></p> <p>Please refer to our 'Candidate Site - Supporting Statement'</p>
<p><b>Q12. Have any significant and evidenced highway issues been identified relating to the site?</b></p>			<p style="text-align: center;"><b>No</b></p>

<p><b>Q13. Does the site have suitable access to public transport and/or active travel route?</b></p>	<p>ISA3, ISA4, ISA6, ISA12, ISA13, ISA15</p>	<p>Full reference should be made to the Site Assessment Methodology (see paragraph 2.39). Reference may be made to Data Map Wales Active Travel Approved Routes.</p>	<p style="text-align: center;"><b>Yes</b></p> <p>The candidate site is within convenient, short walking distance of the:</p> <ul style="list-style-type: none"> <li>• bus stops at the junction of Parklands Road with the A483 Penybanc Road (250 metres) that provide a regular (every 30 minutes) service to Ammanford, Llandeilo and Swansea</li> <li>• bus stops at the junction of Parklands Road with Dyffryn Road (350 metres) that provide regular services to Ammanford, Carmarthen, Cross Hands and the communities of the Gwendreath Valley</li> <li>• local train station (Swansea / Llanelli – Shrewsbury) (1240 metres)</li> </ul> <p>The candidate site is within convenient, short walking or cycling distance of the existing Active Travel Routes;</p> <ul style="list-style-type: none"> <li>• Penybanc Road – Ammanford Recreation Ground Footpath (Route 7.26)</li> <li>• Ammanford Shared Use Foot/Cycle Path (Route 1.4a)</li> <li>• Newtown – Penybanc Road Footpath (Route 7.26)</li> </ul>
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<p><b>Q14. Does the site have access to green space, leisure, and recreational facilities that are within a reasonable distance?</b></p>		<p>Reference should be made to the rLDP Proposals Maps. Please provide details of other green space, leisure, and recreational facilities within the vicinity of the site. Reference is made to the Site Assessment Methodology (see paragraph 2.40).</p>	<p style="text-align: center;"><b>Yes</b></p> <p>The candidate site is within convenient, short walking or cycling distance of:</p> <ul style="list-style-type: none"> <li>• Allt Nant y Ci Recreation Park (200 metres)</li> <li>• Penybanc RFC (350 metres)</li> <li>• Trefrhiw Road Children’s Playground (800 metres)</li> <li>• Ammanford Recreation Ground (900 metres)</li> <li>• Bryn Euraidd Amenity Greenspace (165 metres)</li> <li>• Community Allotments (1300 metres)</li> </ul>
<p><b>Q15 Is the site within reasonable distance to: (a) Employment provision (b) Retail provision (c) Other services and facilities</b></p>	<p>ISA6, ISA10, ISA14, ISA15</p>	<p>Full reference should be made to the Site Assessment Methodology (see paragraph 2.41).</p>	<p style="text-align: center;"><b>Yes</b></p> <p>The candidate site is within convenient, short walking distance of the defined Existing Employment areas at Penybanc Road (600 metres) and Parc Amanwy (1200 metres) and also within easy commute/public transport to the Existing and Proposed Employment areas at Capel Hendre Industrial Estate and Parc Hendre (2.5km)</p> <p>The candidate site is within convenient, short walking distance of the Convenience Store/Post Office (250 metres) and a second Convenience Store (360 metres)</p> <p>Other services nearby include a Residential Care Home (100 metres), Penybanc Village Hall (290 metres) and Penybanc RFC clubhouse (350 metres) both of which that host community events and daytime/evening classes and events</p> <p>The close proximity and ready walking/public transport connectivity to Ammanford further widens the range of services available to the future occupants of the site</p>

<p><b>Q16. Is the site within a reasonable distance to education facilities?</b></p>	<p>ISA13</p>	<p>Reference should be made to the Site Assessment Methodology (see paragraph 2.42).</p>	<p style="text-align: center;"><b>Yes</b></p> <p>Being within an established residential area the candidate site is well-served by Parcyrhun Primary School, Amman Valley Comprehensive School and the Coleg Sir Gar campus</p> <p>Children locally also attend Ammanford Primary School, Ammanford Welsh (primary) School, Saron Primary School and Maes y Gwendraeth Comprehensive School</p>
<p><b>Q17. Is the site located within or adjacent to a mineral buffer zone?</b></p>	<p>ISA6</p>	<p>Full reference should be made to the rLDP Proposals Maps.</p>	<p style="text-align: center;"><b>No</b></p>
<p><b>Q18. Is the site located within a Mineral Safeguarding Area?</b></p>	<p>ISA6</p>	<p>Full reference should be made to the rLDP Constraints Maps.</p>	<p style="text-align: center;"><b>No</b></p>
<p><b>Q19. Is the site within or immediately adjacent to an AQMA?</b></p>	<p>ISA3</p>	<p>Full reference should be made to the rLDP Constraints Maps.</p>	<p style="text-align: center;"><b>No</b></p>
<p><b>Q20. Does the site contain high carbon soil e.g., peatlands</b></p>	<p>ISA7</p>	<p>A map of peat resources can be found here:</p>	<p style="text-align: center;"><b>No</b></p>
<p><b>Q21. Does the site contain high quality agricultural land?</b></p>	<p>ISA7</p>	<p>A map of agricultural soil resources can be found here:</p>	<p style="text-align: center;"><b>No</b></p> <p>The land is grade 5, 'very poor quality agricultural land'</p>

<p><b>Q22. Is the site located within or immediately adjacent to any Regionally Important Geological and Geomorphological Sites?</b></p>	<p>ISA9</p>	<p>Full reference should be made to the rLDP Constraints Maps.</p>	<p><b>No</b></p>
<p><b>Q24. Does the site have an available water connection?</b></p>	<p></p>	<p>Reference is made to the Site Assessment Methodology (paragraph 2.51)</p>	<p><b>Yes</b></p>
<p><b>Q25. Is the site within or adjacent to a phosphate sensitive SAC catchment?</b></p>	<p>ISA2 ISA5 ISA7</p>	<p>Full reference should be made to Data Map Wales.</p>	<p><b>No</b></p>
<p><b>Q26. Does the site have connections to other infrastructure requirements?</b></p>	<p></p>	<p></p>	<p><b>Yes</b></p>
<p><b>Q27. Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?</b></p>	<p>ISA11</p>	<p>Full reference should be made to the Site Assessment Methodology (see paragraph 2.56 and 2.57).</p>	<p><b>No</b></p>