



3.0 Data Sources

Question	Data Source	Relevant SA Objective(s)	Blank Column for Comments (Please Feel Free to Detach and Complete for Your Site) Alternative formats are acceptable
Q1. Is the site compatible against the location of future growth presented in the Deposit LDP?	LDP Deposit Plan	SA1	YES
Q4. Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps? (C1 or C2 Zone)	<p>Background information: https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/advice-for-developers/development-and-flood-risk/?lang=en</p> <p>Maps: https://maps.cyfoethnaturiolcymru.gov.uk/Html5Viewer/Index.html?configBase=https://maps.cyfoethnaturiolcymru.gov.uk/Geocortex/Essentials/REST/sites/Flood_Risk/viewers/Flood_Risk/virtualdirectory/Resources/Config/Default&layerTheme=2</p> <p>Click  and search for:</p> <ul style="list-style-type: none"> TAN15 Zone C1 TAN15 Zone C2 	SA4, SA5	NO THE SITE IS NOT LOCATED WITHIN A FLOOD RISK ZONE. (MAPS ATTACHED)
Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	<p>LDP Constraints Maps: https://carmarthenshire.opus4.co.uk/planning/localplan/maps/carldpconstraints</p> <p>Sites to be identified are:</p> <ul style="list-style-type: none"> Sites of Special Scientific Interest (SSSI) Special Areas of Conservation (SAC) Special Protection Areas (SPA) National Nature Reserves (NNR) Local Nature Reserves (LNR) 	SA2	NO

	<ul style="list-style-type: none"> Common Land or registered village green 		
Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?	LDP Constraints Maps: https://carmarthenshire.opus4.co.uk/planning/localplan/maps/carldpconstraints	SA8	NO
Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	Full reference should be made to the LDP Site Assessment Methodology. Found here: https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/candidate-sites/#.Xp6kPuSQymQ	SA8 SA9	NO, I THINK IT WOULD HAVE THE OPPOSITE EFFECT AND ENHANCE THE SETTLEMENT. POSSIBILITY OF DIFFERENT ACCESS POINTS TO LAND
Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	Full reference should be made to the LDP Site Assessment Methodology. Found here: https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/candidate-sites/#.Xp6kPuSQymQ	SA9, SA7	NO
Q12 Have any significant and evidenced highway issues been identified relating to the site?	Full reference should be made to the LDP Site Assessment Methodology. Found here: https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/candidate-sites/#.Xp6kPuSQymQ	SA3	NONE
Q13 Does the site have suitable access to public transport and/or active travel route?	LDP Constraints Maps: https://carmarthenshire.opus4.co.uk/planning/localplan/maps/carldpconstraints	SA3, SA4, SA6, SA12, SA13, SA15	GOOD ACCESS TO PUBLIC TRANSPORT.
Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	LDP Proposals Maps: https://carmarthenshire.opus4.co.uk/planning/localplan/maps/carldpprop	SA12, SA15	YES
Q15 Is the site within reasonable distance to: (a) Employment provision (b) Retail provision (c) Other services and facilities	Full reference should be made to the LDP Site Assessment Methodology. Found here: https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/candidate-sites/#.Xp6kPuSQymQ	SA6, SA10, SA14, SA15	YES

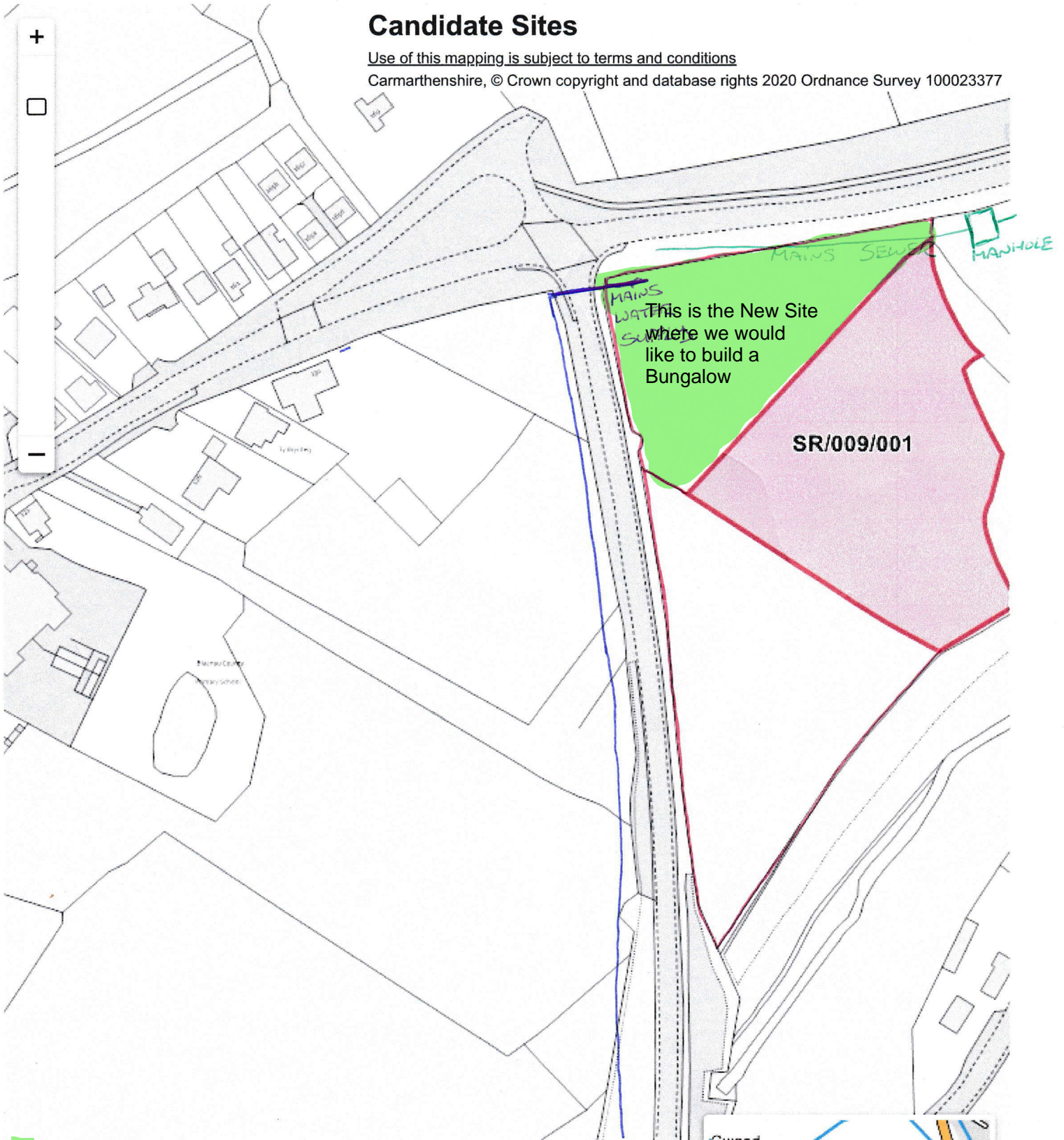
Q16 Is the site within a reasonable distance to education facilities?	Full reference should be made to the LDP Site Assessment Methodology. Found here: https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/candidate-sites/#.Xp6kPuSQymQ	SA13	YES
Q17 Is the site located within or adjacent to a mineral buffer zone?	LDP Constraints Maps: https://carmarthenshire.opus4.co.uk/planning/localplan/maps/carldpconstraints	SA6	OUTSIDE BUFFER ZONE. MAP INCLUDED.
Q18 Is the site within or immediately adjacent to an AQMA?	LDP Constraints Maps: https://carmarthenshire.opus4.co.uk/planning/localplan/maps/carldpconstraints	SA3	NO
Q19 Does the site contain high carbon soil e.g. peat?	A map of peat resources can be found here: https://www.bgs.ac.uk/mineralsuk/search/home.html	SA7	NO
Q20 Does the site contain high quality agricultural land?	Maps: https://gov.wales/agricultural-land-classification Click  and search for: • Predictive Agricultural Land Classification	SA7	NO
Q21 Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	The Stage 1 SFCA of all candidate sites can be accessed here: https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/development-of-an-evidence-base	SA4, SA5	NONE
Q22 Does the site have an available water connection?	Full reference should be made to the LDP Site Assessment Methodology. Found here: https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/candidate-sites/#.Xp6kPuSQymQ	SA5	YES SHOWN ON MAP.
Q23 Does the site have a suitable sewerage connection?	Full reference should be made to the LDP Site Assessment Methodology. Found here:	SA5	YES SHOWN ON MAP.

	https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/candidate-sites/#.Xp6kPuSQymQ		
Q25 Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	Full reference should be made to the LDP Site Assessment Methodology. Found here: https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/candidate-sites/#.Xp6kPuSQymQ	SA11	NO

Candidate Sites

Use of this mapping is subject to terms and conditions

Carmarthenshire, © Crown copyright and database rights 2020 Ordnance Survey 100023377

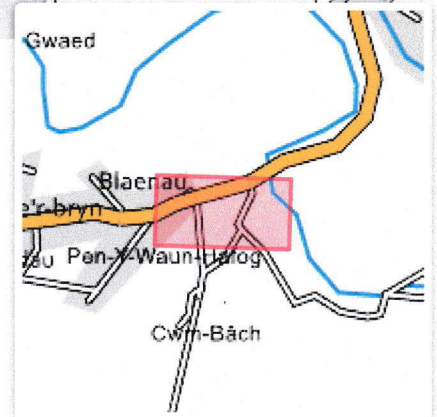


 = NEW SITE

MAINS WATER SUPPLY

MAINS SEWERAGE PIPE

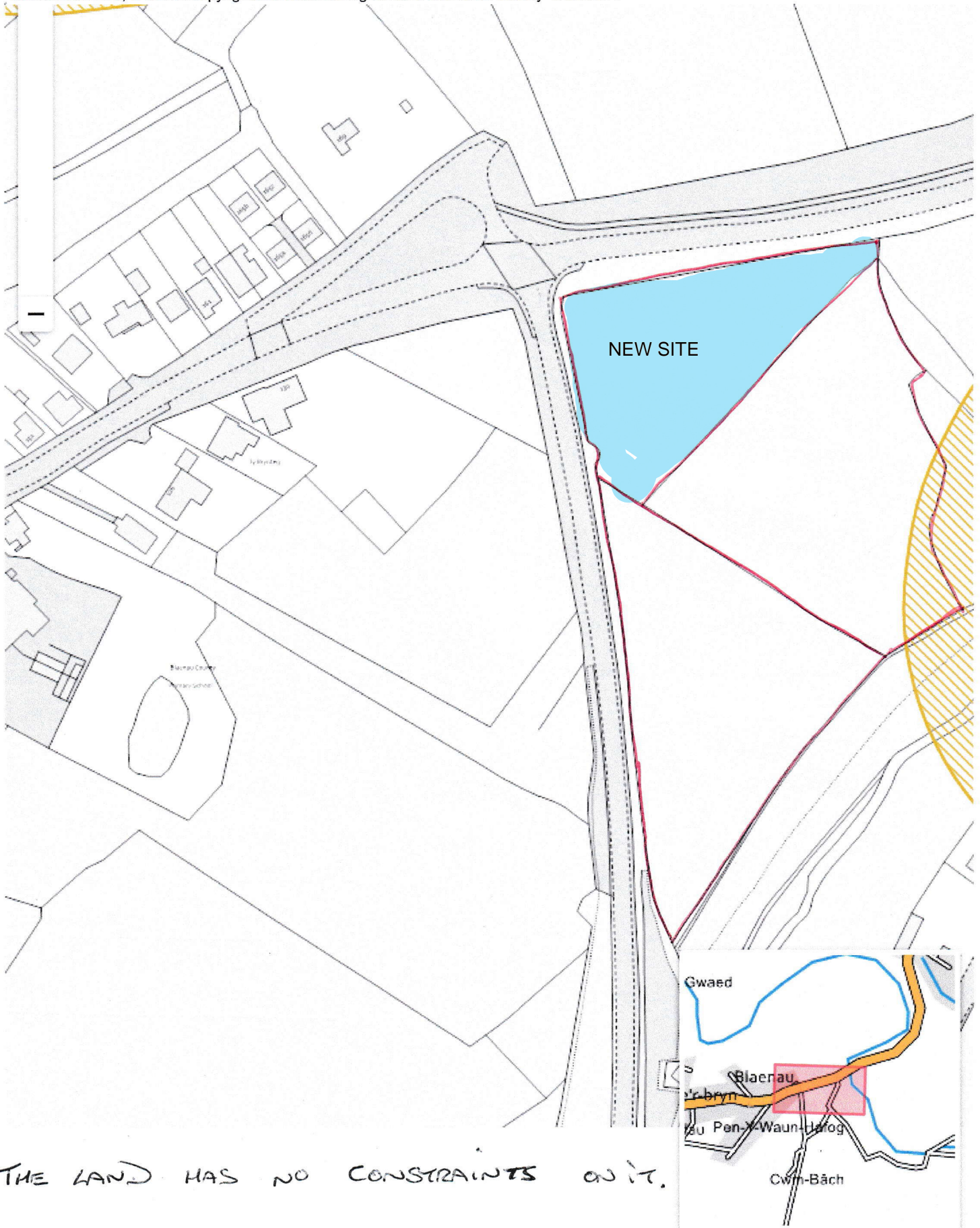
THE LAND ALREADY HAS MAINS WATER AND MAINS SEWERAGE ACCESS POINTS.



Deposit Revised Carmarthenshire Local Development Plan 2018-2033 - Constraints

Use of this mapping is subject to terms and conditions

Carmarthenshire, © Crown copyright and database rights 2020 Ordnance Survey 100023377

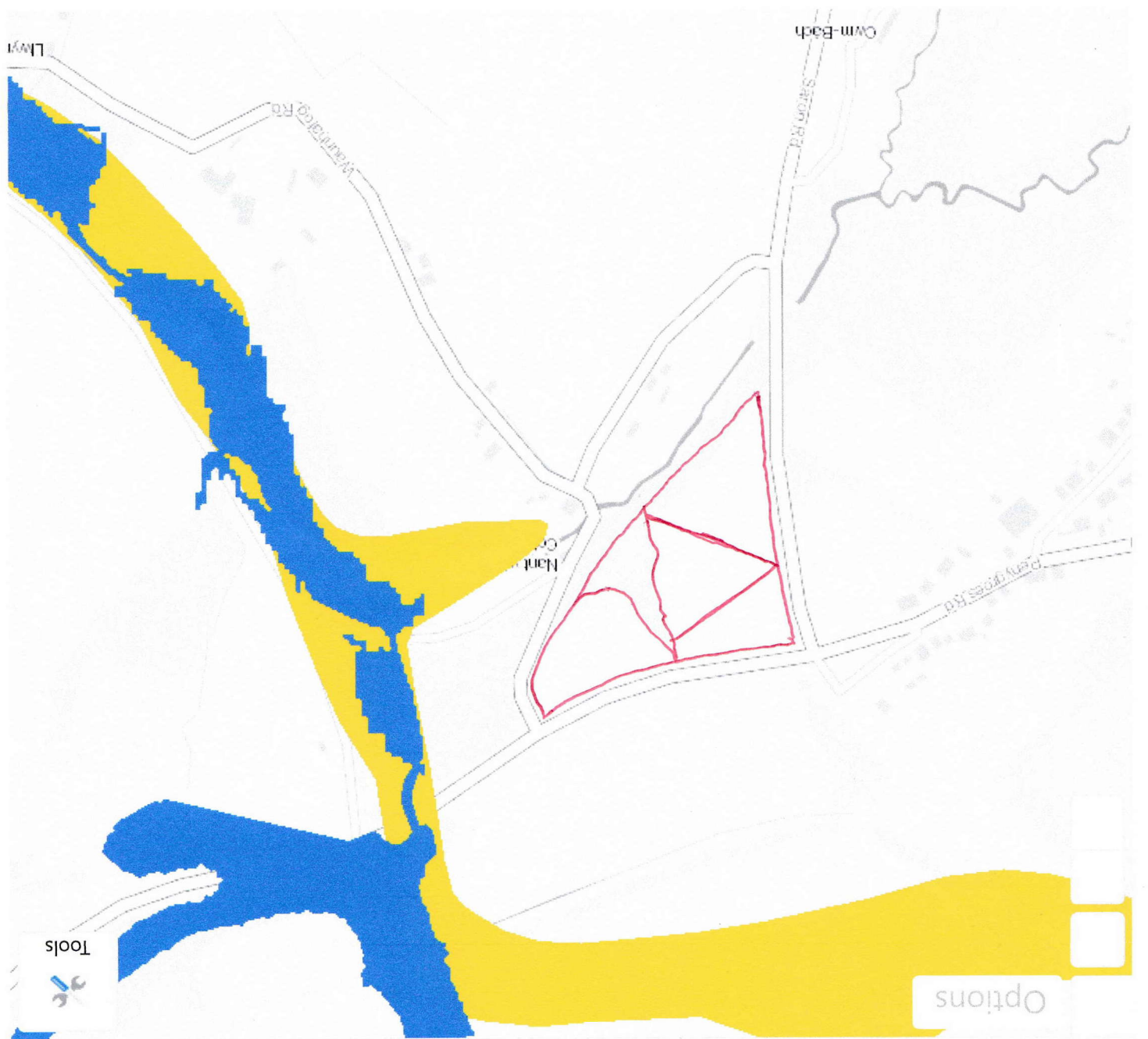


THE LAND HAS NO CONSTRAINTS ON IT.

AREA.

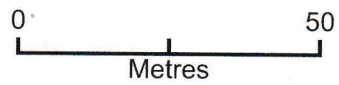
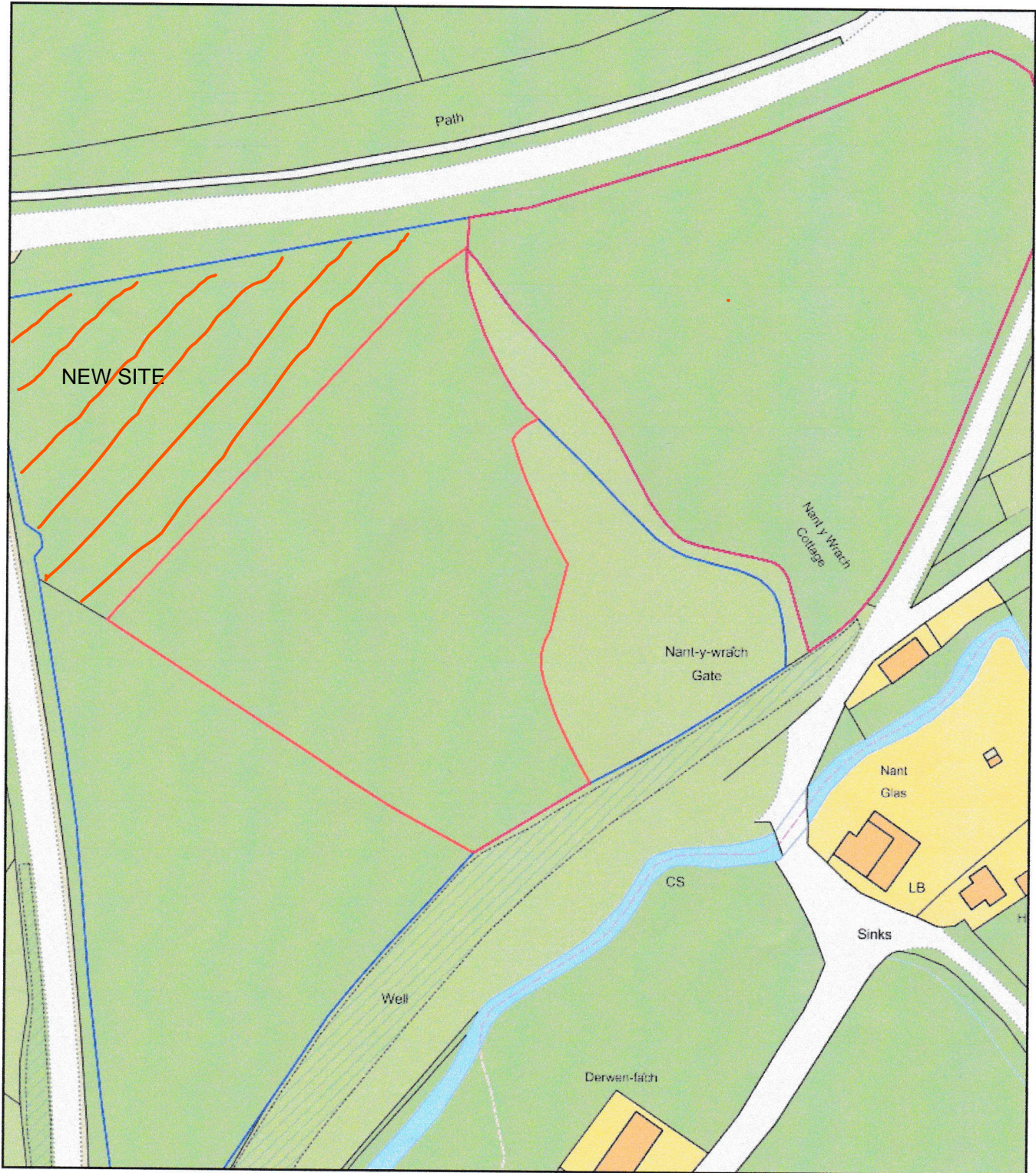
WILL BOTH BRING SUSTAINABILITY TO THE LOCAL AREA / OR AFFORDABLE HOMES IN THE FUTURE. HOLIDAY LOG CABINS TO BRING TOURISM TO THE WITH THE POSSIBILITY OF STARTING A BUSINESS OF

LAND OWNED = 8.2 ACRES.



LAND SHOULD TO BE OUTSIDE FLOOD PLAINS

Candidate Site



Plan Produced for: Wyn Jenkins
Date Produced: 07 May 2018
Plan Reference Number: TQRQM18127174948068
Scale: 1:1250 @ A4