

Carmarthenshire Revised Local Development Plan (LDP) 2018-2033

Integrated Sustainability Appraisal



Candidate Site Reference: SR/049/019

Settlement: Drefach

Question	Data Source	Relevant ISA Objective(s)	Blank Column for Comments (Please feel free to detach and Complete for your site)
Q1. Is the site compatible against the location of future growth presented in the Deposit LDP?	LDP Deposit Plan	ISA1	Yes, the Site adjoins the existing form of the settlement of Drefach, which is recognised within the Plan as capable of accommodating future housing growth
Q2. Can the site accommodate 5 or more dwellings?			Yes
Q3. Is the site within, or directly related to an identified settlement in Tiers 1-3 of the LDP Preferred Strategy?	LDP Proposals Maps		The Site is located within an identified Tier 1 Principal Centre – Ammanford/Cross Hands.

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<p>Q4. Is the site located within a flood risk zone?</p>	<p>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 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.</p>	<p>ISA4, ISA5</p>	<p>The Site is not at risk of flooding.</p>
<p>Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?</p>	<p>LDP Constraints Maps: 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) • Common Land or registered village green 	<p>ISA2</p>	<p>No – The site is not located within or immediately adjacent to any site designated for importance to nature conservation.</p>
<p>Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?</p>	<p>LDP Constraints Maps:</p>	<p>ISA8</p>	<p>There are no Scheduled Ancient Monuments located in proximity to the Site.</p>
<p>Q7. Would development of the site be in contrary to general planning principles?</p>	<p>Site Assessment Methodology</p>		<p>As detailed in the accompanying Supporting Report, the Site represents a logical and sympathetic extension to the existing and adjoining built form.</p>

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Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	Site Assessment Methodology	ISA8 ISA9	No, the development of the Site would complement the existing spatial pattern of the settlement, preserving the residential character and setting of the locality through retention of perimeter vegetation and landscape features
Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	Site Assessment Methodology	ISA9, ISA7	The Site is part of a larger brownfield land, where all existing buildings will be demolished to make way for residential development
Q10. Is the site accessible from the existing public highway?			Yes – please see accompanying illustrative site layout for further details.
Q11. Does the site have an available access point with adequate visibility?			Yes – please see accompanying illustrative site layout for further details.

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Q12 Have any significant and evidenced highway issues been identified relating to the site?			Vehicular and pedestrian access to the Site can be easily achieved off the adjoining highway, where visibility standards are in compliance with the Authority's standards.
Q13 Does the site have suitable access to public transport and/or active travel route?	LDP Constraints Maps	ISA3, ISA4, ISA6, ISA12, ISA13, ISA15	The Site lies in proximity to a range of local services and community facilities, as well as a number of well served bus stops. The local road network also provides opportunities for active travel by cycle and walking.
Q14 Does the site have access to green space/leisure/recreational facilities that are within a reasonable distance?	LDP Proposals Maps	ISA12, ISA15	The site is within walking distance of a range of green space, leisure and recreational facilities at Drefach and nearby Cross Hands.
Q15 Is the site within reasonable distance to: (a) Employment provision (b) Retail provision (c) Other services and facilities	Site Assessment Methodology	ISA6, ISA10, ISA14, ISA15	The Site is within reasonable distance of a number of local employment opportunities and all facilities and services found in proximity to the settlement at Cross Hands.
Q16 Is the site within a reasonable distance to education facilities?	Site Assessment Methodology	ISA13	The Site is within reasonable walking distance of the local primary school at Drefach and secondary school by school transport at Cross Hands.

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Q17 Is the site located within or adjacent to a mineral buffer zone?	LDP Constraints Maps	ISA6	No – the Site lies distant from any mineral buffer zone.
Q18. Is the site located within a Mineral Safeguarding Area?	LDP Constraints Maps	ISA3	No – the site lies outside of the nearest Mineral Safeguarding Area.
Q19. Is the site within or immediately adjacent to an AQMA?	LDP Constraints Maps	ISA7	No – the site lies outside of the nearest AQMA.
Q20. Does the site contain high carbon soil e.g., peatlands?	A map of peat resources can be found here: https://datamap.gov.wales/maps/peatlands-ofwales-maps/	ISA7	No.
Q21. Does the site contain high quality agricultural land?	A map of agricultural soil resources can be found here: https://datamap.gov.wales/layers/inspirewg:wg_predictive_alc2	ISA7	No – the Site consists of an associated yard to a complex of warehouse buildings
Q22. Is the site located within or immediately adjacent to any Regionally Important Geological and Geomorphological Sites?	LDP Constraints Maps	ISA9	No.

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Q24 Does the site have an available water connection?	Site Assessment Methodology		Yes – a mains water supply is available within the adjacent public carriageway
Q25. Is the site within or adjacent to a phosphate sensitive SAC catchment?	Data Map Wales	ISA2, ISA5, ISA7	No, the Site does not lie within the defined Phosphate Sensitive SAC Catchment.
Q26. Does the site have connections to other infrastructure requirements?			Yes – all connections are available within the adjacent public carriageway.
Q27 Does the location and/or scale of the site have the potential to have a detrimental impact on the Welsh Language?	Site Assessment Methodology	ISA11	No – the Site lies in a Community noted for a significant proportion of the population who speak Welsh.