

CARMARTHENSHIRE 2nd DEPOSIT REVISED LDP


Sustainability Appraisal


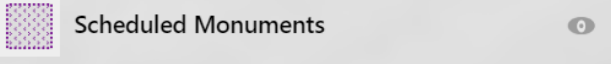
Site Assessment Proforma & Data Sources

Site Ref: AS/016/006








Settlement: Pembrey


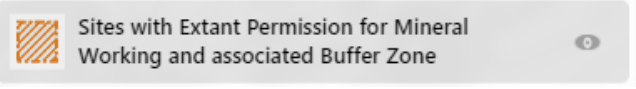



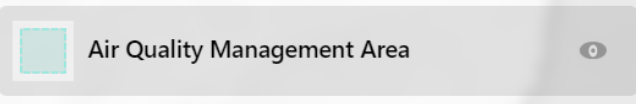



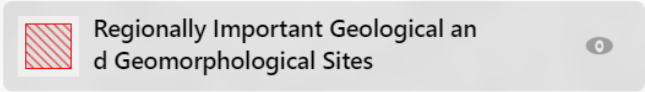

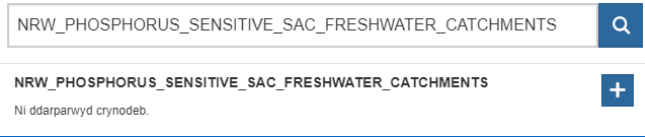
| Question | ISA Objective(s) | Data Source | Your Comments |
|--|------------------|--|---|
| Q1. Is the site compatible against the location of future growth presented in the Deposit LDP? | ISA1 | Please refer, in context, to the spatial strategy within the Deposit rLDP (paragraph 8.20, Chapter 9 and 10, Figure 8). | YES - the site forms part of the urban form of a Tier 2 Service Centre, the growth of which will be of benefit to the socio-economic future of the local economy. |
| Q2. Can the site accommodate 5 or more dwellings? | | | YES - more than 5 |
| Q3. Is the site within, or directly related to an identified settlement in Tiers 1-3 of the LDP Preferred Strategy? | | Full reference should be made to the rLDP Proposals Maps . Click  and search for: <input type="checkbox"/> Development Limits | YES - part of identified Tier 2 Service Centre |
| Q4. Is the site located within a flood risk zone? | 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 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. | NO |

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|---|----------------------|---|---|
| <p>Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?</p> | <p>ISA2</p> | <p>Full reference should be made to the rLDP Constraints Maps.</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) • Common Land or registered village green <p>Reference may also be made to site-specific HRA reports and/or related ecological information, if already undertaken by alternative site promoters.</p> | <p>NO</p> |
| <p>Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?</p> | <p>ISA8</p> | <p>Full reference should be made to the rLDP Constraints Maps.</p> <p>Click  and search for:</p> <div data-bbox="797 959 1442 1062" style="border: 1px solid #ccc; padding: 5px; margin-top: 5px;">  </div> | <p>YES - CM267 'Colliery Ventilation Furnace at Pembrey' is within the site and will be afforded appropriate protection and enhancement</p> |
| <p>Q7. Would development of the site be in contrary to general planning principles?</p> | | <p>Full reference should be made to the Site Assessment Methodology (see paragraph 2.31 and 2.32).</p> | <p>NO - Pembrey is an identified Tier 2 Service Centre and is capable of accommodating an appropriate amount of development.</p> |
| <p>Q8. Would the development of the site have a detrimental impact on the</p> | <p>ISA8 ISA9</p> | <p>Full reference should be made to the Site Assessment Methodology (see paragraph 2.33).</p> | <p>NO- Pembrey is an identified Tier 2 Service Centre</p> |

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| character and setting of the settlement or its features? | | | |
| Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings? | ISA9 ISA7 | Full reference should be made to the Site Assessment Methodology (see paragraph 2.34). | NO |
| Q10. Is the site accessible from the existing public highway? | | | YES - adjacent |
| Q11. Does the site have an available access point with adequate visibility? | | | YES - existing access point |
| Q12. Have any significant and evidenced highway issues been identified relating to the site? | | | NO |
| Q13. Does the site have suitable access to public transport and/or active travel route? | ISA3, ISA4, ISA6, ISA12, ISA13, ISA15 | 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 . | YES - bus service route X11; Burry Port rail station nearby; Approved Active Travel Route B - Traffic Free NCN Millennium Coastal Path and Route 5 Maes y Capel Link to Gwscwm Road in proximity |
| Q14. Does the site have access to green space, leisure, and recreational | ISA12, ISA15 | Reference should be made to the rLDP Proposals Maps . | YES - outdoor sports facilities, play spaces, amenity spaces available and proximity to the Millennium Coastal Path |

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| <p>facilities that are within a reasonable distance?</p> | | <p>Click  and search for:</p> <div style="display: flex; flex-wrap: wrap; justify-content: space-around;"> <div style="border: 1px solid #ccc; padding: 5px; margin: 5px; text-align: center;">  Play Space </div> <div style="border: 1px solid #ccc; padding: 5px; margin: 5px; text-align: center;">  Allotments </div> <div style="border: 1px solid #ccc; padding: 5px; margin: 5px; text-align: center;">  Amenity Greenspace </div> <div style="border: 1px solid #ccc; padding: 5px; margin: 5px; text-align: center;">  Outdoor Sports </div> <div style="border: 1px solid #ccc; padding: 5px; margin: 5px; text-align: center;">  Country Park </div> <div style="border: 1px solid #ccc; padding: 5px; margin: 5px; text-align: center;">  Parks and Gardens </div> </div> <p>Note that the above is non-exhaustive. Please provide details of other green space, leisure, and recreational facilities within the vicinity of the site.</p> <p>Reference is made to the Site Assessment Methodology (see paragraph 2.40).</p> | |
| <p>Q15 Is the site within reasonable distance to: (a) Employment provision (b) Retail provision (c) Other services and facilities</p> | <p>ISA6, ISA10, ISA14, ISA15</p> | <p>Full reference should be made to the Site Assessment Methodology (see paragraph 2.41).</p> | <p>YES - various services & facilities within Tier 2 Service Centre and nearby Tier 1 Principal Centre Llanelli</p> |
| <p>Q16 Is the site within a reasonable distance to education facilities?</p> | <p>ISA13</p> | <p>Reference should be made to the Site Assessment Methodology (see paragraph 2.42).</p> | <p>YES - primary school; secondary & tertiary education within convenient distance</p> |

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|---|------------------|--|--|
| <p>Q17. Is the site located within or adjacent to a mineral buffer zone?</p> | <p>ISA6</p> | <p>Full reference should be made to the rLDP Proposals Maps.</p> <p>Click  and search for:</p>  | <p>NO</p> |
| <p>Q18. Is the site located within a Mineral Safeguarding Area?</p> | <p>ISA6</p> | <p>Full reference should be made to the rLDP Constraints Maps.</p> <p>Click  and search for:</p>  | <p>YES - Sandstone and Igneous Safeguarding Category 1</p> |
| <p>Q19. Is the site within or immediately adjacent to an AQMA?</p> | <p>ISA3</p> | <p>Full reference should be made to the rLDP Constraints Maps.</p> <p>Click  and search for:</p>  | <p>NO</p> |
| <p>Q20. Does the site contain high carbon soil e.g., peatlands?</p> | <p>ISA7</p> | <p>A map of peat resources can be found here: https://datamap.gov.wales/maps/peatlands-of-wales-maps/</p> | <p>NO</p> |

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|--|-------------------------------|--|---------------|
| <p>Q21. Does the site contain high quality agricultural land?</p> | <p>ISA7</p> | <p>A map of agricultural soil resources can be found here: https://datamap.gov.wales/layers/inspire-wg:wg_predictive_alc2</p> | <p>NO</p> |
| <p>Q22. Is the site located within or immediately adjacent to any Regionally Important Geological and Geomorphological Sites?</p> | <p>ISA9</p> | <p>Full reference should be made to the rLDP Constraints Maps. Click  and search for: </p> | <p>NO</p> |
| <p>Q24. Does the site have an available water connection?</p> | <p></p> | <p>Reference is made to the Site Assessment Methodology (paragraph 2.51)</p> | <p>YES</p> |
| <p>Q25. Is the site within or adjacent to a phosphate sensitive SAC catchment?</p> | <p>ISA2 ISA5 ISA7</p> | <p>Full reference should be made to Data Map Wales. Click  and search for:  Reference may also be made to site-specific HRA reports and/or related information, if already undertaken by alternative site promoters.</p> | <p>NO</p> |

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| Q26. Does the site have connections to other infrastructure requirements? | | | YES |
| Q27. Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language? | ISA11 | Full reference should be made to the Site Assessment Methodology (see paragraph 2.56 and 2.57). | No - a Welsh Language assessment can be submitted as part of any future application |