

# Carmarthenshire Revised Local Development Plan (LDP) 2018-2033

## Integrated Sustainability Appraisal - Land at Erw Las, Llwynhendy

March 2023

Question	Data Source	Relevant SA Objective	Yes/No	Comments
<b>Q1. Is the site compatible against the location of future growth presented in the Deposit LDP?</b>	Please refer, in context, to the spatial strategy within the Deposit rLDP (paragraph 8.20, Chapter 9 and 10, Figure 8).	ISA1	Yes	<p>The Second Deposit Revised LDP confirms that Llanelli forms a strategic growth area and therefore remains a strong focus for delivery. Llanelli's high accessibility, employment opportunities and wide of shops and amenities ensures that it provides an appropriate location for future development. The sustainability and viability credentials of Llanelli therefore confirm the suitability of the local to provide for growth.</p> <p>The site complies with the preferred option of the Deposit LDP of 'Balanced Community and Sustainable Growth Strategy', where the prescriptive approach in assigning character areas within the County is removed and focuses on key growth areas (including Llanelli).</p> <p>The Spatial Strategy identifies a settlement hierarchy but sets it within a settlement framework grouped under six clusters. The proposed site is located within cluster 2 'Llanelli and the</p>

				Southern Gwendraeth Area'. The Revised Deposit LDP (at paragraph 10.8) confirms that this cluster retains a strong developmental focus, with its regeneration potential recognised within the Transformations Strategy, City Deal and current Adopted LDP, along with Future Wales which has identified Llanelli as being within a 'national growth area'. Llanelli will provide the focus for delivery in this area, which the development of the proposed site would assist with.
<b>Q2. Can the site accommodate 5 or more dwellings?</b>			Yes	The site can accommodate up to 100 dwellings.
<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.		Yes	The site is located within Llanelli, which is identified as a Principal Centre (Tier 1) within Cluster 2 in the RLDP.
<b>Q4. Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps? (C1 or C2 Zone)</b>	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	ISA4 ISA5	No	<p>The site is currently identified in Zone A of the Development Advice Maps. There is currently no fluvial/tidal flood risk to the site and the site would be suitable for the proposed development as per TAN15 guidance.</p> <p>The site is partly located within Flood Zone 3 of the Flood Map for Planning – Sea. This suggests that the site may be at flood risk from the sea in the future due to climate change.</p> <p>A Flood Consequence Assessment (FCA) has been prepared by JBA consulting. The FCA confirms that a minimum ground level of 7.10mAOD is proposed for the developable area. Ground raising</p>

				<p>to this level results in the development being flood free in the 2122 0.5% AEP event. In the 2122 0.1% AEP event, flooding to a maximum depth of 200mm is possible. The proposed ground raising shall not impact upon the flood risk to third party land.</p> <p>The FCA concludes that on the grounds of flood risk, the proposed development site is compliant with the aims and objectives of Planning Policy Wales and TAN15.</p>
<b>Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?</b>	Full reference should be made to the rLDP Constraints Maps.	ISA2	No	<p>The site is located approximately 1.1km from coastal and estuarine habitats along the River Loughor which has multiple international and national designations, including Burry Inlet (SPA and RAMSAR) and Carmarthen Bay and Estuaries (SAC).</p> <p>Morfa Berwig Local Nature Reserve is located approximately 0.65km to the south east of the site.</p>
<b>Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?</b>	Full reference should be made to the rLDP Constraints Maps.	ISA8	No	<p>The nearest Scheduled Monument is located at Capel Dewi, Llwynhendy, approximately 500 metres to the north east of the site.</p>
<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).		No	<p>The site is located within the defined settlement boundary of a primary settlement and is specifically allocated for residential development in the adopted LDP. The site represents a logical and appropriate site for residential use.</p> <p>The site would not represent an extension to an existing development, result in sporadic development or coalescence. The development would not lead to the loss of public open space or formal recreational land.</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>	Full reference should be made to the LDP Site Assessment Methodology (paragraph 2.33).	ISA8 ISA9	No	Residential development at the site would complement the existing character and setting of the settlement as it would provide a natural extension to the existing residential development to the east and north of the site.
<b>Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?</b>	Full reference should be made to the LDP Site Assessment Methodology(paragraph 2.34)	ISA9 ISA7	No	The proposed site is currently greenfield land.
<b>Q10. Is the site accessible from the existing public highway?</b>			No	Access to the site is gained via a field gate from Erw Las (via wider land within Tata Steel's control to the east). The site is accessible to pedestrians via a public right of way from Parc Gitto.
<b>Q11. Does the site have an available access point with adequate visibility?</b>			Yes	The proposed development seeks to provide a vehicular access into the site from the A484. Pedestrian access will be gained from the footways on Parc Gitto, adjacent to the northeast side of the site, and Tir Einon via the footpath which routes adjacent to the northern boundary of the site.
<b>Q12 Have any significant and evidenced highway issues been identified relating to the site?</b>			No	Technical highways assessment work has been undertaken to support the current planning application at the site (application ref: PL/05187), which demonstrates that suitable access points can be provided into the site, with the main vehicular access provided directly from the A484.

				<p>The site is well served by good quality pedestrian routes and public footpaths providing links to the centre of Llanelli. A play area and area of open space is located directly to the north of the site to the rear of Tir Einon. The site is within walking distance of existing bus stops on Heol Hen, Maes Ar Ddafen Road and Llwynhendy Road, providing access to a range of destinations within Llanelli and further afield, including Llanelli Town Centre and the Trostre and Pemberton Retail Parks.</p> <p>In addition to the Trostre and Pemberton Retail Parks, a range of services and facilities are located along Llwynhendy Road. A range of key services and facilities are therefore located within a 300-1500m walk of the site, ensuring the site has good accessibility.</p>
<p><b>Q13 Does the site have suitable access to public transport and/or active travel route?</b></p>	<p>Full reference should be made to the Site Assessment Methodology (see paragraph 2.39).</p>	<p>ISA3, ISA4, ISA6, ISA12, ISA13, ISA15</p>	<p>Yes</p>	<p>The site is well served by good quality pedestrian routes and public footpaths providing links to the centre of Llanelli. A play area and area of open space is located directly to the north of the site to the rear of Tir Einon.</p> <p>The closest bus stops to the site are located on Ynas Las within a 250m walk (3 minutes). These bus stops are serviced by the L7. Additional services are provided at Llwynhendy Shops bus stop on Llwynhendy Road approximately 450m (5-minute walk) to the north of the site. These services include the 110 and 111 which provide links between Swansea and Llanelli. This bus stop benefits from bus cage markings, raised kerb, bus flag, shelter, and seating. These combined services provide a good frequency of services connecting to Swansea, Llanelli, Trostre, Bynea, and Fforestfach.</p>

				In addition to the Trostre and Pemberton Retail Parks, a range of services and facilities are located along Llwynhendy Road. A range of key services and facilities are therefore located within a 300-1500m walk of the site, ensuring the site has good accessibility.
<b>Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?</b>	Reference should be made to the rLDP Proposals Maps.	ISA12, ISA15	Yes	<p>The current outline application for the site (application ref: PL/05187) seeks to provide approximately 1.5 hectares of open space as part of the development. A linear formal open space would line the western and eastern extents of the built form, which will offer seating, amenity grassland and drifts of ornamental planting to provide residents with informal recreation and community social spaces that supports health and wellbeing. Development has been orientated to overlook areas of public open space. The dwellings would provide natural surveillance thus ensuring proposed open spaces felt safe and welcoming.</p> <p>There are a number of existing green open spaces and recreational facilities located close to the site. A play area and area of open space is located directly to the north of the site to the rear of Tir Einon, and additional space located to the north of the site off Heol Gwili.</p> <p>In addition, Parc y Scarlets and the facilities at Pemberton Retail Park are located to the north of the site.</p> <p>The general settlement has good access to open space. The Millennium Coastal Park and WWT Llanelli National Wetlands</p>

				Centre are located approximately 1 miles to the south of the site. Pembrey Country Park is located 10 miles to the west of the site.
<b>Q15 Is the site within reasonable distance to: (a) Employment provision (b) Retail provision (c) Other services and facilities</b>	Full reference should be made to the Site Assessment Methodology (see paragraph 2.41)	SA6, SA10, SA14, SA15	a) Yes b) Yes c) Yes	<p>a) Tata Steel occupies a large facility immediately to the west of the site, providing significant employment opportunities, alongside the wide range of employment options available in Llanelli more generally.</p> <p>b) The site is located within a short distance of two large retail parks, including Pemberton Park and Trostre Retail Park (1 mile approx.). These areas provide a variety of opportunities for employment including retail and food and drink occupations.</p> <p>c) In addition to the Trostre and Pemberton Retail Parks, a range of services and facilities are located along Llwynhendy Road. A range of key services and facilities are therefore located within a 300-1500m walk of the site, ensuring the site has good accessibility.</p>
<b>Q16 Is the site within a reasonable distance to education facilities?</b>	Reference should be made to the Site Assessment Methodology (see paragraph 2.42).	ISA13	Yes	<p>A number of schools are located within close proximity to the site. The site is located within the primary school catchment area of include Bryn Teg School (English medium) and Ysgol Gymraeg Brynsierfel (Welsh medium) which are located within approx. 1.5 miles of the site to the east.</p> <p>In terms of secondary schools, the site is located in close proximity to St John Lloyd Catholic Comprehensive School (approximately 1.3miles). The site is located within the catchment areas for Bryngwyn School (English medium) and Ysgol Y Strade (Welsh medium).</p>

<b>Q17 Is the site located within or adjacent to a mineral buffer zone?</b>	Full reference should be made to the rLDP Proposals Maps.	ISA6	No	The site is not located within or adjacent to a mineral buffer zone.
<b>Q18. Is the site located within a Mineral Safeguarding Area?</b>	Full reference should be made to the rLDP Proposals Maps.	ISA6	Yes	The south/western boundaries of the site are identified as mineral safeguarded areas (Sandstone and Igneous Rock).
<b>Q19 Is the site within or immediately adjacent to an AQMA?</b>	LDP Constraints Maps: <a href="https://carmarthenshire.opus4.co.uk/planning/localplan/maps/carldpconstraints">https://carmarthenshire.opus4.co.uk/planning/localplan/maps/carldpconstraints</a>	ISA3	No	The nearest AQMA is located within Llanelli's town centre, approx. 2 miles north-west of the site.
<b>Q20 Does the site contain high carbon soil e.g. peat?</b>	A map of peat resources can be found here: <a href="https://datamap.gov.wales/maps/peatlands-ofwales-maps">https://datamap.gov.wales/maps/peatlands-ofwales-maps</a>	ISA7	No	No high carbon soil is identified within the site.
<b>Q21 Does the site contain high quality agricultural land?</b>	A map of agricultural soil resources can be found here: <a href="https://datamap.gov.wales/layers/inspirewg_predictive_alc2">https://datamap.gov.wales/layers/inspirewg_predictive_alc2</a>	SA7	No	No high quality agricultural land is identified within the site.
<b>Q22 Is the site located within or immediately adjacent to any Regionally Important Geological and Geomorphological Sites?</b>	Full reference should be made to the rLDP Constraints Maps	ISA9	No	The site is not located within or immediately adjacent to any Regionally Important Geological and Geomorphological Sites.



<b>Q24 Does the site have an available water connection?</b>	Reference is made to the Site Assessment Methodology (paragraph 2.51)	SA5	Yes	Dwr Cymru/Welsh Water has confirmed that the existing water infrastructure is capable of accommodating the proposed development by feeding into a new connection off the existing network. The recommended solution is that a connection point off Maes-arDdafen Road is the most viable option.
<b>Q25. Is the site within or adjacent to a phosphate sensitive SAC catchment?</b>	Full reference should be made to Data Map Wales.	ISA2 ISA5 ISA7	No	
<b>Q26. Does the site have connections to other infrastructure requirements?</b>			Yes	It is considered that the site is able to make suitable connections to all required infrastructure.
<b>Q27 Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?</b>	Full reference should be made to the Site Assessment Methodology (see paragraph 2.56 and 2.57).	ISA11	No	<p>The proposed development will safeguard, promote and enhance the interests of the Welsh language and culture in the County. The proposal will provide the opportunity for Welsh speakers in the area to remain in the area, and be located within walking distance of employment opportunities.</p> <p>Development at the site, in addition, will maximise opportunities for non-Welsh speakers who move to the County to be integrated into community life at a scale and pace that will not undermine the vitality and viability of the Welsh language and culture. Consideration will also be given to the need to phase the development.</p>

				To minimise any potential effect on the Welsh language, the proposal will include an adequate supply of Affordable Housing in line with LDP requirements.
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**Contact**

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