

**CARMARTHENSHIRE 2nd DEPOSIT REVISED LDP**



**Sustainability Appraisal**


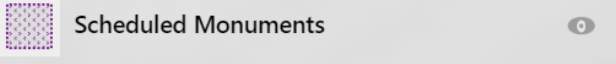
**Site Assessment Proforma & Data Sources**

Site Ref: CA/0673








Settlement: Betws, Ammanford


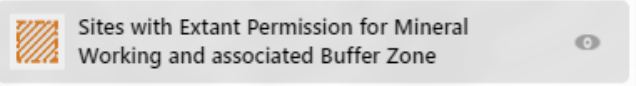



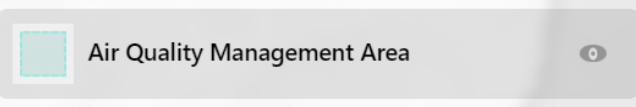



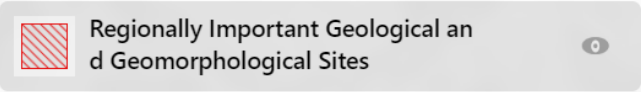

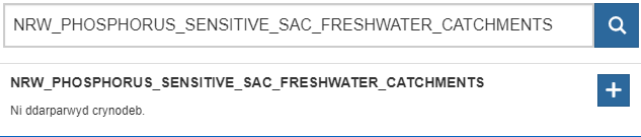
Question	ISA Objective(s)	Data Source	Your Comments
<b>Q1. Is the site compatible against the location of future growth presented in the Deposit LDP?</b>	ISA1	Please refer, in context, to the spatial strategy within the Deposit rLDP (paragraph 8.20, Chapter 9 and 10, Figure 8).	YES - the site forms part of the urban form of a Tier 1 Principal Centre, the growth of which will be of benefit to the socio-economic future of the local economy.
<b>Q2. Can the site accommodate 5 or more dwellings?</b>			YES - more than 5
<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 <a href="#">rLDP Proposals Maps</a> . Click  and search for: <input type="checkbox"/> Development Limits 	YES - identified Tier 1 Principal Centre Ammanford/Cross Hands
<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 <a href="#">Development Advice Maps</a> . Additionally, state whether the site is located (wholly or partly) within any layer contained within the <a href="#">Flood Map for Planning</a> . Please provide any additional flood risk assessment and/or related information if already undertaken by alternative site promoters.	NO - outside identified flood area; no flood risk

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<p><b>Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?</b></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"> <li>• Sites of Special Scientific Interest (SSSI)</li> <li>• Special Areas of Conservation (SAC)</li> <li>• Special Protection Areas (SPA)</li> <li>• National Nature Reserves (NNR)</li> <li>• Local Nature Reserves (LNR)</li> <li>• Common Land or registered village green</li> </ul> <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><b>Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?</b></p>	<p>ISA8</p>	<p>Full reference should be made to the <a href="#">rLDP Constraints Maps</a>.</p> <p>Click  and search for:</p> <div data-bbox="801 959 1442 1062" style="border: 1px solid #ccc; padding: 5px; background-color: #f9f9f9;">  </div>	<p>NO</p>
<p><b>Q7. Would development of the site be in contrary to general planning principles?</b></p>		<p>Full reference should be made to the Site Assessment Methodology (see paragraph 2.31 and 2.32).</p>	<p>NO - Betws forms part of the wider Ammanford/Cross Hands identified Tier 1 sustainable Principal Centre and is capable of accommodating an appropriate amount of development.</p>
<p><b>Q8. Would the development of the site have a detrimental impact on the</b></p>	<p>ISA8 ISA9</p>	<p>Full reference should be made to the Site Assessment Methodology (see paragraph 2.33).</p>	<p>NO - Betws forms part of the wider Ammanford/Cross Hands identified Tier 1 sustainable Principal Centre</p>

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character and setting of the settlement or its features?			
<b>Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?</b>	ISA9 ISA7	Full reference should be made to the Site Assessment Methodology (see paragraph 2.34).	YES
<b>Q10. Is the site accessible from the existing public highway?</b>			YES - adjacent
<b>Q11. Does the site have an available access point with adequate visibility?</b>			YES - existing access points
<b>Q12. Have any significant and evidenced highway issues been identified relating to the site?</b>			NO
<b>Q13. Does the site have suitable access to public transport and/or active travel route?</b>	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 <a href="#">Data Map Wales Active Travel Approved Routes</a> .	YES - bus service route 127 available; Ammanford rail station
<b>Q14. Does the site have access to green space, leisure, and recreational</b>	ISA12, ISA15	Reference should be made to the <a href="#">rLDP Proposals Maps</a> .	YES - outdoor sports facilities, amenity greenspaces & play space within convenient walking distance in Betws

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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><b>Q15 Is the site within reasonable distance to:</b>                      (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 &amp; facilities within Cross Ammanford Tier 1 Principal Centre</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>YES - primary, secondary &amp; tertiary education facilities available within a convenient distance</p>

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<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 <a href="#">the rLDP Proposals Maps</a>.</p> <p>Click  and search for:</p> 	<p>NO</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 <a href="#">rLDP Constraints Maps</a>.</p> <p>Click  and search for:</p> 	<p>YES - Sand &amp; Gravel Safeguarding Area Category 1 Sand &amp; Gravel Safeguarding Area Category 2</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 <a href="#">rLDP Constraints Maps</a>.</p> <p>Click  and search for:</p> 	<p>NO</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: <a href="https://datamap.gov.wales/maps/peatlands-of-wales-maps/">https://datamap.gov.wales/maps/peatlands-of-wales-maps/</a></p>	<p>NO</p>

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<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:  <a href="https://datamap.gov.wales/layers/inspire-wg:wg_predictive_alc2">https://datamap.gov.wales/layers/inspire-wg:wg_predictive_alc2</a></p>	<p>NO</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 <a href="#">rLDP Constraints Maps</a>.                      Click  and search for:</p> 	<p>NO</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>YES</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 <a href="#">Data Map Wales</a>.                      Click  and search for:</p>  <p>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>

Question	ISA Objective(s)	Data Source	Your Comments
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