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Revised 2018-2033 Local Development Plan

Integrated Sustainability Appraisal (ISA) Guide for Promoters of Sites for Development



2nd Deposit Plan
February 2023

Cyngor Sir Gâr
Carmarthenshire
County Council



1.0 Purpose of this guide

- 1.1 This guide is intended to assist promoters of sites for development in submitting representations to the Deposit Revised Local Development Plan (rLDP), and applies to any land owner or land owner representative such as:
- Members of the public;
 - Developers;
 - Estate agents;
 - Consultant planners or similar; or
 - Other land owners or representatives
- 1.2 The rLDP is currently being prepared as the new development plan for the County, replacing the current Adopted Local Development Plan. The rLDP includes a range of policies for promoting sustainable development, and is supported by an Integrated Sustainability Appraisal (ISA) ¹ and Habitat Regulation Assessment (HRA) ².
- 1.3 The rLDP has already taken hundreds of sites into consideration (notably through the candidate site process), and the Council has reviewed them and their various attributes to arrive at a selection of sites for inclusion in the Deposit rLDP. However, sites may still be submitted for consideration, and this document aims to ensure that all sites are compared on a 'like for like' basis.
- 1.4 All duly made representations (including site specific representations) will be considered by the Council. They will also be made available for the Independent Planning Inspector.
- 1.5 At the Deposit stage of rLDP, there is an opportunity for all stakeholders to comment on both the policies and sites proposed; and to submit representations requesting an amendment of allocation boundaries, or propose the deletion or addition, of new sites.
- 1.6 Representations made should be supported by a planning rationale and accord with the Council's ISA Framework. Where appropriate, sites proposed in response to the Deposit stage will be required to submit an ISA based on the Council's ISA framework³, to ensure that such sites can be considered through the examination process, ensuring compliance with the SEA Regulations ⁴. Sites that have been submitted previously at the Candidate Site stage, and progressed past stage 2b of the site assessment stage, will not require an ISA. Please check the Deposit Site Assessment Table for further reference.
- 1.7 **The Council strongly advises that in responding to the Deposit rLDP, any relevant new, site(s) proposed should be accompanied by an integrated Sustainability Appraisal (incorporating Strategic Environmental Assessment). A site not subject to ISA is unlikely to be considered suitable for allocation in the plan ⁵.**

¹ Integrated Sustainability Appraisal Report. 2nd Deposit rLDP. February 2023.

² HRA Report (January 2020) and HRA Addendum (February 2023).

³ Appendix C of the ISA: Appendices A-D. February 2023.

⁴ [The Environmental Assessment of Plans and Programmes Regulations 2004 \(legislation.gov.uk\)](https://www.legislation.gov.uk)

⁵ [Development Plans Manual. Edition 3. Welsh Government. 2020.](#)

- 1.8 **Relevant sites** - Housing sites of less than 5 dwellings or employment sites of less than 1000 sqm will not be required to complete and submit an ISA unless subsequently requested to do so.
- 1.9 To assist promoters of sites in carrying out an ISA, the Council has produced an SA/SEA Toolkit. This toolkit has been used by Carmarthenshire County Council to assess all potential sites, to ensure a consistent approach is taken which will provide a clear base for decision making. Full reference should also be made to the Site Assessment Methodology when completing the SA/SEA Toolkit.
- 1.10 It should be noted that the onus is on proponents to satisfy themselves that they have met the requirements in promoting their sites. Additionally, we encourage alternative site promoters to submit site-specific HRA reports and/or related information, where feasible to do so ⁶.

2.0 Background Information to be submitted

- 2.1 As part of a representation to the Deposit LDP, a certain amount of background information will be needed to understand a site's context. In this respect, reference should be made to the Representation form and accompanying Guidance Note. Such information includes:

- Map / plan of the site boundary
- Site Reference (where applicable)
- Name of site and Address
- Site area in hectares (ha)
- Proposed use of the site

- 2.2 Should the proposal be relating to a candidate site that has not been included in the Deposit rLDP, then reference can be made to the CS number / reference. However, an ISA will still need to be submitted – along with any further information, if it failed prior to stage 2b of the Site Assessment Methodology.

- 2.3 Full reference should be made to the Site Assessment Methodology (September 2022), which is available to download here:

<https://www.carmarthenshire.gov.wales/media/1231069/site-assessment-methodology-english-complete.pdf?v=202302151939350000>

- 2.4 Full reference should also be made to the rLDP Constraints and Proposal Maps, which are available here:


<https://carmarthenshire.opus4.co.uk/planning/localplan/maps/2nd-deposit-revised-carmarthenshire-local-development-plan-2018-2033-constraints-map>


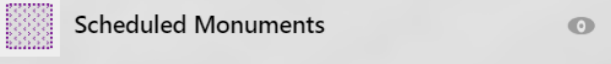
<https://carmarthenshire.opus4.co.uk/planning/localplan/maps/2nd-deposit-revised-carmarthenshire-local-development-plan-2018-2033-proposals-map>

⁶ See paragraph 6.23 – [Development Plans Manual, Edition 3, Welsh Government, 2020.](#)








3.0 Site Assessment Proforma & Data Sources


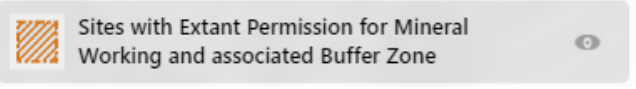



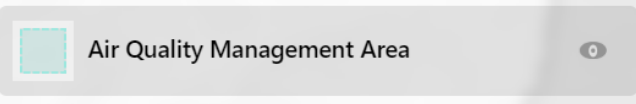
3.1 Please complete the below table with commentary for your site and, where relevant, attach supporting evidence. Alternative formats are acceptable.






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 it is compatible.
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?		Full reference should be made to the rLDP Proposals Maps . Click  and search for: <div style="border: 1px solid #ccc; padding: 5px; margin-top: 5px;"> <input type="checkbox"/> Development Limits ➔ </div>	It's a HOM1, Cluster 4, Tier 3, Sustainable Village in a Tertiary Community.
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 it's not within a flood risk zone. Wholly within Zone A, "considered to be at little or no risk of fluvial or coastal/tidal flooding. See supplied maps. 1) Zone A flood map, 2) Flood map for planning.

Question	ISA Objective(s)	Data Source	Your Comments
<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 for all 6 - see supplied Constraints Maps.</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; background-color: #f0f0f0;">  </div>	<p>No - see supplied Constraints Maps</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 it would not be contrary to general planning principles. See our Statement (document 3).</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 it would not have a detrimental impact but the opposite. It would be a continuance from the plots sold prior and would extend and connect the village boundary with the</p>

Question	ISA Objective(s)	Data Source	Your Comments
character and setting of the settlement or its features?			Playing Field, which is also adjacent to our boundary, possibly making access and use of the facility easier.
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
Q11. Does the site have an available access point with adequate visibility?			Yes. Visibility is very good along this long, straight, flat road.
Q12. Have any significant and evidenced highway issues been identified relating to the site?			No. Only 1 minor accident near the cross roads in 2017. See supplied map.
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. A bus shelters on the main crossroads. The 621 bus Llandysul to Pencader is twice daily Mon to Fri, and The T1X Aberystwyth to Carmarthen is once a day Mon to Sat. Also school buses & connection buses, e.g. The BT3 to Bro Teifi is at 8.20am & return 15.42pm
Q14. Does the site have access to green space, leisure, and recreational	ISA12, ISA15	Reference should be made to the rLDP Proposals Maps .	Yes, playing field adjacent to our land within walking distance. Park in Pencader 2.5 miles away. Park & playground, swimming

Question	ISA Objective(s)	Data Source	Your Comments
<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;">  <p>Play Space</p> </div> <div style="border: 1px solid #ccc; padding: 5px; margin: 5px;">  <p>Allotments</p> </div> <div style="border: 1px solid #ccc; padding: 5px; margin: 5px;">  <p>Amenity Greenspace</p> </div> <div style="border: 1px solid #ccc; padding: 5px; margin: 5px;">  <p>Outdoor Sports</p> </div> <div style="border: 1px solid #ccc; padding: 5px; margin: 5px;">  <p>Country Park</p> </div> <div style="border: 1px solid #ccc; padding: 5px; margin: 5px;">  <p>Parks and Gardens</p> </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>pool & leisure centre with many indoor sports, fitness suite, yoga, etc, riverside footpath, picnic area, cricket/football/tennis & bowling clubs, cycling, angling, canoeing, slalom, rafting, gorge walking, coasteering, rock climbing, abseiling and guided mountain bike trips, all in LLandysul 3.6 miles away. Park & gardens near Llanllwni. More further away from parks to leisure centres. See maps.</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 to a, b, c. See Statement Document No3.</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 there is within reasonable distance Meithrin/Primary, Secondary Schools, Colleges and Universities.</p>

Question	ISA Objective(s)	Data Source	Your Comments
<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. See Constraints maps</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>No. See Constraints maps</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. See Constraints maps</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. See Constraints maps</p>

Question	ISA Objective(s)	Data Source	Your Comments
<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, 3b only. See Map.</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> <div data-bbox="801 611 1440 707" style="border: 1px solid #ccc; padding: 5px; background-color: #f9f9f9;">  Regionally Important Geological and Geomorphological Sites </div>	<p>No. See Constraints maps re RIGS</p>
<p>Q24. Does the site have an available water connection?</p>		<p>Reference is made to the Site Assessment Methodology (paragraph 2.51)</p>	<p>Yes. Watermains & public sewerage system run the frontage of our land & up towards the playfield. Foul water would drain to the Llanfihangel Ar Arth Waste Water Treatment Works.</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:</p> <div data-bbox="801 1026 1440 1169" style="border: 1px solid #ccc; padding: 5px; background-color: #f9f9f9;"> <input type="text" value="NRW_PHOSPHORUS_SENSITIVE_SAC_FRESHWATER_CATCHMENTS"/>  </div> <div data-bbox="801 1090 1440 1169" style="border: 1px solid #ccc; padding: 5px; background-color: #f9f9f9; margin-top: 5px;"> <p>NRW_PHOSPHORUS_SENSITIVE_SAC_FRESHWATER_CATCHMENTS </p> <p><small>Ni ddarparwyd crynodeb.</small></p> </div> <p>Reference may also be made to site-specific HRA reports and/or related information, if already undertaken by alternative site promoters.</p>	<p>Yes. The Data Map shows the site is in a Phosphate sensitive SAC catchment. See map.</p>

Question	ISA Objective(s)	Data Source	Your Comments
<p>Q26. Does the site have connections to other infrastructure requirements?</p>			<p>Yes. High speed - up to 944Mbps - full fibre broadband is available at this postcode and area. There is mobile telephone signal.</p>
<p>Q27. Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?</p>	<p>ISA11</p>	<p>Full reference should be made to the Site Assessment Methodology (see paragraph 2.56 and 2.57).</p>	<p>No. Appropriately positioned site in the village. Long undeveloped. Would suit a small mixed housing allocation. Allow staying near to family/friends or downsize. Small enough to know neighbours. 56% locally are Welsh spoken.. Strengthen existing rural culture.</p>

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