













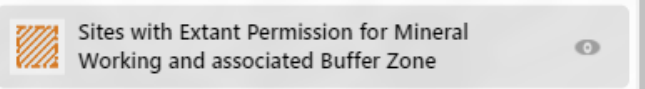



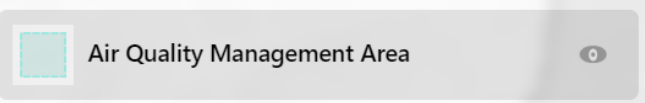
CARMARTHENSHIRE 2nd DEPOSIT REVISED LDP**Sustainability Appraisal****Site Assessment Proforma & Data Sources****Site Ref: AS/106/002****Settlement: Llansteffan**





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 sustainable settlement, 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 dwellings
Q3. Is the site within, or directly related to an identified settlement in Tiers 1-3 of the LDP Preferred Strategy?		<p>Full reference should be made to the rLDP Proposals Maps.</p> <p>Click  and search for:</p> <div> <input type="checkbox"/> Development Limits </div>	YES - part of identified Tier 3 Sustainable Village but in proximity to Carmarthen Tier 1 Principal 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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Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	ISA2	<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>	NO
Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?	ISA8	<p>Full reference should be made to the rLDP Constraints Maps.</p> <p>Click  and search for:</p> <div data-bbox="792 954 1442 1066">  Scheduled Monuments  </div>	NO
Q7. Would development of the site be in contrary to general planning principles?		Full reference should be made to the Site Assessment Methodology (see paragraph 2.31 and 2.32).	NO - forms part of an outlier to identified Tier 3 Sustainable Village
Q8. Would the development of the site have a detrimental impact on the	ISA8 ISA9	Full reference should be made to the Site Assessment Methodology (see paragraph 2.33).	NO - forms part of an outlier to identified Tier 3 Sustainable Village

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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
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 227
Q14. Does the site have access to green space, leisure, and recreational	ISA12, ISA15	Reference should be made to the rLDP Proposals Maps .	YES - various recreation facilities and amenity greenspaces within Llansteffan and rural locality

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facilities that are within a reasonable distance?		<p>Click  and search for:</p> <div> <div>  <p>Play Space</p> </div> <div>  <p>Allotments</p> </div> <div>  <p>Amenity Greenspace</p> </div> <div>  <p>Outdoor Sports</p> </div> <div>  <p>Country Park</p> </div> <div>  <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>	
Q15 Is the site within reasonable distance to: (a) Employment provision (b) Retail provision (c) Other services and facilities	ISA6, ISA10, ISA14, ISA15	Full reference should be made to the Site Assessment Methodology (see paragraph 2.41).	YES - various local services & facilities and within nearby Carmarthen Tier 1 Principal Centre
Q16 Is the site within a reasonable distance to education facilities?	ISA13	Reference should be made to the Site Assessment Methodology (see paragraph 2.42).	YES - primary school within Llansteffan and secondary & tertiary facilities within nearby Carmarthen Tier 1 Principal Centre

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

Question	ISA Objective(s)	Data Source	Your Comments
Q21. Does the site contain high quality agricultural land?	ISA7	A map of agricultural soil resources can be found here: https://datamap.gov.wales/layers/inspire-wg:wg_predictive_alc2	NO
Q22. Is the site located within or immediately adjacent to any Regionally Important Geological and Geomorphological Sites?	ISA9	Full reference should be made to the rLDP Constraints Maps . Click  and search for:  Regionally Important Geological and Geomorphological Sites	NO
Q24. Does the site have an available water connection?		Reference is made to the Site Assessment Methodology (paragraph 2.51)	YES
Q25. Is the site within or adjacent to a phosphate sensitive SAC catchment?	ISA2 ISA5 ISA7	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.	NO

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