


FAO. THE FORWARD PLANNING MANAGER.


CARMARTHENSHIRE COUNTY COUNCIL

REVISED 2018-2033 LOCAL DEVELOPMENT PLAN




INTERGRATED SUSTAINABILITY APPRAISAL (ISA)
(Completed Form.)




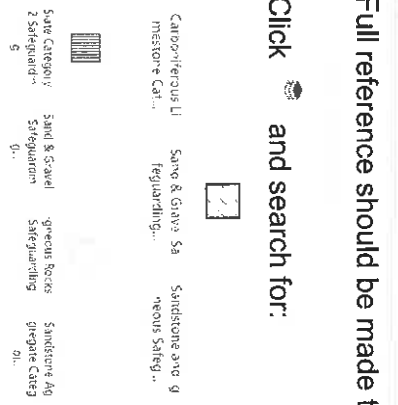

3.1 Please complete the below table with commentary for your site and, where relevant, attach supporting evidence. Alternative formats are acceptable.






Question	ISA Objectives)	Data Source	Your Comments
<p>Q1. Is the site compatible against the location of future growth presented in the Deposit LDP?</p>	<p>ISA1</p>	<p>Please refer, in context, to the spatial strategy within the Deposit rLDP (paragraph 8.20, Chapter 9 and 10, Figure 8).</p>	<p>YES</p>
<p>Q2. Can the site accommodate 5 or more dwellings?</p>		<p>Full reference should be made to the</p>	<p>YES</p>
<p>Q3. Is the site within, or directly related to an identified settlement in Tiers 1-3 of the LDP Preferred Strategy?</p>		<p>Click  and search for: <input type="checkbox"/> Development Limits</p>	<p>YES</p>
<p>Q4. Is the site located within a flood risk zone?</p>	<p>ISA4 ISA5</p>	<p>Please indicate whether the site is located (wholly or partly) within Zone A, Zone B, Zone C1, and/or Zone C2 of the Additional, state whether the site is located (wholly or partly) within any layer contained within the . Please provide any additional flood risk assessment and/or related information if already undertaken by alternative site promoters.</p>	<p>NO</p>

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</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 Schedule.</p> <p>Click  and search for:</p> <p>Scheduled Monuments</p>	<p>No</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</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>See OVER.</p>

Question	ISA Objective(s)	Data Source	Your Comments
character and setting of the settlement or its features?			NB
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).	ND
Q10. Is the site accessible from the existing public highway?			YES (See also Q.12)
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?			Initially YES However, following the completion of the adjacent Genwen site, an access point is provided via the completed development.
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 the	YES
Q14. Does the site have access to green space, leisure, and recreational	ISA12, ISA15	Reference should be made to the	See over

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; justify-content: space-around; font-size: small;"> <div style="text-align: center;">  Play Space Allotments Amenity Green Space </div> <div style="text-align: center;">  Country Park Parkland 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>YES</p> <p>Easy access to green and natural open space.</p> <ul style="list-style-type: none"> pleasant walks choice of leisure and recreational facilities within 4m/s (approx 4m/s)
<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</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</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 ...</p> <p>Click  and search for: Sites with Extant Permission for Mineral Working and associated Buffer Zone</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 ...</p> <p>Click  and search for: </p> <p></p>	<p>No</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 ...</p> <p>Click  and search for: Air Quality Management Area</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: ...</p>	<p>No.</p>

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:	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  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)	No. - Not on site. Connection in close vicinity
Q25. Is the site within or adjacent to a phosphate sensitive SAC catchment?	ISA2 ISA5 ISA7	Full reference should be made to  and search for:  and search for: NRW_PHOSP-CRUS_SENSITIVE_SAC_FRESHWATER_CATCHMENTS  NRW_PHOSP-CRUS_SENSITIVE_SAC_FRESHWATER_CATCHMENTS 	No

Question	ISA Objective(s)	Data Source	Your Comments
<p>Q26. Does the site have connections to other infrastructure requirements?</p>			<p><i>No.</i></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><i>No.</i></p>

