

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

## Integrated Sustainability Appraisal

Candidate Site Reference: NEW – Tirlan Farm

Settlement: Upper Tumble



| Question  | Data Source        | Relevant ISA Objective(s) | Blank Column for Comments<br>(Please feel free to detach and Complete for your site)   |
|---|--------------------|---------------------------|--|
| Q1. Is the site compatible against the location of future growth presented in the Deposit LDP?                      | LDP Deposit Plan   | ISA1                      | Yes, the Site adjoins the existing form of the settlement of Upper Tumble, which is recognised within the Plan as capable of accommodating future housing growth |
| 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? | LDP Proposals Maps |                           | The Site is located within an identified Tier 1 Principle Centre – Cross Hands / Ammanford   |

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| <p>Q4. Is the site located within a flood risk zone?</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 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.</p> | <p>ISA4, ISA5</p> | <p>The Site is not at risk of flooding.</p>   |
| <p>Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?</p> | <p>LDP Constraints Maps:<br/>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>ISA2</p>       | <p>No, the site is not located within or immediately adjacent to any site designated for importance to nature conservation.</p>   |
| <p>Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?</p>                                    | <p>LDP Constraints Maps:</p>  | <p>ISA8</p>       | <p>There are no Scheduled Ancient Monuments located in proximity to the Site.</p>   |
| <p>Q7. Would development of the site be in contrary to general planning principles?</p>                                      | <p>Site Assessment Methodology</p>  |                   | <p>As detailed in the accompanying Alternative Allocation Report, the Site represents a logical and sympathetic extension to the existing and adjoining built form.</p> |

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| Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features? | Site Assessment Methodology | ISA8<br>ISA9 | No, the development of the Site would complement the existing spatial pattern of the settlement, preserving the residential character and setting of the locality through retention of perimeter vegetation and landscape features |
| Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?                                | Site Assessment Methodology | ISA9, ISA7   | The Site is greenfield, with no redundant buildings or land.   |
| Q10. Is the site accessible from the existing public highway?   |                             |              | Yes – please see accompanying illustrative site layout for further details.  |
| Q11. Does the site have an available access point with adequate visibility?   |                             |              | Yes – please see accompanying illustrative site layout for further details.  |

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| Q12 Have any significant and evidenced highway issues been identified relating to the site?   |                             |                                       | Vehicular and pedestrian access to the Site can be easily achieved off the adjoining highway, where visibility standards are in compliance with the Authority's standards.   |
| Q13 Does the site have suitable access to public transport and/or active travel route?  | LDP Constraints Maps        | ISA3, ISA4, ISA6, ISA12, ISA13, ISA15 | The Site lies in proximity to a range of local services and community facilities, as well as a number of well served bus stops at Upper Tumble. The local road network also provides opportunities for active travel by cycle and walking. |
| Q14 Does the site have access to green space/leisure/recreational facilities that are within a reasonable distance?                     | LDP Proposals Maps          | ISA12, ISA15                          | The site is within walking distance of a range of green space, leisure and recreational facilities in Tumble Park and Cross Hands.   |
| Q15 Is the site within reasonable distance to:<br>(a) Employment provision<br>(b) Retail provision<br>(c) Other services and facilities | Site Assessment Methodology | ISA6, ISA10, ISA14, ISA15             | The Site is within walking distance of a number of local employment opportunities and all facilities and services found in proximity to the settlement, and nearby Cross Hands.  |
| Q16 Is the site within a reasonable distance to education facilities?   | Site Assessment Methodology | ISA13                                 | The Site is within walking distance of the local primary school at Llechyfedach and secondary school at Cefneithin   |

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| Q17 Is the site located within or adjacent to a mineral buffer zone?   | LDP Constraints Maps   | ISA6 | No – the Site lies distant from any mineral buffer zone              |
| Q18. Is the site located within a Mineral Safeguarding Area?   | LDP Constraints Maps   | ISA3 | No – the site lies outside of the nearest Mineral Safeguarding Area. |
| Q19. Is the site within or immediately adjacent to an AQMA?  | LDP Constraints Maps   | ISA7 | No – the site lies outside of the nearest AQMA.                      |
| Q20. Does the site contain high carbon soil e.g., peatlands?   | A map of peat resources can be found here:<br><a href="https://datamap.gov.wales/maps/peatlands-ofwales-maps/">https://datamap.gov.wales/maps/peatlands-ofwales-maps/</a>                            | ISA7 | No.  |
| Q21. Does the site contain high quality agricultural land?   | A map of agricultural soil resources can be found here:<br><a href="https://datamap.gov.wales/layers/inspirewg:wg_predictive_alc2">https://datamap.gov.wales/layers/inspirewg:wg_predictive_alc2</a> | ISA7 | No – the Site consists of low-grade agricultural pasture             |
| Q22. Is the site located within or immediately adjacent to any Regionally Important Geological and Geomorphological Sites? | LDP Constraints Maps   | ISA9 | No.  |

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| Q24 Does the site have an available water connection?   | Site Assessment Methodology |                  | Yes – a mains water supply is available within the adjacent public carriageway                         |
| Q25. Is the site within or adjacent to a phosphate sensitive SAC catchment?   | Data Map Wales              | ISA2, ISA5, ISA7 | No, the Site lies outside the defined Phosphate Sensitive SAC Catchment.                               |
| Q26. Does the site have connections to other infrastructure requirements?   |                             |                  | Yes – all connection are available within the adjacent public carriageway                              |
| Q27 Does the location and/or scale of the site have the potential to have a detrimental impact on the Welsh Language? | Site Assessment Methodology | ISA11            | No – the Site lies in a Community noted for a significant proportion of the population who speak Welsh |