

Revised 2018-2033 Local Development Plan

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

Ferisodol Planning

Land Use Prod. yr. Amel.
Black Lion Pl (SA146SD)

- (1) Representation No 5412.
- (11) Objection Non-Inclusion
Site SR/067/007.

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://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 so⁶.


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 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
<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 - It is located within the Commercial / Cross Streets General Area designated in the LDP.</p>
<p>Q2. Can the site accommodate 5 or more dwellings?</p>		<p>Full reference should be made to the rLDP Proposals Maps.</p> <p>Click  and search for: <input type="text" value="Development Limits"/></p>	<p># could accommodate a maximum of 5 Dwellings</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>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>Yes - It is directly adjacent to the settlement of Ferrygoose.</p>
<p>Q4. Is the site located within a flood risk zone?</p>	<p>ISA4 ISA5</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 rLDP Constraints Maps.</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 4.19 and 4.20).</p>	<p>No; it is a logical extension to the existing built form of the settlement of L2 Sustainable Location</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 4.21).</p>	<p>No.</p>

Question	ISA Objective(s)	Data Source	Your Comments
character and setting of the settlement or its features?		No - Refer to Previous Comment.	No - Refer to Previous Comments.
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 4.22). No	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
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 4.27). Reference may be made to Data Map Wales Active Travel Approved Routes .	Yes - located on Bus Routes A → easy access to public foot ways
Q14. Does the site have access to green space, leisure, and recreational	ISA12, ISA15	Reference should be made to the rLDP Proposals Maps .	Yes - Previous Proposals Grand Caysh Blanche; Greenway Gorseddau

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="text-align: center;"> Play Space</div> <div style="text-align: center;"> Allotments</div> <div style="text-align: center;"> Country Park</div> <div style="text-align: center;"> Amenity Greenspace</div> <div style="text-align: center;"> Outdoor Sports</div> <div style="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 4.28).</p>	<p>Yes - Gonsadi, Penrygoes Lafel Hendrie Gonsias, Cross Hands</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 4.29).</p>	<p>Yes - Walking Distances Employment + Retail Park - Cross Hands</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 4.30).</p>	<p>Yes - Schools Sarnoi, Gorslog, Penrygoes, Llynonduin</p>

Question	ISA Objective(s)	Data Source	Your Comments
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> <p> Sites with Extant Permission for Mineral Working and associated Buffer Zone</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> <p> Carboniferous Limestone Category 2 Safeguarding Area</p> <p> Sand & Gravel Sandstone and Igneous Safeguarding Area</p> <p> Sand & Gravel Safeguarding Area</p> <p> Igneous Rocks Safeguarding Area</p> <p> Sandstone Aggregate Safeguarding Area</p> <p> Air Quality Management Area</p>	No
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> <p> Air Quality Management Area</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	<p>A map of agricultural soil resources can be found here: https://datamap.gov.wales/layers/inspire-wg:wq_predictive_alc2</p>	<p>No</p>
Q22. Is the site located within or immediately adjacent to any Regionally Important Geological and Geomorphological Sites?	ISA9	<p>Full reference should be made to the rLDP Constraints Maps.</p> <p>Click  and search for:  Regionally Important Geological and Geomorphological Sites</p>	<p>No</p>
Q24. Does the site have an available water connection?		<p>Reference is made to the Site Assessment Methodology (paragraph 4.41)</p>	<p>Yes</p>
Q25. Is the site within or adjacent to a phosphate sensitive SAC catchment?	ISA2 ISA5 ISA7	<p>Full reference should be made to Data Map Wales.</p> <p>Click  and search for:</p> <div data-bbox="1045 772 1189 1400" style="border: 1px solid black; padding: 5px;"> <p>NRW_PHOSPHORUS_SENSITIVE_SAC_FRESHWATER_CATCHMENTS <input type="text" value=""/></p> <p>NRW_PHOSPHORUS_SENSITIVE_SAC_FRESHWATER_CATCHMENTS <input type="text" value=""/></p> <p>Ni ddapanwyd crynodeb.</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>No</p>

Question	ISA Objective(s)	Data Source	Your Comments
Q26. Does the site have connections to other infrastructure requirements?			Yes Gas, Water, (Mains) Electricity
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 4.47 and 4.48).	No



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