1.0 Purpose of this guide

1.1 This guide is intended to assist promotors 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]](#footnote-2) and Habitat Regulation Assessment (HRA) [[2]](#footnote-3).

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 framework[[3]](#footnote-4), to ensure that such sites can be considered through the examination process, ensuring compliance with the SEA Regulations [[4]](#footnote-5). 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]](#footnote-6).**

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 promotors 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]](#footnote-7).

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>

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). | YesThis proposal involves an expansion of allocated site SR/157/004 to improve the contribution of the development site to the sustainable development of the settlement by contributing to meeting housing need in thee settlement and promoting a balanced development at a key gateway to the settlement. |
| **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](https://carmarthenshire.opus4.co.uk/planning/localplan/maps/2nd-deposit-revised-carmarthenshire-local-development-plan-2018-2033-proposals-map). Click Picture 1 and search for:Picture 2 | Yes |
| **Q4. Is the site located within a flood risk zone?** | ISA4ISA5 | 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](https://maps.cyfoethnaturiolcymru.gov.uk/Html5Viewer/Index.html?configBase=https://maps.cyfoethnaturiolcymru.gov.uk/Geocortex/Essentials/REST/sites/Flood_Risk/viewers/Flood_Risk/virtualdirectory/Resources/Config/Default&layerTheme=2). Additionally, state whether the site is located (wholly or partly) within any layer contained within the [Flood Map for Planning](https://flood-map-for-planning.naturalresources.wales/). Please provide any additional flood risk assessment and/or related information if already undertaken by alternative site promoters. | No |
| **Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?** | ISA2 | Full reference should be made to the rLDP Constraints Maps. Sites to be identified are: * 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

Reference may also be made to site-specific HRA reports and/or related ecological information, if already undertaken by alternative site promoters. | No |
| **Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?** | ISA8 | Full reference should be made to the [rLDP Constraints Maps.](https://carmarthenshire.opus4.co.uk/planning/localplan/maps/2nd-deposit-revised-carmarthenshire-local-development-plan-2018-2033-constraints-map#/center/51.9173,-3.9039/zoom/12/baselayer/b:31/layers/o:9413) Click Picture 3 and search for:Picture 4 | 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). | NoOn the contrary the development of a larger site would enhance the visual amenity of the settlement, fully supporting the general planning principles as set out in the draft development plan.The development of the larger site will fair well under any sequential test for development options within the settlement, being close to community facilities and a bus route linking the settlement with primary locations in Llanelli and Carmarthen.The expanded site is comprised of brownfield post industrial land. |
| **Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?** | ISA8ISA9 | Full reference should be made to the Site Assessment Methodology (see paragraph 2.33). | NoOn the contrary the development of a larger in-depth area as opposed to the proposed ribbon roadside development only will enhance the character and balance of a key gateway to the settlement.It will also remove an area of unsightly post industrial dereliction. |
| **Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?** | ISA9ISA7 | Full reference should be made to the Site Assessment Methodology (see paragraph 2.34). | YesThe site is situated on a former coal washery site and was a peripheral part of the former Ffos Las opencast coal mine. The site was not excavated during the operation of the mine due to its close proximity to existing houses.Failure to allocate the larger site for residential development will isolate a significant area of post-industrial land which is likely to remain unsightly and unkempt and can be put to productive community benefit through the development of housing.The approval of the new development plan provides an opportunity to secure a development of scale that is appropriate to the settlement and promotes the sustainable re-development of brownfield land. |
| **Q10. Is the site accessible from the existing public highway?** |  |  | YesThe site is immediately adjacent to the B4317 public highway, designated as part of the primary road network, within the 30 mph speed restricted zone of the settlement and at a part of the highway that already benefits from the presence of street lighting. |
| **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](https://datamap.gov.wales/layers/inspire-wg%3Aactivetravel_routesection_approvedroutes). | Bus service 197, Llanelli to Carmarthen, runs close to the site with the nearest bus stop being approximately 200 metres away. |
| **Q14. Does the site have access to green space, leisure, and recreational facilities that are within a reasonable distance?** | ISA12, ISA15 | Reference should be made to the [rLDP Proposals Maps](https://carmarthenshire.opus4.co.uk/planning/localplan/maps/2nd-deposit-revised-carmarthenshire-local-development-plan-2018-2033-proposals-map#/center/51.8538,-4.311/zoom/15/baselayer/b:31/layers/o:9560,o:9561,o:9562,o:9563,o:9564,o:9580). Click Picture 16 and search for:Picture 15Note that the above is non-exhaustive. Please provide details of other green space, leisure, and recreational facilities within the vicinity of the site. Reference is made to the Site Assessment Methodology (see paragraph 2.40). | YesThe site is immediately adjacent to local community playing fields and the Plas y Sarn leisure complex, which includes an indoor sports centre and established and equipped children’s play area, is approximately 200 metres away. |
| **Q15 Is the site within reasonable distance to:**1. **Employment provision**
2. **Retail provision**
3. **Other services and facilities**
 | ISA6, ISA10, ISA14, ISA15 | Full reference should be made to the Site Assessment Methodology (see paragraph 2.41).  | YesThe community pharmacy is approximately 150 metres away.Plas y Sarn community centre, which incorporates a GP surgery, is approximately 200 metres away.The community convenience store, which incorporates a post office, is approximately 300 metres away. |
| **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).  | YesThe Welsh medium community primary school is approximately 400 metres away, within easy walking distance. |
| **Q17. Is the site located within or adjacent to a mineral buffer zone?** | ISA6 | Full reference should be made to [the rLDP Proposals Maps](https://carmarthenshire.opus4.co.uk/planning/localplan/maps/2nd-deposit-revised-carmarthenshire-local-development-plan-2018-2033-proposals-map#/center/51.801,-4.1982/zoom/15/baselayer/b:31/layers/o:9446). Click Picture 18 and search for:Picture 17 | No |
| **Q18. Is the site located within a Mineral Safeguarding Area?** | ISA6 | Full reference should be made to the [rLDP Constraints Maps.](https://carmarthenshire.opus4.co.uk/planning/localplan/maps/2nd-deposit-revised-carmarthenshire-local-development-plan-2018-2033-constraints-map#/center/51.8926,-3.8983/zoom/13/baselayer/b:31/layers/o:9565,o:9566,o:9567,o:9568,o:9569,o:9582,o:9583) Click Picture 12 and search for:Picture 13Picture 14 | No |
| **Q19. Is the site within or immediately adjacent to an AQMA?** | ISA3 | Full reference should be made to the [rLDP Constraints Maps.](https://carmarthenshire.opus4.co.uk/planning/localplan/maps/2nd-deposit-revised-carmarthenshire-local-development-plan-2018-2033-constraints-map#/center/51.9173,-3.9039/zoom/12/baselayer/b:31/layers/o:9585) Click Picture 5 and search for:Picture 6 | No |
| **Q20. Does the site contain high carbon soil e.g., peatlands?** | ISA7 | A map of peat resources can be found here: <https://datamap.gov.wales/maps/peatlands-of-wales-maps/>  | No |
| **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](https://datamap.gov.wales/layers/inspire-wg%3Awg_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.](https://carmarthenshire.opus4.co.uk/planning/localplan/maps/2nd-deposit-revised-carmarthenshire-local-development-plan-2018-2033-constraints-map#/center/51.8926,-3.8983/zoom/13/baselayer/b:31/layers/o:9367,o:9585) Click Picture 7 and search for:Picture 8 | No |
| **Q24. Does the site have an available water connection?** |  | Reference is made to the Site Assessment Methodology (paragraph 2.51) | YesPotable water and other services, including foul and surface water sewers, are located immediately outside the site. |
| **Q25. Is the site within or adjacent to a phosphate sensitive SAC catchment?** | ISA2ISA5ISA7 | Full reference should be made to [Data Map Wales](https://datamap.gov.wales/maps/new#/).  Click Picture 11 and search for:NRW_PHOSPHORUS_SENSITIVE_SAC_FRESHWATER_CATCHMENTSReference may also be made to site-specific HRA reports and/or related information, if already undertaken by alternative site promoters. | No |
| **Q26. Does the site have connections to other infrastructure requirements?** |  |  | YesThe site has ready access to the public highway and other utilities. |
| **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). | NoOn the contrary the development of the larger site would most likely support the future of the Welsh language potentially providing additional numbers for the local community school, which is Welsh medium. |

1. Integrated Sustainability Appraisal Report. 2nd Deposit rLDP. February 2023. [↑](#footnote-ref-2)
2. HRA Report (January 2020) and HRA Addendum (February 2023). [↑](#footnote-ref-3)
3. Appendix C of the ISA: Appendices A-D. February 2023. [↑](#footnote-ref-4)
4. [The Environmental Assessment of Plans and Programmes Regulations 2004 (legislation.gov.uk)](https://www.legislation.gov.uk/uksi/2004/1633/contents/made) [↑](#footnote-ref-5)
5. [Development Plans Manual. Edition 3. Welsh Government. 2020.](https://www.gov.wales/development-plans-manual-edition-3-march-2020) [↑](#footnote-ref-6)
6. See paragraph 6.23 – [Development Plans Manual. Edition 3. Welsh Government. 2020.](https://www.gov.wales/development-plans-manual-edition-3-march-2020) [↑](#footnote-ref-7)