

**CARMARTHENSIRE COUNTY COUNCIL**  
**Carmarthenshire Revised Local Development Plan 2018 - 2033**

**SUSTAINABILITY APPRAISAL**

<b>On Behalf of:</b>	J W K Davies
<b>Relating to:</b>	
<b>Proposal:</b>	Inclusion of land within settlement boundary.
<b>Site:</b>	Land near Colonel Road and Ffordd Waun Gron, Betws, Ammanford

**Date:** 17<sup>th</sup> March 2020

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**1 The Site**

- 1.1 Betws forms part of the larger settlement of Ammanford to the east, which is designated a growth area in the Deposit Draft LDP. Ammanford provides a very wide range of local services, facilities and amenities including a range of shops, community facilities including a school and doctor's surgery, recreation and leisure facilities. With frequent public transport between Betws and Ammanford, the inclusion of land at Colonel Road would represent a sustainable form of development.
- 1.2 The site plan attached outlines in red the area that we believe should be included within the settlement boundaries for Betws, Ammanford.
- 1.3 This Sustainability Appraisal should be read in conjunction with the other documentation being submitted to Camarthenshire County Council, which outlines the purpose of the representation.

**2 Flood Risk**

**2.1 Site's Flood Risk Level**

The site is not located within any identified Flood Zone as indicated on Environment Agency maps.

2.2 *Flood Risk of Site's Access/Egress*

All roads leading into and away from the site are free from flood risk.

**3 Biodiversity and the Water Environment**

3.1 *International Designations*

Countryside Council for Wales's maps indicate the site is not located within any international designations.

3.2 *National Designations and Features*

The site is not located within or adjacent to any national designations and features. This includes Sites of Specific Scientific Interest (SSSIs), National Nature Reserves (NNRs), Marine Nature Reserves (MNRs), RSPB Reserves, or Ancient Woodlands.

There are no SSSIs, NNRs, MNRs, RSPB Reserves or ancient woodlands within 250m (not adjacent) of the site. More recent ecological reports have not identified any protected species present.

3.3 *Locally Important Sites*

There are no Local Nature Reserves (LNRs) within or adjacent to the site.

There are no Woodland Trust Sites or Forestry Commission Woodlands within the site.

3.4 *Aquatic Ecology*

There are no named water bodies or types of water body within 100m of the site.

**4 Emissions to Air**

4.1 *Nearest Transport Links*

The site is located along Colonel Road and Ffordd Waun Gron. The A474 is just over 1km to the north-west of the site.

A bus stop is located directly opposite the site along Colonel Road / Ffordd Waun Gron and within 10m of the site boundary. There are no other bus stops or train stations within 500m or 1km of the site.

The nearest bus stop provides a regular service to Ammanford to the west (Service 127) during business hours. Betws and Ammanford are within walking and cycle distance.

4.2 *Air Quality Limit Values*

The site is not within ½ km of the potential Air Quality Management Area (AQMA) at Llandeilo.

## **5 Material Assets**

### *5.1 Nearest Recycling Facilities*

The nearest recycling centre or bring site is within 0.5 km of the site at the Betws Rugby Club. A much larger recycling facility is located some way up Wernddu Road, Ammanford.

### *5.2 Nearest Walking, Cycling and Horse-riding Opportunities*

There are no National Cycle Network (NCN) routes within the site. The nearest NCN route is the Amman Valley Riverside path that is very near the site. Cycle Route (Llanelli) / which is approximately 4.2 km from the site.

Two Public Right of Way (PROW) runs through the site – the Llwybrau Treftadaeth Heritage Walk and there is easy access to surrounding countryside.

### *5.3 Proximity to Mineral Resources*

The Mineral Resource Safeguarding Areas plan identifies the site as falling within a secondary coal area. There are also pockets of sandstone on the site and vast areas of the surrounding area. The Surface Coal Resource Areas plan identifies the site as within an area where coal extraction will not be acceptable.

### *5.4 Provision for Waste*

The site is not within or adjacent to the Nantycaws Waste Management Site. There are no other waste management activities within or adjacent to the site.

### *5.5 Presence of Contaminated Land*

Environment Agency maps and historic maps show there are no former industrial or waste management land uses on the site. There are also no known past pollution incidents.

## **6 Soil**

### *6.1 Quality of the Land*

There is no likely Grade 2 or Grade 3 Agricultural Land Classification (ALC) soil within the site. The site appears to lie within Grade 4 agricultural land.

## **7 Cultural Heritage**

### *7.1 Features of Regional and Local Importance*

The site is not within a Conservation Area. A number of oak trees have Tree protection Orders.

### *7.2 Features of National Importance*

There are no Grade II Listed Buildings, Registered Parks / Gardens or Registered Historic Landscapes within the site.

There are no Grade II Listed Buildings, Registered Parks / Gardens or Registered Historic Landscapes adjacent to the site.

There are no Grade II Listed Buildings, Registered Parks / Gardens or Registered Historic Landscapes within 100 m (not adjacent) of the site.

### 7.3 *Features of International or Special National Importance*

There are no Scheduled Monuments, Grade I or II\* Listed Buildings within or adjacent to the site.

There are no Scheduled Monuments, Grade I or II\* Listed Buildings within 100 m (not adjacent) of the site.

## **8 Landscape**

### 8.1 *Country Parks*

No Country Parks are located within or adjacent to the site

No Country Parks are within 100 m of the site.

### 8.2 *National Designations*

The site is not within or adjacent to a National Park or Area of Outstanding National Beauty (AONB).

The site is not within 500 m of a National Park or AONB.

### 8.3 *Regional Features*

The site is not located within or adjacent to a Special Landscape Character Area or area of Open Access Land.

The site is not located within 100 m of a Special Landscape Character Area or area of Open Access Land.

## **9 Population**

### 9.1 *Levels of Deprivation*

The IMD rank for 'general deprivation' is 812.

The IMD rank for 'housing' is 1138.

## **10 Health and Well-Being**

### 10.1 *Deprivation Associated with Health*

The average IMD rank for 'health' is 703.

### 10.2 *Nearest Services*

The Index of Multiple Deprivation (IMD) 'Access to Services' rank for the site is 304.

There is no play area or other existing form of recreation within the site boundary.

The distance from the site to the nearest key services are as follows:

- GP Surgery: 1.8 km (Margeret Street Surger, 9 Margeret St, Ammanford)
- Dentists' Surgery: 2.25 km (Margeret Street Dental Centre, 42 Margeret Street, Ammanford)
- Hospital: 2.5 km (Swn-y-Gwynt Day Hospital)

The distance to the nearest Pharmacy is: 1.3 km (Boots or Superdrug Stores PLC, Quay Street, Ammanford)

The distance to the nearest children's play area is: 0.6 km (junction of Heol Y Felin and Colonel Road, Betws)

Distance to other recreation facilities:

- Leisure Centre: 2 km (Amman Valley Leisure Centre, Ammanford)
- Playing Fields: 1km (Parc Betws Park, Betws)

### 10.3 *Site's Distance to the Countryside*

The countryside can be reached within 100 m of the site. The site is on the edge of the settlement and falls within the settlement boundary in the adopted UDP.

## 11 **Education and Skills**

### 10.1 *Deprivation Associated with Education*

Average IMD rank for 'education' (relates to children and young people and also to adult skills): 976

### 10.2 *Nearest Educational Facilities*

Distance from nearest primary school: 1 km (Betws County Primary School, Betws Road, Betws)

Distance from nearest secondary school: 2 km (Amman Valley School, Stryd Marged, Ammanford)

Distance from nearest adult education facility: 4.8 km (Cennan Learning Centre, Iscennen Road, Ammanford)

## 12 **Economy**

### 12.1 *Deprivation Associated with Employment*

Average IMD rank for 'employment' (measured by exclusions of working age population from work) : 731

### 12.2 *Deprivation Associated with Income*

Average IMD rank for 'income' (measured by people out of work and on low earnings): 950

### 12.3 *Local Employment Opportunities*

The nearest employment area, including industry, retail and general employment is in Ammanford, approximately 1 km away from the site. This major centre provides a wide range of employment opportunities and is accessible by public transport from Betws.

### **13 Social Fabric**

#### **13.1 *How Safe the Area Is***

Average IMD rank for 'community safety / crime and fire' (reflects where people are deprived of a safe community in which to live, and sometimes poor urban form / design is a factor): 1189

#### **13.2 *Nearest Community Facilities***

Local residents tend to use the local chapel or rugby club as a community hall. Other shops located in nearby Ammanford.

The nearest community hall is at the Betws Rugby Club, approximately 0.8 km from the site.

#### **13.3 *Nearest Services***

Distance from the nearest local shops: approximately 1.2 km from the site in Ammanford along Quay Street.

Distance from the nearest post office: 1.5 km (4a Quay Street, Ammanford)