

CARMARTHENSHIRE 2nd DEPOSIT REVISED LDP



Sustainability Appraisal


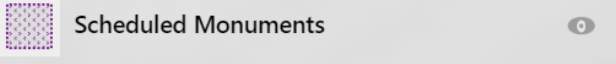
Site Assessment Proforma & Data Sources

Site Ref: CA/0576








Settlement: Gateway Resort, Bynea


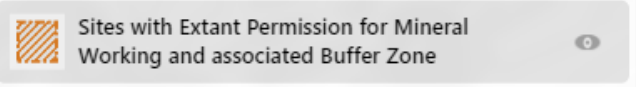



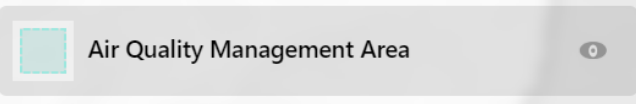



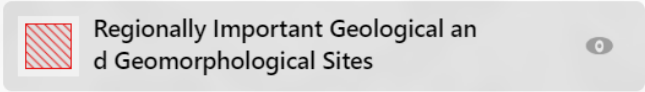

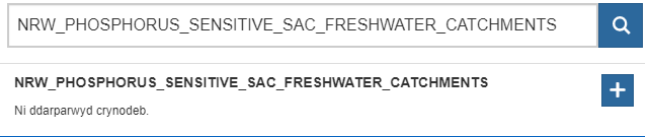
Question	ISA Objective(s)	Data Source	Your Comments
Q1. Is the site compatible against the location of future growth presented in the Deposit LDP?	ISA1	Please refer, in context, to the spatial strategy within the Deposit rLDP (paragraph 8.20, Chapter 9 and 10, Figure 8).	YES - the site forms part of the urban form of a Tier 1 Principal Centre, the growth of which will be of benefit to the socio-economic future of the local economy.
Q2. Can the site accommodate 5 or more dwellings?			N/A - tourism use
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 . Click  and search for: <input type="checkbox"/> Development Limits 	YES - identified Tier 1 Principal Centre Llanelli
Q4. Is the site located within a flood risk zone?	ISA4 ISA5	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.	Parts of site - Zone A - at little or no risk of fluvial or coastal/tidal flooding Parts of site - Zone C1 - served by significant infrastructure including flood defences

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<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> <div data-bbox="801 959 1442 1062" style="border: 1px solid #ccc; padding: 5px; background-color: #f0f0f0;">  </div>	<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 - Gateway Resort is an established tourism facility capable of accommodating future appropriate tourism development</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>NO - Gateway Resort is an established tourism facility capable of accommodating future appropriate tourism development</p>

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character and setting of the settlement or its features?			
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).	YES
Q10. Is the site accessible from the existing public highway?			YES - adjacent
Q11. Does the site have an available access point with adequate visibility?			YES - existing access point
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 .	YES - bus service routes 111 & X11; Bynea rail station; Active Travel Approved Routes - Millennium Coastal Path Traffic Free Signed Cycle Route C & Gateway Holiday Park link to Millennium Coastal Cycle Route 75
Q14. Does the site have access to green space, leisure, and recreational	ISA12, ISA15	Reference should be made to the rLDP Proposals Maps .	YES - Gateway Resort's own facilities; adjacent Millennium Coastal Path & Parks and Gardens within convenient walking distance

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<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; margin: 5px;">  Play Space </div> <div style="text-align: center; margin: 5px;">  Allotments </div> <div style="text-align: center; margin: 5px;">  Amenity Greenspace </div> <div style="text-align: center; margin: 5px;">  Outdoor Sports </div> <div style="text-align: center; margin: 5px;">  Country Park </div> <div style="text-align: center; margin: 5px;">  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 2.40).</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 2.41).</p>	<p>YES - various services & facilities within Tier 1 Principal Centre</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 - primary, secondary & tertiary education facilities available within a convenient distance</p>

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<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 the rLDP Proposals Maps.</p> <p>Click  and search for:</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 rLDP Constraints Maps.</p> <p>Click  and search for:</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 rLDP Constraints Maps.</p> <p>Click  and search for:</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: https://datamap.gov.wales/maps/peatlands-of-wales-maps/</p>	<p>NO</p>

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<p>Q21. Does the site contain high quality agricultural land?</p>	<p>ISA7</p>	<p>A map of agricultural soil resources can be found here: https://datamap.gov.wales/layers/inspire-wg:wg_predictive_alc2</p>	<p>NO</p>
<p>Q22. Is the site located within or immediately adjacent to any Regionally Important Geological and Geomorphological Sites?</p>	<p>ISA9</p>	<p>Full reference should be made to the rLDP Constraints Maps. Click  and search for:</p> 	<p>NO</p>
<p>Q24. Does the site have an available water connection?</p>	<p></p>	<p>Reference is made to the Site Assessment Methodology (paragraph 2.51)</p>	<p>YES</p>
<p>Q25. Is the site within or adjacent to a phosphate sensitive SAC catchment?</p>	<p>ISA2 ISA5 ISA7</p>	<p>Full reference should be made to Data Map Wales. Click  and search for:</p>  <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>

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Q26. Does the site have connections to other infrastructure requirements?			YES
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).	No - Gateway Resort is an established tourism facility