

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

**Sustainability Appraisal
Guide for Promoters of Sites for Development:
What to Submit to the Council**

January 2020

1.0 Purpose of this guide

This guide is intended to assist promoters of sites for development in submitting representations to the Deposit Revised LDP, 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

The Revised Carmarthenshire Local Development Plan (LDP) is currently being prepared as the new development plan for the County, replacing the current Adopted Local Development Plan. The LDP includes a range of policies for promoting sustainable development, and is supported by a Sustainability Appraisal.

The LDP 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 LDP. 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.

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.

At the Deposit stage of revised LDP, 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.

Representations made should be supported by a planning rationale and accord with the Council's SA framework. Where appropriate, sites proposed in response to the Deposit stage will be required to submit an SA based on the Council's SA framework, to ensure that such sites can be considered through the examination process, ensuring compliance with the SEA Regulations. 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 SA. Please check the Deposit Site Assessment Table for further reference.

The Council strongly advises that in responding to the Deposit LDP, any relevant new, site(s) proposed should be accompanied by a Sustainability Appraisal (incorporating Strategic Environmental Assessment). A site not subject to SA is unlikely to be considered suitable for allocation in the plan¹.

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 a Sustainability Appraisal unless subsequently requested to do so.

In order to assist promoters of sites in carrying out a Sustainability Appraisal, 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 Draft Development Plans Manual. Edition 3. Welsh Government. 2019.

It should be noted that the onus is on proponents to satisfy themselves that they have met the requirements in promoting their sites.


2.0 Background Information to be submitted

As part of a representation to the Deposit LDP, a certain amount of background information will be needed in order 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

Should the proposal be relating to a candidate site that has not been included in the draft deposit LDP, then reference can be made to the CS number / reference. However, an SA will still need to be submitted – along with any further information, if it failed prior to stage 2b of the Site Assessment Methodology.

3.0 Data Sources

Question	Data Source	Relevant SA Objective(s)	Blank Column for Comments (Please Feel Free to Detach and Complete for Your Site) Alternative formats are acceptable
Q1. Is the site compatible against the location of future growth presented in the Deposit LDP?	LDP Deposit Plan	SA1	
Q4. Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps? (C1 or C2 Zone)	<p>Background information: https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/advice-for-developers/development-and-flood-risk/?lang=en</p> <p>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</p> <p>Click  and search for:</p> <ul style="list-style-type: none"> • TAN15 Zone C1 • TAN15 Zone C2 	SA4, SA5	
Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	<p>LDP Constraints Maps: https://carmarthenshire.opus4.co.uk/planning/localplan/maps/carldpconstraints</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) 	SA2	

	<ul style="list-style-type: none"> • Common Land or registered village green 		
Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?	LDP Constraints Maps: https://carmarthenshire.opus4.co.uk/planning/localplan/maps/carlidpconstraints	SA8	
Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	Full reference should be made to the LDP Site Assessment Methodology. Found here: https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/candidate-sites/#.Xp6kPuSQymQ	SA8 SA9	
Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	Full reference should be made to the LDP Site Assessment Methodology. Found here: https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/candidate-sites/#.Xp6kPuSQymQ	SA9, SA7	
Q12 Have any significant and evidenced highway issues been identified relating to the site?	Full reference should be made to the LDP Site Assessment Methodology. Found here: https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/candidate-sites/#.Xp6kPuSQymQ	SA3	
Q13 Does the site have suitable access to public transport and/or active travel route?	LDP Constraints Maps: https://carmarthenshire.opus4.co.uk/planning/localplan/maps/carlidpconstraints	SA3, SA4, SA6, SA12, SA13, SA15	
Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	LDP Proposals Maps: https://carmarthenshire.opus4.co.uk/planning/localplan/maps/carlidpprop	SA12, SA15	
Q15 Is the site within reasonable distance to: (a) Employment provision (b) Retail provision (c) Other services and facilities	Full reference should be made to the LDP Site Assessment Methodology. Found here: https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/candidate-sites/#.Xp6kPuSQymQ	SA6, SA10, SA14, SA15	

Q16 Is the site within a reasonable distance to education facilities?	Full reference should be made to the LDP Site Assessment Methodology. Found here: https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/candidate-sites/#.Xp6kPuSQymQ	SA13	
Q17 Is the site located within or adjacent to a mineral buffer zone?	LDP Constraints Maps: https://carmarthenshire.opus4.co.uk/planning/localplan/maps/carlidpconstraints	SA6	
Q18 Is the site within or immediately adjacent to an AQMA?	LDP Constraints Maps: https://carmarthenshire.opus4.co.uk/planning/localplan/maps/carlidpconstraints	SA3	
Q19 Does the site contain high carbon soil e.g. peat?	A map of peat resources can be found here: https://www.bgs.ac.uk/mineralsuk/search/home.html	SA7	
Q20 Does the site contain high quality agricultural land?	Maps: https://gov.wales/agricultural-land-classification Click  and search for: <ul style="list-style-type: none"> Predictive Agricultural Land Classification 	SA7	
Q21 Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	The Stage 1 SFCA of all candidate sites can be accessed here: https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/development-of-an-evidence-base	SA4, SA5	
Q22 Does the site have an available water connection?	Full reference should be made to the LDP Site Assessment Methodology. Found here: https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/candidate-sites/#.Xp6kPuSQymQ	SA5	
Q23 Does the site have a suitable sewerage connection?	Full reference should be made to the LDP Site Assessment Methodology. Found here:	SA5	

	https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/candidate-sites/#.Xp6kPuSQymQ		
Q25 Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	Full reference should be made to the LDP Site Assessment Methodology. Found here: https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/candidate-sites/#.Xp6kPuSQymQ	SA11	