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Revised 2018-2033 Local Development Plan

Integrated Sustainability Appraisal (ISA) Additional Sites Addendum

March 2025

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Abbreviations

(r)LDP	(revised) Local Development Plan (also referred to as the Plan)
PEDW	Planning and Environment Decisions Wales
ISA	Integrated Sustainability Appraisal
SA	Sustainability Appraisal
SAM	Site Assessment Methodology
SEA	Strategic Environmental Assessment
WLIA	Welsh Language Impact Assessment
YTB	Year Trend Baseline

1. Introduction

- 1.1 Carmarthenshire County Council is preparing a revised Local Development Plan (rLDP). The rLDP is a land-use plan which outlines the location and quantity of development within Carmarthenshire for a 15-year period between 2018 and 2033, and will replace the existing adopted LDP. Over the course of the preparation of the rLDP, which has undergone several iterations, the accompanying Integrated Sustainability Appraisal (ISA) has been carried out in an iterative and integrated manner as part of the plan making process since 2018.
- 1.2 The purpose of this ISA is to ensure that additional sites put forward for potential inclusion within the 2nd Deposit rLDP¹, following a letter issued by inspectors at Planning and Environment Decisions Wales (PEDW)², have been duly considered in terms of their potential social, economic, and environmental effects. At the time of publication, the decision regarding the allocation of these additional sites remains with the inspector's recommendation as part of the examination process.
- 1.3 This *ISA Additional Sites Addendum* builds upon the findings and recommendations made by the *ISA Addendum*³ (February 2024), *ISA Report*⁴ (February 2023), *SA Report*⁵ (January 2020), the *SA-SEA Initial Report* (December 2018)⁶ of the Preferred Strategy, and an earlier, informal *SA-SEA Scoping Report*⁷ (July 2018), which are required under the *Planning and Compulsory Purchase Act 2004*⁸, *The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005*⁹ and *The Environmental Assessment of Plans and Programmes Regulations 2004*¹⁰ (hereinafter referred to as the Regulations). Other statutory requirements, duties, and considerations which are incorporated into these holistic assessments are set out in Section 1.4 of the *ISA Report*. This includes (but is not limited to) a Welsh Language Impact Assessment (WLIA) and Equalities Impact Assessment (EqIA).
- 1.4 Where appropriate, the present document contains excerpts of, and cross references to, the above-mentioned assessments. Effort has been made to avoid the repetition of supplementary text which is not fundamental to the rationale and conclusions here made. This is to give an accessible and transparent record of the assessment of the rLDP throughout its preparation. Nevertheless, the present document must not be considered in isolation from earlier ISA effort.

¹ [Carmarthenshire County Council Local Development Plan 2018 - 2033](#)

² [31 January 2025 - Inspector's Note on Housing - Independent Examination - PEDW](#)

³ [ISA Addendum \(February 2024\)](#)

⁴ [ISA Report - 2nd Deposit rLDP](#)

⁵ [SA Report \(January 2020\)](#)

⁶ [Initial SA Report \(December 2018\)](#)

⁷ [Sustainability Appraisal Scoping Report \(July 2018\)](#)

⁸ [Planning and Compulsory Purchase Act 2004](#)

⁹ [The Town and Country Planning \(Local Development Plan\) \(Wales\) Regulations 2005](#)

¹⁰ [The Environmental Assessment of Plans and Programmes Regulations 2004](#)

2. ISA of Additional Sites

- 2.1 Specific reference is given to Section 6.8 of the *ISA Report* which contains the ‘Appraisal Methodology’ undertaken for the assessment of candidate development sites including those which are considered as reasonable alternatives. A total of 30 sites comprising of new allocations, existing rLDP allocations with a proposed uplift in numbers, and commitments with extant permissions were subject to appraisal¹¹ ([Appendix A](#)). The extent and situation of additional sites were allocated in accordance with the Preferred Strategy, resulting in many being primarily centred within the county’s growth areas.
- 2.2 As some additional sites were provided for as commitments with extant permissions, reference is made to Paragraph 6.8.10 and 6.8.11 of the *ISA Report*.
- 2.3 Specific reference is given to Section 6.9 of the *ISA Report* (as amended by the *ISA Addendum*). A dedicated document containing commentary for the appraisal of each additional site has been produced¹². For clarity, the Site Assessment Methodology (SAM) remains unchanged and, therefore, all rLDP allocations have undergone the same level of scrutiny from an ISA perspective, irrespective of assessment date.
- 2.4 Supplementary to their individual appraisal, the Regulations also require the consideration of any potential effects of the additional sites as a whole and in consideration with the impacts associated with those previously assessed. In this former regard, their collective spatial distribution ensures that no cumulative effects are created on the provision of local services and/or facilities within a given community. As the additional sites were allocated on the basis of the Preferred Spatial Option (i.e., the Hybrid Option), reference is given to the findings of Section 6.3 of the *ISA Report* and Section 4.3 of the *Initial SA Report* (both of which remain consistent).
- 2.5 Despite the additional sites, the Preferred Growth strategy (i.e., the 10-YTB Projection) remains unchanged and the rLDP continues to identify a requirement for 8,882 homes by 2033. As outlined in the aforementioned letter from PEDW, the rationale for additional sites is to maintain at least a flexibility of 10% (equating to a total housing supply of 9,704) in light of the recorded under delivery of allocated windfall allowance at the beginning of the plan period. *SP4: A Sustainable Approach to Providing New Homes* (containing these figures) was previously appraised within Appendix F of the *ISA Report*. As such, the additional sites are not deemed to impact the previous findings of the WLIA either (Appendix H of the *ISA Report*). Furthermore, reference is made to Section 5.5 of the *ISA Report* for the appraisal of growth options including those considered as reasonable alternatives.
- 2.6 While the magnitude of the effects identified from rLDP allocations have inevitably increased (particularly as windfall sites are not inherently identified within the plan), no additional impact pathways (other than those previously identified within Section 6.10 of the *ISA Report*) were found. The analogous effects predicted are considered to be mitigated through existing embedded measures outlined.

¹¹ These are collectively referred to as additional sites.

¹² *Additional Sites Evidence Base (March 2025)*

3. ISA Summary

- 3.1 All allocations and proposals contained within the rLDP remain duly considered in accordance with the Regulations. In respect of summarising those matters hereby appraised alongside the provisions of the rLDP previously appraised, the observations noted within previous ISA efforts including Section 6.9, Section 6.10, and Chapter 7 of the *ISA Report* (as amended by the *ISA Addendum*) remain consistent

4. Next Steps

- 4.1 This document will be subject to public consultation. The rLDP and associated documents (including the ISA in its entirety) can be viewed on [online](#), or in-person at [Customer Service Hwbs](#) and public libraries during advertised opening hours.
- 4.2 Your views can be made online via the [Consultation Page](#). Alternatively, response forms are available upon request.

To submit your views in writing, please write to:

Strategic Policy and Placemaking
Place and Infrastructure
3 Spilman Street
Carmarthen
Carmarthenshire
SA31 1LE

Or email: forward.planning@carmarthenshire.gov.uk

Please include 'ISA' within the subject line.

- 4.3 Representations must be received by the relevant date and time stated upon the Consultation Page. Comments submitted after this date may not be considered.
- 4.4 To ensure that the requirements of the Regulations are met, it will be necessary to consider all further changes to the rLDP following the issue of the Inspector's report. Therefore, an ISA on any Matters Arising Changes will be published in due course.

Appendix A. Additional Site Appraisals

A.1 A summary on the individual appraisal of additional sites is presented in Table 1. For clarity, these Additional Sites are in addition to those already screened within Table 23 of the *ISA Report* (as amended by *ISA Addendum* later published in February 2024) and, at time of writing, no material changes to rLDP have occurred. Please refer to Table 21 of the *ISA Report* for the assessment criteria which was adapted from the [Development Plans Manual Edition 3](#). Site specific ISA commentary can be found within *Additional Sites Evidence Base (March 2025)*.

Table 1 – ISA Summary of the appraisal of the Additional Sites by cluster.

Site Ref	Name	ISA1	ISA2	ISA3	ISA4	ISA5	ISA6	ISA7	ISA8	ISA9	ISA10	ISA11	ISA12	ISA13	ISA14	ISA15
Cluster 1																
PrC1/(i)	Former Lidl, Priory Street, Carmarthen	+	-	--	+	+/-	+	++	-	+	++	+	+	+	+	++
PrC1/(ii)	Land South of Pant Glas, Carmarthen	+	-	+/-	+	+/-	-	--	0	+/-	++	+	-	+	+	++
PrC1/(iii)	Land adjacent to 93 & 94 Abergwili Road, Carmarthen	+	-	+/-	+	+/-	+/-	--	0	+/-	++	+	+	+	+	++
PrC1/(iv)	Land off Trevaughan Road, Carmarthen	+	-	+/-	+	+/-	-	--	0	+/-	++	+	+	+	+	++
SeC1/(i)	Black Horse, Meinciau	+	-	+/-	+	+/-	+/-	--	0	+/-	++	+	+	+	+	++
SuV2/(i)	Land at Maes y Meillion, Llanybri	+	-	+/-	+	+/-	+	--	0	+/-	++	+	+	+	+	++
Cluster 2																
PrC2/(i)	Land adjacent to Maes yr Haf, Pwll	+	-	+/-	+	+/-	+/-	--	0	+/-	++	+	+	+	+	++
PrC2/(ii)	Land at Cefncaeau	+	-	+/-	+	+/-	+/-	-	0	+/-	++	+	+	+	+	++
PrC2/(iii)	Land at Pendderi Road	+	-	+/-	+	+/-	+/-	-	0	+/-	++	+	+	+	+	++
PrC2/(v)	Land off Heol y Mynydd, Bryn	+	-	+/-	+	+/-	+/-	-	0	+/-	++	+	+	+	+	++
SeC3/(i)	Land opposite Parc Pendre, Kidwelly	+	-	+/-	+	+/-	+/-	-	0	+/-	++	+	+	+	+	++
SeC3/(ii)	Land at Monksford Street, Kidwelly	+	-	+/-	+	+/-	+/-	-	0	+/-	++	+	+	+	+	++
SeC6/(i)	Land off Heol Y Parc	+	-	+/-	+	+/-	+/-	--	0	+/-	++	+	+	+	+	++
SeC6/(ii)	Fforest Garage	+	-	+/-	+	+/-	+/-	++	0	+	++	+	+	+	+	++
SeC6/(iii)	Land at Fforest Road	+	-	+/-	+	+/-	+/-	-	0	+/-	++	+	+	+	+	++
SeC7/(i)	Land off Pontardulais Road	+	-	+/-	+	+/-	+/-	-	0	+/-	++	+	+	+	+	++
Cluster 3																

Deposit rLDP 2018–2033

Site Ref	Name	ISA1	ISA2	ISA3	ISA4	ISA5	ISA6	ISA7	ISA8	ISA9	ISA10	ISA11	ISA12	ISA13	ISA14	ISA15
PrC3/(i)	Emlyn Brickworks, Penygroes	+	-	+/-	+	+/-	+/-	--	0	+/-	++	+	+	+	++	++
PrC3/(ii)	Adj. Pant y Blodau	+	-	+/-	+	+/-	+/-	-	0	+/-	++	+	+	+	+	++
PrC3/(iii)	Land at rear of 10-12 Norton Road	Not applicable as the site is under construction														
PrC3/(iv)	Land adjoining Maes Ifan, Maesquarre Road	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+	+	+	++
PrC3/(ix)	Breakers Yard, Gorslas	+	-	+/-	+	+/-	+/-	++	0	+	++	+	+	+	+	++
PrC3/(v)	Land off Parklands Rd, Penybanc	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+	+	+	++
PrC3/(vi)	Land opposite Plough and Harrow	Not applicable as the site is under construction														
PrC3/(vii)	Land off Dôl y Dderwen, Myddyfych, Ammanford	+	-	+/-	+	+/-	+/-	-	0	+/-	++	+	+	+	+	++
PrC3/(viii)	Land r/o 108 - 114 Waterloo Road, Penygroes	+	-	+/-	+	+/-	+/-	-	0	+/-	++	+	+	+	+	++
SuV25/(i)	Cysgod yr Eglwys, Llannon	Not applicable as the site is under construction														
Cluster 4																
SuV37/(i)	Former Coedmor School, Cwmann	+	-	+/-	+	--	+/-	+	0	+/-	++	+	+	+	+	++
Cluster 5																
SeC15 (i)	Land off Cilycwm Road	+	-	+/-	--	--	+/-	--	0	+/-	++	+	+	+	+	++
Cluster 6																
SeC19/(i)	Land Adjacent to the Beeches	+	-	+/-	--	--	+/-	--	0	+/-	++	+	+	+	+	++
SuV59/(i)	North East of Bancyfelin School	+	-	+/-	-	--	+/-	-	0	+/-	++	+	+	+	+	++