sirgar.llyw.cymru
carmarthenshire.gov.wales

Revised 2018-2033
Local Development Plan

Integrated Sustainability Appraisal (ISA)
Non-technical Summary

**2nd Deposit Plan
February 2024**

Cyngor **Sir Gâr**
Carmarthenshire
County Council

Mae'r ddogfen yma hefyd ar gael yn Gymraeg

This document is also available in Welsh

Contents

1. Introduction

Carmarthenshire County Council has begun preparing a [Revised Local Development Plan](#) (referred to as the 'plan').

This plan sets out the Council's vision and objectives for the development of land in Carmarthenshire, and its policies and proposals to implement them, for the period up to 2033.

It describes how much growth is needed and where it will be located in the County. It will also seek to protect certain areas from inappropriate development to safeguard our unique landscape and countryside.

Integrated Sustainability Appraisal

Sustainable development is based on the principle of ensuring a better quality of life for everyone, now and for future generations. Therefore, it is important to consider potential social, economic, and environmental impacts when producing a plan.

An Integrated Sustainability Appraisal (ISA) is a tool which allows for an objective, evidence-based assessment of the plan's effects. Its findings are used to help shape the plan by maximising positive effects and mitigating negative ones. It is a legal requirement to undertake an ISA when preparing a plan[1].

Non-Technical ISA Summary

This document provides a non-technical overview of the ISA process undertaken for the plan. It summarises a collection of ISA documentation, including:

> ➢ Scoping Report (July 2018)
> ➢ Initial Report (December 2018)
> ➢ SA Report (January 2020)
> ➢ ISA Report (February 2023)
> ➢ ISA Addendum (February 2024)
> ➢ ISA Matters Arising Change Report[2]

Where relevant, signposting to additional information is given throughout this document.

---

1 Please refer to Section 1.1 and 1.3 of the [ISA Report](#) for an overview of the legislative requirements and an explanation of how the council has complied with these.
2 Not yet published.

ISA Process

The ISA process requires five main stages to be undertaken[3].

These occur alongside each stage of the plan's preparation.
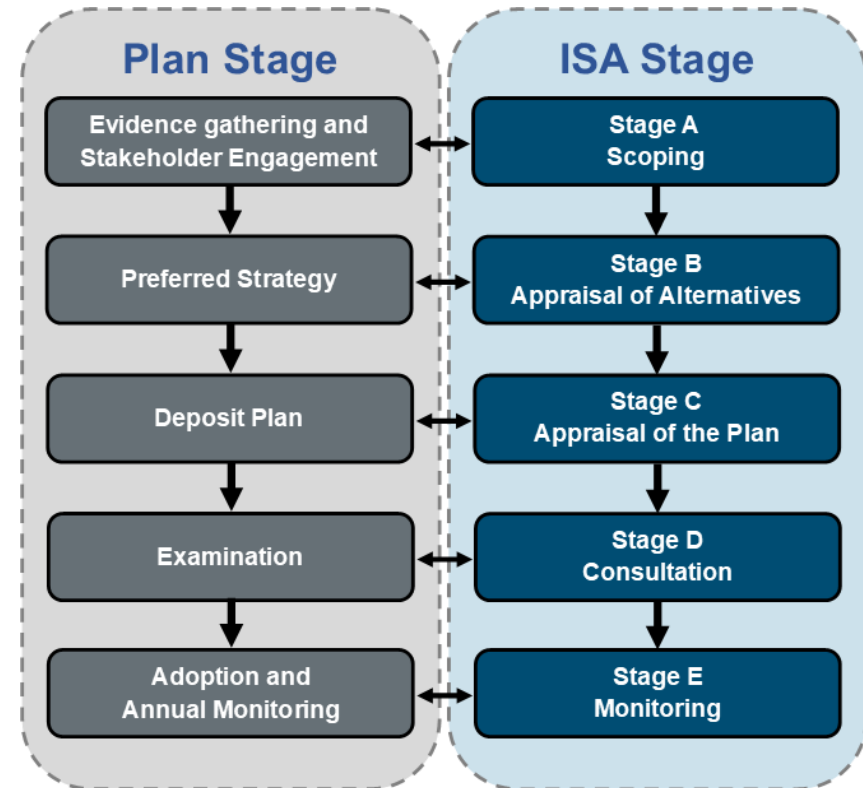
These stages are:

Stage A: Setting the context and objectives, establishing the baseline, and deciding on the scope. This stage occurs alongside the 'Evidence Gathering' stage of the plan.

Stage B: Developing and refining alternatives and addressing the effects. This stage occurs alongside the 'Issues and Options' stage of the plan.

Stage C: Preparing the Environmental Report. This is created at the same time as the plan.

Stage D: Consulting on the Environmental Report. This happens alongside consultation of the plan.

Stage E: Monitoring the implementation of the plan. This stage occurs after the plan has been submitted for examination and adopted by Council.

Plan Stage	ISA Stage
Evidence gathering and Stakeholder Engagement	Stage A Scoping
Preferred Strategy	Stage B Appraisal of Alternatives
Deposit Plan	Stage C Appraisal of the Plan
Examination	Stage D Consultation
Adoption and Annual Monitoring	Stage E Monitoring

Main stages of the plan-making process and integration with ISA.

In essence, this document summarises the first three stage of the ISA process up until consultation of the ISA Report Addendum in February 2024[4]. Following on from this, it is expected that an 'ISA Matters Arising Change Report' will be produced in accordance with the timelines agreed in the plan's Delivery Agreement.

---

[3] Please refer to Section 1.2 (including Table 1) of the ISA Report for an in-depth review of the ISA Process.
[4] Previous consultations have also been conducted on all other ISA documentation preceding the publication of the ISA Addendum.

2. Stage A: Scoping Report

The [Scoping Report](#) was the first document to be produced as part of the ISA process, and addressed Stage A. This report was published in July 2018 and can be found here.

The aim of the Scoping Report was to identity local challenges and highlight any likely issues that may arise as part of the plan. It also established a framework for testing how the plan will deliver sustainable development in future stages of preparation. Key stages of the scoping report included:

Identify other relevant policies, plans and programmes to ensure the plan is consistent with the current government policy context.

Collect baseline information on the economic, social, and environmental situation in Carmarthenshire.

Discuss the key economic, social, and environmental issues affecting Carmarthenshire.

Develop a framework of objectives and indicators that will be used to test the plan's effects.

2.1. Relevant Plans, Policies, and Programmes

The development of the plan takes place within a framework of legislation and guidance, and is informed by the objectives and aspirations of other plans, policies, and programmes ranging from the international to local level.

While the plan's direct influence is the use and development of land and buildings, it also has the potential to be an important tool for the implementation of a wide range of objectives contained in other plans and strategies.

A review of these relevant policies was first undertaken and reported in the Scoping Report, however, in light of the occurrence of policy changes and newer information, this review was subsequently updated within Appendix A of the ISA Report.

Key principles which are used to positively influence the direction of the plan are noted below:

International

International strategies are the highest tier of the sustainable development agenda. The United Nations Development Goals and global sustainability issues that are of considerable importance, yet require localised action to be effective.

National

National level policy reflects those issues specific to Wales with particular relevance to socio-economic issues through the Well-being of Future Generations (Wales) Act 2015[5]. A high importance is placed on promoting sustainable development by creating safe, inclusive, and healthy communities.

Local

Regional and county-level strategies also reflect those sustainability themes highlighted in national and international documents, whilst also seeking to tackle issues pertinent to Carmarthenshire. This includes the Council's Corporate Strategy and the Public Services Board's Wellbeing Plan.

---

[5] Please refer to Section 1.4 of the ISA Report to see how the ISA links to other strategies and assessments including the Well-being of Future Generations Act.

2.2. Baseline Information

The baseline information for the ISA brings together information about the economic, social, and environmental situation within Carmarthenshire. It helps to identify key issues which the plan should focus on and also provide a benchmark against which the performance of the plan can be assessed by the ISA.

This is important as it establishes an environmental baseline which indicates the likely evolution of the social, economic, and environmental situation without the implementation of the plan[6].

The baseline information was first reported within the Scoping Report, however, an updated version can be found in Appendix B of the ISA Report[7].

Within the context of securing sustainable development, a summary of key issues and opportunities are presented here:

Environmental and Cultural

- ✓ Live within environmental limits.
- ✓ Protect and enhance biodiversity.
- ✓ Reduce levels of air pollution.
- ✓ Increase resilience to climate change.
- ✓ Minimise flood risk and improve water quality.
- ✓ Protect landscapes and enhance townscapes.
- ✓ Protect historic and cultural assets.
- ✓ Encourage the growth of the Welsh Language.

Social and Economic

- ✓ Ensure supply of suitable, affordable housing.
- ✓ Promote the retention of young people.
- ✓ Encourage wellbeing and healthy lifestyles.
- ✓ Safeguard public open spaces.
- ✓ Promote sustainable economic growth.
- ✓ Provide quality employment opportunities.
- ✓ Ensure people feel safe within their communities.
- ✓ Provide accessible education and opportunities for lifelong learning.

---

[6] Please refer to Table 5 of the ISA Report (as amended by Ref 20 of Appendix A within the ISA Addendum) for the likely evolution of sustainability objectives without the implementation of the plan.
[7] As amended by Ref 20 of Appendix A within the ISA Addendum

2.3. ISA Framework

Using the baseline information, the Scoping Report first identified 15 key Sustainability Objectives. These form the 'ISA Framework' against which the sustainability of the plan's policies and proposals can be measured.

Please refer to [Appendix C of the ISA Report](#) for the ISA Framework, an explanation on the decision-making process and relation to the Well-being of Future Generations.

3. Stage B: Appraisal of Alternatives

The appraisal of alternatives was first published in December 2018 within the Initial Report. The aim of this report was to assess the sustainability of the Preferred Strategy which is made up of:

- ➢ Vision and Strategic Objectives.
- ➢ Proposals for housing growth (known as the 'Growth Options').
- ➢ Proposals for the spatial distribution of growth (known as the 'Spatial Options').

The Preferred Strategy is the first formal publication in the plan making process. Many items first put forward within the Preferred Strategy was subsequently reviewed/reassessed within the ISA Report due to unforeseen delays within the plan making process[8].

Determining Effects

Testing the sustainability of the plan includes predicting what changes to the baseline may result from the implementation of the plan. In doing this, the ISA must consider the magnitude of the plan's effects, the sensitivity of the environment being impacted, and the nature of effects including probability, duration, frequency, reversibility, and cumulative effects.

Timescales

It is also important to consider the timescales over which effects may take place. With this in mind, the ISA considered effects over the following timescales:

Short Term	Medium Term	Long Term
0-1 yrs	6-10 yrs	11+ yrs
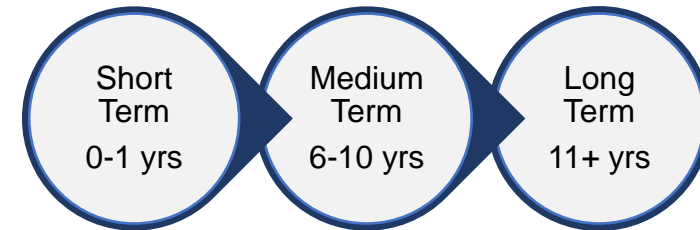
Impact Matrices

Matrices were used to summarise the appraisal as shown below.

Symbol	Effect
++	Very positive
+	Positive
+/-	Mixed
-	Negative
--	Very negative
?	Uncertain
0	Neutral
I	Dependent on its implementation

---

[8] Please refer to Chapter 5 and Section 6.1 to 6.3 of the ISA Report for full commentary surrounding the appraisal of alternatives. Please note that the summary here presented has been simplified to contain only the latest iteration of those elements which originally made up the Preferred Strategy.

ISA of the Vision

The role of the vision is to provide a perspective which gives the plan purpose and direction, and ensures delivery through the planning system. It also acts as a high-level framework for developing policies and measuring the extent to which the implementation of the plan is successful.

The vision draws on strategic planning priorities identified in national policy and local strategies, as well as the identified Key Issues[9] for the County.

The Initial Report concluded that the draft vision performed well against the ISA Framework. However, it was noted that there was no specific reference to Welsh Language and so at the time there was no link between the vision and Objective ISA11. As a consequence of this, plan makers took all of the comments made by the Initial Report on board, as well as those comments made by stakeholders throughout consultation.

The vision was amended to include specific reference to the Welsh Language, as well as wording to reference the fact that Carmarthenshire is not only valued by residents but also by its visitors, highlighting the importance of tourism to the County.

---

[9] Please refer to Chapter 5 of the plan.

'One Carmarthenshire'

Carmarthenshire 2033 will be a place to start, live and age well within a healthy, safe, and prosperous environment, where its rich cultural and environmental qualities (including the Welsh language) are valued and respected for residents and visitors alike.

It will have prosperous, cohesive, and sustainable communities providing increased opportunities, interventions, and connections for people, places, and organisations in both rural and urban parts of our County.

It will have a strong economy that reflects its position as a confident and ambitious driver for the Swansea Bay City Region.

ISA of the Strategic Objectives

The Strategic Objectives provide clear statements on how the vision is to be achieved[10].

Some minor amendments were made to the Strategic Objectives following the Initial Report and public consultation. More emphasis was placed on renewable energy within SO7 and reference to a sufficient quantity and mixture of housing was made in SO10.

Overall, the ISA found that the Strategic Objectives performed positively against the ISA Framework, with very few potential conflicts highlighted. Many of the effects as a result of the plan was difficult to predict as the outcomes are dependent on the type of development, activity, or location. The ISA also highlighted some potential conflicts, with regards to Biodiversity, Air Quality, Water and Cultural Heritage. These uncertainties and potentially negative impacts should, where possible, be resolved within the plan through the detailed policies and embedding appropriate mitigation.

---

[10] Please refer to Chapter 7 for the Strategic Objectives contained within the plan.

Strategic Objectives	ISA1 Sustainable Development	ISA2 Biodiversity	ISA3 Air Quality	ISA4 Climatic Factors	ISA5 Water	ISA6 Material Assets	ISA7 Soil	ISA8 Cultural Heritage	ISA9 Landscape	ISA10 Population	ISA11 Welsh Language	ISA12 Health and Wellbeing	ISA13 Education and Skills	ISA14 Economy	ISA15 Social Fabric
SO1	+	+	+	+	+	0	+	?	+	0	0	?	0	?	?
SO2	+	?	0	0	?	+	0	?	?	+	0	+	?	0	+
SO3	+	0	0	0	0	0	0	0	+	+	+	0	+	+	+
SO4	+	0	+	+	0	+	0	0	+	+	+	+	0	+	+
SO5	+	?	0	0	0	0	+	+	+	0	+	+	?	?	?
SO6	+	+	+	+	+	+	+	+	+	0	0	+	+	0	+
SO7	+	+	+	+	+	+	?	0	+	?	0	+	+	+	+
SO8	+	0	+	+	0	+	0	0	?	+	0	+	0	0	+
SO9	+	+	0	0	0	0	0	+	+	+	+	+	0	0	+
SO10	+	0	0	0	0	0	0	+	+	+	+	0	0	+	+
SO11	+	?	0	0	0	0	0	+	+	+	+	0	+	0	+
SO12	+	-	-	?	-	?	?	?	-	+	?	+	+	+	+
SO13	+	-	-	?	-	0	0	-	?	+	?	+	+	+	0
SO14	+	0	+	+	+	+	0	0	-	+	0	+	+	+	+

ISA of the Growth Options

The plan must consider population, housing, and economic growth within Carmarthenshire over a period of 15 years. A range of Growth Options based on predictions made by different demographic and employment trends were assessed. For each, the number of houses that would be required to support the growth was also estimated.

While originally appraised within the Initial Report, additional Growth Options using more recent demographic data were assessed within Section 6.2 of the ISA Report. It was concluded that the Preferred Growth Option would be the Ten-Year Trend-Based Projection (2022) as this option provided a balance of socio-economic benefits.

Appraisal of Growth Options as taken from page 52 of the ISA Report. See Appendix D of the ISA Report for assessment commentary.

Please see Appendix H of the ISA Report for specific commentary on the Welsh Language.

Growth Options	ISA1 Sustainable Development	ISA2 Biodiversity	ISA3 Air Quality	ISA4 Climatic Factors	ISA5 Water	ISA6 Material Assets	ISA7 Soil	ISA8 Cultural Heritage	ISA9 Landscape	ISA10 Population	ISA11 Welsh Language	ISA12 Health and Wellbeing	ISA13 Education and Skills	ISA14 Economy	ISA15 Social Fabric
1st Deposit Plan Preferred Growth Option (re-assessed)															
PG 10 Year (2019) 8,835 dwellings	+	+/-	-	+/-	+	0	+	+/-	+/-	++	+/-	+/-	+/-	+	+
2nd Deposit Plan Preferred Growth Options															
WG 2018-based (2018) 4,359 dwellings	+	+/-	+/-	+/-	+	0	+	+/-	+/-	+	+/-	+/-	+/-	+	+/-
"High Population" (2018) 5,670 dwellings	+	+/-	+/-	+/-	+	0	+	+/-	+/-	+	+/-	+/-	+/-	+	+/-
Ten-year trend (2022) 8,822 dwellings	+	+/-	-	+/-	+	0	+	+/-	+/-	++	+/-	+/-	+/-	+	+
Fifteen-year trend (2022) 9,272 dwellings	+/-	-	-	-	+/-	0	+/-	-	-	++	-	+/-	+/-	+	+
Employment-led (2022) 9,933 dwellings	+/-	--	--	-	+/-	-	+/-	-	--	++	--	+/-	+/-	++	+
Rebased principal (2022) 10,461 dwellings	+/-	--	--	-	+/-	-	+/-	-	--	++	--	+/-	+/-	++	+

ISA of the Spatial Options

Spatial Options represent the different ways that growth could be distributed across the County. The development of these options was informed by baseline evidence, as well as stakeholder views and the integrated objectives. These options are based on an understanding of the development potential of the County and the need to accommodate future growth needs.

As appraised within the Initial Report, six spatial options were first identified and tested against the ISA Framework.

> Option 1: Sustainable Distribution
> Option 2: Infrastructure and Transport Network
> Option 3: Dispersal
> Option 4: Community Led
> Option 5: Swansea Bay City Region Influence
> Option 6: Market Led

The assessment concluded that Options 1 and 4 performed the best against the ISA Framework, in terms of economy, improving social fabric and addressing the needs of both rural and urban areas of the County. Positive effects were also predicted on the Welsh Language as supporting vibrant communities in both rural and urban areas is likely to encourage the retention of young Welsh speakers in the County.

In contrast, Options 2 and 3 performed poorly as they do not specifically address the rural economy nor the need to improve social equality across the County.

Following the Initial Report and subsequent consultation, none of the options were considered preferable as each demonstrated some negative outcomes to varying degrees and would not maximise the balanced sustainable development required. Therefore, Council sought to identify the most positive elements of each to contribute towards developing a preferred option.

Hybrid Spatial Option: Balanced Community & Sustainable Growth

It was recommended that a hybrid spatial option be considered as the preferred Spatial Option.

This brings together the strongest elements of each of the spatial options. It is based on Option 4 with the aim of retaining an approach which reflects the role and function of individual communities. It also incorporates elements of Option 5 by recognising the economic opportunities through the Swansea Bay City Deal, in addition to Option 6 by acknowledging that growth must orientated to market demand.

Overall, it was concluded that the Hybrid Option performed very well against the ISA Framework by maximising opportunities for education and skills, population, economy and health and wellbeing. The Hybrid Option also performed well in terms of Welsh Language as it would provide a vibrant and attractive economic and social climate for young Welsh speakers.

Appraisal of Spatial Options as taken from page 43 of the ISA Report. The full assessment can be found from pages 67 of the Initial Report.

ISA Objective	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Hybrid
ISA1 Sustainable Development	+	-	-	+	?	?	+
ISA2 Biodiversity	I	+	I	I	+	I	I
ISA3 Air Quality	-	-	-	-	-	-	+
ISA4 Climatic Factors	+/-	+/-	+/-	+/-	-	-	+/-
ISA5 Water	-	+	-	+	-	-	+
ISA6 Material Assets	+	-	-	+	-	-	+
ISA7 Soil	I	+	-	I	+	+	I
ISA8 Cultural Heritage	I	I	I	I	I	I	I
ISA9 Landscape	I	I	-	I	I	I	I
ISA10 Population	++	-	-	++	+/-	+/-	++
ISA11 Welsh Language	+	-	-	+	+/-	-	+
ISA12 Health and Wellbeing	+	-	-	++	+/-	+/-	++
ISA13 Education and Skills	+	-	-	+	++	?	++
ISA14 Economy	+	-	-	+	++	?	++
ISA15 Social Fabric	+	-	-	++	-	-	++

Overall Conclusion of the Preferred Strategy

Overall, it was concluded that the plan's Preferred Strategy would have significant benefits in terms of providing the housing and employment land required to support sustainable growth in Carmarthenshire.

It performed well against the socio-economic objectives of the ISA Framework, with strategic options that look to improve access to good quality jobs, services and supporting infrastructure across the County, and a view to addressing some of the disparity between rural and urban areas. The Preferred Strategy also aimed to improve health and well-being within Carmarthenshire, with more affordable housing, access to open space and active travel infrastructure.

As is the case with any development, some potential negative impacts remained, in particular with regards to biodiversity, air quality and climatic factors. However, with suitable mitigation in place, any remaining negative impacts can be reduced. Some mitigation measures were already implemented within the Preferred Strategy as a result of recommendations made by the ISA. This is primarily exampled through the selection of a hybrid spatial option that looked to combine the best aspects of the spatial options.

4. Stage C: Appraisal of the Plan

The original plan was stalled due to the emerging problem of excessive phosphate pollution in protected waterways. Subsequently, Council agreed to revise the Delivery Agreement and allow for the preparation of a revised deposit plan.

This delay presented an opportunity to consider additional topical issues which had been raised in the interim. This included comments made during previous public consultation, more recent Census findings, and the increase focus brought about by the declaration of a climate and nature emergency.

In terms of the plan's appraisal, the original iteration of the plan was reviewed by the SA Report whereas the final deposit version was assessed in the ISA Report. For clarity, the summary provided below is centred on the ISA Report.

The ISA has assessed the entirety of the plan against the ISA Framework. This included:

- ✓ Strategic Policies to implement the plan's strategy.
- ✓ Specific Policies which elaborate on the Strategic Policies.
- ✓ Allocations to deliver the growth proposed in the plan.
- ✓ Reasonable Alternatives that were considered in the selection of the Allocations.

ISA of the Strategic Policies

Strategic Policies form the framework for delivering the plan and they enable the development of more tailored Specific Policies which address particular challenges within the context of local planning[11].

Many Strategic Policies were first presented with the Preferred Strategy and are, therefore, assessed within the Initial Report. However, the latest versions of the Strategic Policies were assessed against the ISA Framework within the ISA Report[12].

When considering the plan's policies, it is important to keep in mind that the policies should be read collectively. This is because the protective nature of some policies provide mitigation for potential negative effects of others. This regard should also be had when interpreting the results made by the ISA.

Full commentary on the appraisal of the Strategic Policies is given in Appendix F of the ISA Report. Particular regard to the mitigation of potential negative effects is given within Section 6.5 of the ISA Report.

---

[11] Please refer to the plan to view these policies.
[12] Please refer to Section 6.4 the ISA Report.

Summary of ISA of Strategic Policies (SP) (please see Appendix F for commentary).

Taken from Table 17 of the ISA Report and amended by Ref 6 and Ref 8 of the ISA Addendum.

	SP1	SP2	SP3	SP4	SP5	SP6	SP7	SP8	SP9	SP10	SP11	SP12	SP13	SP14	SP15	SP16	SP17	SP18	SP19
ISA1	I	+	+/-	I	I	+	+	+	+	+	+	++	+/-	+	+	++	++	I	I
ISA2	-	I	-	-	-	I	-	0	+/-	I	I	+	-	++	0	+	+	-	-
ISA3	-	+/-	+/-	-	-	+/-	+/-	0	+	0	+/-	++	+	+	0	+	++	-	I
ISA4	-	+/-	+/-	-	-	+/-	+	0	+	-	+/-	++	+	+	0	++	+	-	I
ISA5	I	I	I	I	I	0	?	0	+	I	I	+	-	+	0	+	0	-	0
ISA6	+	0	+/-	+	+	+	+	0	+	+	+	+	+	0	0	+	++	0	+
ISA7	I	I	I	I	I	I	I	0	-	-	I	+	-	+	0	I	0	-	-
ISA8	I	I	I	I	I	I	I	+	+/-	+	I	+	I	+	++	I	0	I	I
ISA9	I	+	I	+/-	I	I	I	0	-	I	I	+	-	+	+	I	0	-	I
ISA10	++	+	++	++	++	++	++	++	++	+	+	+	+	+	+	?	+	0	0
ISA11	+/-	+/-	?	+/-	+	++	+	++	I	?	?	+	+/-	0	+	0	0	0	0
ISA12	+	0	+	+	+	++	0	0	+	+	++	+	+	+	+	?	+	-	0
ISA13	+	0	+	+	+	++	+	+	+	+	+	0	+	+	+	?	+	0	0
ISA14	++	++	++	++	+	++	++	+	+	+	++	+	++	+	+	?	0	+	+
ISA15	+	+	++	+	++	++	+	++	++	+	+	+	++	+	+	?	+	0	0

ISA of the Specific Policies

The Specific Policies are a more detailed set of polices which complement the Strategic Policies, but elaborate on key issues and provide a framework by which planning decisions are made.

There is 78 Specific Policies in total, all of which are listed in Section 6.6 of the ISA Report[13]. Each policy has been assessed against the ISA Framework and key findings are summarised below.

Overall, the plan's Specific Policies would have largely positive effects, in particular on those ISA Objectives that relate to socio-economic sustainability. Many of the plan policies facilitate sustainable development, including residential, affordable homes, retail, employment, tourism, and community infrastructure. A number of policies seek to ensure that affordable housing is increased across the County, in addition to improving the wellbeing of Carmarthenshire's population through the protection and creation of open space, green infrastructure, and active travel routes.

Some of the policies are protective in nature, and are in place to mitigate for some of the potential for negative impacts as a result of development. There are Specific Policies on the protection of biodiversity and the natural environment as well as soil, air, and water quality.

The plan policies also look to address and mitigate for climate change, with policies preventing vulnerable development in areas subject to flooding, as well as renewable energy policies which seek to encourage both small- and large-scale renewables.

As a result of the appraisal, recommendations were made to strengthen the sustainability of some policies. The full commentary can be found in Appendix G of the ISA Report.

---

[13] Please refer to the plan to view these policies.

Summary of ISA of Specific Policies. Please see Appendix G of the ISA Report for commentary.

Taken from Table 20 of the ISA Report and amended by Ref 10 and Ref 12 of the ISA Addendum.

Specific Policy	ISA1	ISA2	ISA3	ISA4	ISA5	ISA6	ISA7	ISA8	ISA9	ISA10	ISA11	ISA12	ISA13	ISA14	ISA15
SG1: Regeneration and Mixed-Use Sites	I	-	-	-	-	+	+/-	I	I	++	+/-	+	+	++	+
SG2: Reserve Sites	I	-	-	I	I	I	I	I	I	+	+/-	I	I	++	I
SG3: Pembrey Peninsula	I	-	-	-	-	+	+/-	I	I	++	+/-	+	+	++	+
RTC1: Protection of Local Shops and Facilities	+	0	+/-	+/-	0	+	+	+	+	+	+	+	+	++	+
RTC2: Retail in Rural Areas	I	-	+	+	I	+	-	0	I	+	+	+	+	+	+
SD1: Development Limits	I	+/-	+/-	+	I	+	+/-	I	I	+	?	+	+	++	++
HOM1: Housing Allocations	I	+/-	-	I	I	I	I	I	+/-	+	+	+	+	++	+
HOM2: Housing within Development Limits	I	+/-	I	I	I	+	I	I	I	+	+	+	+	+	+
HOM3: Homes in Rural Villages	I	-	+	I	I	+	I	I	I	+	+	+	+	+	+
HOM4: Homes in Non-Defined Rural Settlements	I	-	+	I	I	+	I	I	I	+	+	+	+	+	+
HOM5: Conversion or Subdivision of Existing Dwellings	I	I	-	I	I	-	0	I	+/-	+	?	0	0	0	+
HOM6: Specialist Housing	I	I	0	0	I	+	0	I	I	+	+	+	0	+	+
HOM7: Renovation of Derelict or Abandoned Dwellings	I	-	-	I	I	+/-	+	+	+	+	?	0	0	0	+
HOM8: Residential Caravans	I	I	0	0	I	I	I	0	I	+	?	0	0	+	0
HOM9: Ancillary Residential Development	I	I	0	I	I	-	0	0	I	+	?	+	0	0	+

Specific Policy	ISA1	ISA2	ISA3	ISA4	ISA5	ISA6	ISA7	ISA8	ISA9	ISA10	ISA11	ISA12	ISA13	ISA14	ISA15
AHOM1: Provision of Affordable Homes	I	-	I	I	I	0	I	I	I	++	+	I	I	+	++
AHOM2: Affordable Homes – Exceptions Sites	I	-	I	I	I	0	-	I	I	++	+	I	I	+	++
EME1: Employment – Safeguarding of Employment Sites	+	0	0	0	0	0	0	0	0	+	0	0	0	++	+
EME2: Employment – Extensions and Intensification	I	I	-	-	I	+	I	I	I	+	+	+	+	++	+
EME3: Employment Proposals on Allocated Sites	I	-	-	-	I	+	I	0	I	+/-	+	+	+	++	+
EME4: Employment Proposals on Non-Allocated Sites	I	-	-	-	I	+	I	I	0	+	+	+	+	++	+
EME5: Home Based Businesses	I	I	0	0	I	-	0	0	I	?	?	?	+	++	+
WL1: Welsh Language and New Developments	+	0	0	0	0	0	0	++	0	++	++	+	+	+	++
INF1: Planning Obligations	+	+	0	0	+	+	0	+	+	+	+	+	+	0	+
INF2: Healthy Communities	+	0	+	+	0	+	0	0	+	+	0	++	+	+	+
INF3: Broadband and Telecommunications	I	-	+	+	0	+	?	0	I	+	+	+	+	++	+
INF4: Llanelli Wastewater Treatment Works Catchment Surface Water Removal	+	+	0	+	+	+	+	0	+	+	0	+	0	+	0
INF5: Rural Allocations outside Public Sewerage System Catchments	I	+/-	0	0	+	+	+/-	0	+/-	+	?	+	0	+	+
GTP1: Gypsy and Traveller Accommodation	I	I	0	-	I	+	-	0	I	+	?	+	+	+	++
VE1: Visitor Attractions and Facilities	+/-	-	I	I	I	I	I	?	I	?	?	+	+	++	+
VE2: Holiday Accommodation	+/-	-	I	I	I	I	I	?	I	?	?	+	+	++	+
VE3: Touring Caravan, Camping and Non-Permanent Alternative Camping Accommodation	+/-	-	-	-	I	-	I	?	I	?	?	+	0	++	+

Specific Policy	ISA1	ISA2	ISA3	ISA4	ISA5	ISA6	ISA7	ISA8	ISA9	ISA10	ISA11	ISA12	ISA13	ISA14	ISA15
VE4: Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation	+/-	-	-	-	I	-	I	?	I	?	?	+	0	++	+
PSD1: Effective Design Solutions: Sustainability and Placemaking	++	I	0	0	+	0	I	+	+	+	0	+	0	+	+
PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods	++	I	+	+	+	+	+	+	+	+	+	+	+	+	+
PSD3: Green and Blue Infrastructure Network	++	++	+	++	+	+	+	+	+	+	0	+	0	+	+
PSD4: Green and Blue Infrastructure – Trees, Woodlands, and Hedgerows	+	++	+	+	+	0	+	+	+	+	0	+	0	+	+
PSD5: Development and the Circular Economy	++	0	+	+	0	++	+	0	0	0	0	+	0	+	+
PSD6: Community Facilities	++	I	+	+	I	+	I	+	+	++	+	+	+	+	+
PSD7: Protection of Open Space	++	+	+	+	+	+	+	0	+	+	0	++	+	+	++
PSD8: Provision of New Open Space	+	+	+	+	+	+	+	0	+	+	0	++	+	+	++
PSD9: Advertisements	+	0	0	0	0	0	0	+	I	+	++	0	+	+	+
PSD10: Extensions	+	I	0	0	0	0	I	0	I	+	0	0	0	0	0
PSD11: Noise Pollution	+	+	+	0	0	0	0	+	+	+	0	+	0	0	+
PSD12: Light and Air Pollution	+	+	++	+	0	+	0	+	+	+	0	+	0	0	+
PSD13 Contaminated Land	+	I	0	0	+	+	+	I	+	0	0	+	0	0	0
RD1: Replacement Dwelling in the Open Countryside	I	-	-	-/+	0	-	?	I	I	+	+/-	+/-	0	+	I
RD2: Conversion and Re-Use of Rural Buildings for Residential Use	I	-	-	-	0	-	?	I	I	+	+/-	+/-	0	+	I

Specific Policy	ISA1	ISA2	ISA3	ISA4	ISA5	ISA6	ISA7	ISA8	ISA9	ISA10	ISA11	ISA12	ISA13	ISA14	ISA15
RD3: Farm Diversification	I	I	+	+	0	0	0	I	I	0	+/-	I	+	+	I
RD4: Conversion and Re-Use of Rural Buildings for Non-Residential Use	I	-	+/-	+/-	0	+	0	I	I	0	+	I	I	+	I
RD5: Equestrian Facilities	I	I	-	-	0	-	0	0	I	0	?	0	I	+	0
NE1: Regional and Local Designations	+	++	+	+	+	0	0	+	+	+	0	+	+	+	+
NE2: Biodiversity	+	++	+	+	+	0	0	+	+	+	0	+	+	+	+
NE3: Corridors, Networks and Features of Distinctiveness	+	++	+	+	+	0	0	+	+	+	0	+	+	+	+
NE4: Development within the Caeau Mynydd Mawr SPG Area	+	++	+	0	0	0	0	+	+	+	0	+	+	+	+
NE5: Coastal Management	+	+	0	+	+	+	+	0	0	0	0	+	0	0	0
NE6: Coastal Development	I	+	0	+/-	-	0	0	0	0	0	0	0	0	+	0
NE7: Coastal Change Management Area	+	+	0	+	+	0	0	0	0	+	0	+	0	+	+
BHE1: Listed Buildings and Conservation Areas	+	0	0	0	0	+	+	++	+	0	+	0	0	+	+
BEH2: Landscape Character	+	+	+	+	+	0	+	+	++	+	0	+	0	+	+
CCH1: Renewable Energy within Pre-Assessed Areas and Local Search Areas	+	+/-	+	++	+	+	0	I	I	0	0	0	+	+	0
CCH2: Renewable Energy Outside Pre-Assessed Areas and Local Search Areas	+	+/-	+	++	+	+	0	I	I	0	0	0	+	+	0
CCH3: Electric Vehicle Charging Points	+	+	+	+	+	+	0	+	I	+	0	+	0	+	+
CCH4: Water Quality & Protection of Water Resources	+	+	0	+	++	0	+	0	0	0	0	0	0	+	0

Specific Policy	ISA1	ISA2	ISA3	ISA4	ISA5	ISA6	ISA7	ISA8	ISA9	ISA10	ISA11	ISA12	ISA13	ISA14	ISA15
CCH5: Flood Risk Management and Avoidance	+	+	0	++	+	0	+	0	+	0	0	+	0	+	+
CCH6: Renewable and Low Carbon Energy in New Developments	+	+	+	+	+	+	0	0	+/-	0	0	0	?	+	+
CCH7: Climate Change – Forest, Woodland and Tree Planting	+	+	+	+	+	0	+	0	+	0	0	+	?	+	+/-
TRA1: Transport and Highways Infrastructural Improvements	I	-	+/-	+/-	0	+/-	-	I	I	0	0	+/-	+	++	+
TRA2: Active Travel	+	I	++	++	+	++	-	I	I	+	0	++	+	+	+
TRA3: Gwili Railway	I	-	+	I	I	+	-	+	I	+	0	+	0	+	+
TRA4: Redundant Rail Corridors	+	I	+	+/-	0	+	+	+	+	+	0	+	0	+	+
TRA5: Highways and Access Standards in Development	+	0	0	0	0	0	0	0	0	0	0	+	0	0	0
MR1: Mineral Proposals	-	-	-	-	-	-	-	I	I	0	0	-	0	+	0
MR2: Mineral Buffer Zones	0	0	0	0	+	0	0	0	+	+	0	+	0	0	+
MR3: Mineral Safeguarding Areas	0	-	-	0	0	0	-	I	-	0	0	0	0	+	0
WM1: Sustainable Waste Management and New Development	+	0	0	0	0	++	+	0	+	0	0	+	+	+	+
WM2: Landfill Proposals	-	-	-	-	I	-	I	I	-	0	0	I	0	+	0
WM3: Agricultural Land – Disposal of Inert Waste	+/-	-	0	0	?	+/-	+	I	I	0	0	0	0	+	0

ISA of the Allocations

The plan looks to allocate parcels of land for housing, employment, and mixed-use development. Each site is tested against the ISA Framework to determine how sustainable it is to allocate for development.

In order to appraise individual sites, a slightly different methodology was used. The ISA was integrated into the Site Assessment Methodology which was used by the planning team to appraise each potential allocation throughout the site selection process.

The ISA is also responsible for assessing any 'reasonable alternatives', which in this case refers to sites which could be allocated because they have no major constraints, but have not been for other planning reasons. While it is not the role of the ISA to decide which sites should be chosen for the plan, it does provide information to make the decision-making process more reliable and transparent.

The full assessment of sites with ISA commentary can be found within Site Allocation Assessment by cluster.

ISA Summary of allocations per cluster including Strategic, Mixed Use, Housing, and Gypsies & Travellers sites, and Employment.

Taken from Table 23 of the ISA Report and amended by Ref 14, Ref 15, and Ref 16 of the ISA Addendum.

Site Ref	Name	ISA1	ISA2	ISA3	ISA4	ISA5	ISA6	ISA7	ISA8	ISA9	ISA10	ISA11	ISA12	ISA13	ISA14	ISA15
						Cluster 1										
SuV11/h1	Tir yn Ysgol Alltwalis	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+	+	+	++
SuV4/h1	Tir wrth Fferm Troed y Rhiw	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+	+	+	++
SuV16/h1	Heol Llwynddewi / Llwynddewi Road	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+	+	+	++
PrC1/h10	Brynhyfryd	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+	+	+	++
PrC1/h11	Estyniad Rhiw Babell	Not applicable as the site has been completed														
PrC1/h12	Heol Castell Pigyn	+	-	+/-	--	--	+/-	-	0	+/-	++	+	+	+	+	++
PrC1/h14	Heol Bronwydd (De)	Not applicable as the site is under construction														
PrC1/h15	Cyfagos i Tyle Teg / Adjacent Tyle Teg	Not applicable as the site has been completed														
PrC1/h16	Rhiw Babell	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+/-	+	+	++
PrC1/h17	4-5 Heol y Cei / 4-5 Quay Street	+	-	--	+	+/-	+	++	0	+	++	+	+/-	+	+	++
PrC1/h18	Castell Howell	+	-	+/-	+	+/-	+	++	0	+	++	+	+/-	+	++	++
PrC1/h19	Tir gerllaw Ty Gwynfa	Not applicable as the site has been completed														
PrC1/h2	Heol Maesyffynnon / Springfield Road	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+/-	+	+	++
PrC1/h20	8 Heol Spilman / 8 Spilman Street	Not applicable as the site is under construction														
PrC1/h21	Clos Tawelan	Not applicable as the site has been completed														
PrC1/h3	113 Heol y Prior / 113 Priory Street	Not applicable as the site has been completed														
PrC1/h4	Tir oddi ar Barc y Delyn	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+	+	+	++
PrC1/h5	I'r dwyrain o Lôn Devereaux	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+	+	+	++
PrC1/h7	Fferm Penybont, Heol Llysonnen	+	-	+/-	+	+/-	+/-	--	0	+/-	++	+	+	+	+	++
PrC1/h8	Heol Llansteffan / Llansteffan Road	+	-	+/-	+	+/-	+/-	--	0	+/-	++	+	+	+	++	++
PrC1/h9	Mounthill	Not applicable as the site is under construction														
SuV5/h1	Maesglasnant	Not applicable as the site is under construction														
SuV1/h1	Ger Fron Heulog / Adjacent Fron Heulog	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+	+	+	++

Site Ref	Name	ISA1	ISA2	ISA3	ISA4	ISA5	ISA6	ISA7	ISA8	ISA9	ISA10	ISA11	ISA12	ISA13	ISA14	ISA15
SuV1/h2	Ger Lleine / Land adj Lleine	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+	+	+	++
SeC2/h1	Cwrt Caradog / Caradog Court	+	-	+/-	+	+/-	+/-	-	0	+/-	++	+	+/-	+	+	++
SeC2/h2	Tir i gefn Parc y Ffynnon	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+	+	+	++
SuV15/h1	Ysgol Llanarthne / Llanarthne School	+	-	+/-	+	--	+	+/-	0	+/-	++	+	+/-	+	+	++
SuV19/h1	Tir gyferbyn Neuadd y pentref	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+/-	+	+	++
SuV19/h2	Tir nesaf a tu ol i Haulfan	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+	+	+	++
SuV8/h1	Tir I'r dde o Dol y Dderwen	+	-	+/-	+	+/-	+	--	0	+/-	++	+	+/-	+	+	++
SuV12/h1	Ger Gwyn Villa / Adj. Gwyn Villa	+	-	+/-	+	+/-	+/-	-	0	+/-	++	+	+	+	+	++
SuV12/h2	Llandre	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+	+	+	++
SuV3/h1	Tir tu ol i Maesgriffith	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+	+	+	++
SuV17/h1	Cefn yr Hen Waith Saer, Heol yr Orsaf	+	-	+/-	+	--	+/-	--	0	+/-	++	+	+	+	+	++
SuV10/h1	I'r de o Bentre / South of Pentre	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+	+	+	++
SuV10/h2	Aberdeuddwr / Pantyfedwen	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+/-	+	+	++
SuV18/h1	Tir cyfagos i'r Cresselly Arms	+	-	+/-	+	--	+/-	--	0	+/-	++	+	+/-	+	+	++
SeC1/h1	Lime Grove	+	-	+/-	+	+/-	+/-	-	0	+/-	++	+	+/-	+	+	++
SeC1/h3	Tir yn Capel Tabernacl	+	-	--	+	+/-	+/-	--	0	+/-	++	+	+	+	+	++
SeC1/h4	Cae Canfas	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+	+	+	++
SeC1/h5	Tir yn 8 Heol Llanelli / Land at 8 Heol Llanelli	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+	+	+	++
SeC1/h6	Land off Heol Llanelli	+	-	+/-	+	+/-	+	-		+/-	++	+	+/-	+	+	++
SeC1/h7	Tir oddi ar Heol Glyndwr	+	-	--	+	+/-	+/-	--	0	+/-	++	+	+	+	+	++
SuV20/h1	Tir nesaf i Fferm Llwynhenry Land adjacent to Llwynhenry Farm	+	-	+/-	+	+/-	+/-	-	0	+/-	++	+	+	+	+	++
SuV14/h1	Fferm Cefn / Cefn Farm	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+	+	+	++
PrC1/MU1	Gorllewin Caerfyrddin / West Carmarthen	+	-	+/-	-	--	+/-	--	0	+/-	++	+	+	+	++	++
PrC1/MU2	Pibwrlwyd	+	-	+/-	+	+/-	+/-	-	0	+/-	++	+	+/-	+	++	++
Cluster 2															
SeC4/h1	Fferm Gwdig / Gwdig Farm	Not applicable as the site is under construction													
SeC4/h2	Harbwr Porth Tywyn	+	--	+/-	-	--	+/-	++	+/-	+	++	+	+	+	+	++

Site Ref	Name	ISA1	ISA2	ISA3	ISA4	ISA5	ISA6	ISA7	ISA8	ISA9	ISA10	ISA11	ISA12	ISA13	ISA14	ISA15
SeC4/MU1	Glannau Porth Tywyn / Burry Port Waterfront	+	--	+/-	-	--	+/-	++	-	+/-	++	+	+	+	++	+
SeC4/h3	Teras Glanmor / Glanmor Terrace	Not applicable as the site has been completed															
SeC6/h1	Ger Clos Tŷ Gwyn / Adjacent Clos Ty Gwyn	Not applicable as the site has been completed															
SeC6/h2	Tir rhwng Heol Clayton a Dwyrain Heol	+	-	+/-	+	+/-	+/-	-	0	+/-	++	+	+	+	+	++
SeC6/h3	Coed y Bronallt	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+	+	+	++
SeC6/h4	Ger Clos Benallt Fawr, Fforest	Not applicable as the site has been completed															
SeC3/h2	Tir ger Stryd Priory / Land off Priory Street	+	-	+/-	+	+/-	+/-	-	0	+/-	++	+	+/-	+	+	++
SeC3/h3	Llys Felin	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+	+	+	++
SeC3/h4	Tir ar hen iard Dinas	+	-	+/-	+	+/-	+/-	++	0	+	++	+	+	+	+	++
PrC2/h1	Beech Grove Y Pwll / Beech Grove, PWll	+	-	+/-	+	+/-	+/-	-	0	+/-	++	+	+	+	+	++
PrC2/h10	Tir ger The Dell, Ffwrnes	+	-	+/-	+	+/-	+/-	++	0	+	++	+	+/-	+	+	++
PrC2/h12	Llys yr Hen Felin, Canol y Dref	Not applicable as the site is under construction															
PrC2/h13	Tir oddi ar Rodfa Frondeg	Not applicable as the site is under construction															
PrC2/h14	Cefn 22c, 22d a 22e Heol Llwynhendy	Not applicable as the site has been completed															
PrC2/h15	Maesarddafen Road /Erw Las,Llwynhendy	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+	+	+	++
PrC2/h16	Ynys Las, Llwynhendy	+	-	+/-	+	+/-	+	++	0	+	++	+	++	+	+	++
PrC2/h18	Dylan, Trallwm	Not applicable as the site has been completed															
PrC2/h19	Genwen, y Bryn / Genwen, Bryn	Not applicable as the site has been completed															
PrC2/h2	Hen Labordy Lôn Pen y Fai	+	-	+/-	+	+/-	+	++	0	+	++	+	+	+	+	++
PrC2/h20	Harddfan, Y Bryn / Harddfan, Bryn	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+/-	+	+	++
PrC2/h21	Maes y Bryn	Not applicable as the site has been completed															
PrC2/h22	Cwm y Nant, Dafen	+	-	+/-	+	+/-	+/-	--	0	+/-	++	+	+/-	+	+	++
PrC2/h23	Porth Dwyrain Dafen / Dafen East Gateway	+	-	+/-	+	+/-	+/-	--	0	+/-	++	+	+/-	+	+	++
PrC2/h24	Clos Ffordd Fach	+	-	+/-	+	+/-	+	++	0	+	++	+	+	+	+	++
PrC2/h25	Tir Ger Clos y Berllan	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+/-	+	+	++
PrC2/h26	Cyfagos i rhif 19 Heol Llwynhendy	+	-	+/-	+	+/-	+	++	0	+	++	+	+	+	+	++
PrC2/h27	42 Heol Stepney	+	-	+/-	--	--	+	++	0	+	++	+	+	+	+	++
PrC2/h28	Heol y Graig, Llwynhendy	+	-	+/-	+	+/-	+	++	0	+	++	+	+/-	+	+	++

Site Ref	Name	ISA1	ISA2	ISA3	ISA4	ISA5	ISA6	ISA7	ISA8	ISA9	ISA10	ISA11	ISA12	ISA13	ISA14	ISA15
PrC2/h3	Parc y Strade, Gorllewin Llanelli	Not applicable as the site has been completed														
PrC2/h4	Doc y Gogledd (gan gynnwys Pontrilas gynt)	+	--	+/-	+	+/-	+	++	0	+	++	+	+/-	+	+	++
PrC2/h6	107 Heol yr Orsaf / 107 Station Road	Not applicable as the site has been completed														
PrC2/h7	13 Heol yr Orsaf / 13-15 Station Road	Not applicable as the site has been completed														
PrC2/h9	3-5 Heol Goring / 3-5 Goring Road	Not applicable as the site has been completed														
PrC2/MU1	Cyn Safle Gwaith yr Hen Gastell, Llanelli	+	--	+/-	-	--	+	++	-	+/-	++	+	+	+	+	++
PrC2/MU2	Trostre Gateway, Llanelli	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+	+	+	++
PrC2/MU3	Hen adeilad / Former YMCA, Heol Stepney	+	-	+/-	--	--	+	++	0	+	++	+	+	+	+	++
PrC2/SS1	Pentre Awel	+	--	+/-	+	+/-	+/-	--	0	+	++	+	+	+	+	++
SeC7/h1	Fferm Box Farm	+	--	+/-	+	+/-	+/-	-	0	+/-	++	+	+	+	+	++
SeC7/h3	Golwg Yr Afon	+	--	+/-	+	+/-	+	-	0	+/-	++	+	+	+	+	++
SeC7/h4	Gyferbyn â Pharc Morlais	+	--	+/-	+	+/-	+/-	--	0	+/-	++	+	+	+	+	++
SeC7/h5	Maesydderwen	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+	+	+	++
Sec5/h1	Garreglwyd	Not applicable as the site has been completed														
Sec5/h2	Fferm Cwrt / Cwrt Farm	+	-	+/-	+	+/-	+/-	--	0	+	++	+	+	+	+	++
SeC8/h1	Ffos Las	Not applicable as the site has been completed														
SeC8/h2	Cae Linda	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+	+	+	++
SeC8/h3	Golwg Gwendraeth	+	-	+/-	+	+/-	+	++	0	+	++	+	+	+	+	++
SuV22/h1	Gerddi Gwenllian / Gwenllian Gardens	Not applicable as the site is under construction														
SuV22/h2	Tir ger Ty Newydd, Heol Meinciau	+	-	+/-	+	+/-	+/-	-	0	+/-	++	+	+	+	+	++
SuV23/h1	Clos y Parc	Not applicable as the site is under construction														
SuV23/h2	Ger Little Croft / Adjacent Little Croft	+	-	+/-	+	+/-	+/-	-	0	+/-	++	+	+	+	+	++
PrC2/GT1	Tir yn Penyfan / Land at Penyfan	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+	+	+	++
PrC2/GT2	Penybryn (estyniad / extension)	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+	+	+	++
Cluster 3																
-	Cross Hands Health and Wellbeing Centre	+	-	+/-	-	--	+/-	-	0	+/-	++	+	++	+	+	++
PrC3/h1	Tir tu ôl rhif 16-20 & 24-30 Heol Betws	+	-	+/-	-	--	+	++	0	+	++	+	+	+	+	++
PrC3/h11	Tir i Dwyrain Heol Caerfyrddin	Not applicable as the site is under construction														

Site Ref	Name	ISA1	ISA2	ISA3	ISA4	ISA5	ISA6	ISA7	ISA8	ISA9	ISA10	ISA11	ISA12	ISA13	ISA14	ISA15
PrC3/h12	Tir ger yr A48 a Heol y Parc	+	-	+/-	+	+/-	+/-	-	0	+/-	++	+	+	+	+	++
PrC3/h13	Tir yn Heol Cae Pownd	+	-	+/-	-	--	+/-	-	0	+/-	++	+	+	+	+	++
PrC3/h14	Nantydderwen	+	-	+/-	-	--	+/-	-	0	+/-	++	+	+	+	+	++
PrC3/h15	Land off Heol Caegwyn	Not applicable as the site is under construction														
PrC3/h16	Uwch Gwendraeth	Not applicable as the site is under construction														
PrC3/h18	Tir yn ffinio Brynlluan / Land adjoining Brynlluan	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+	+	+	++
PrC3/h19	Tir oddi ar Llys y Nant / Land off Llys y Nant	Not applicable as the site is under construction														
PrC3/h2	Cyn-orsaf betrol, Heol y Gwynt	Not applicable as the site has been completed														
PrC3/h20	Tir i ogledd Maespiode	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+	+	+	++
PrC3/h21	Maespiode	Not applicable as the site has been completed														
PrC3/h22	Tir ger Pant y Blodau / Adj. Pant y Blodau	+	-	+/-	+	+/-	+/-	-	0	+/-	++	+	+	+	+	++
PrC3/h23	Tir ar Heol Waterloo	Not applicable as the site is under construction														
PrC3/h24	Tir rhwng 123 a 137 Heol Waterloo	Not applicable as the site has been completed														
PrC3/h25	Tir oddi ar Heol y Gât / Land off Gate Road	Not applicable as the site is under construction														
PrC3/h26	Tir oddi ar Parc-y-Mynydd	+	-	+/-	+	+/-	+/-	-	0	+/-	++	+	+	+	+	++
PrC3/h27	Tir oddi ar Nant-y-Ci / Land off Nant-y-Ci	Not applicable as the site has been completed														
PrC3/h28	Tir a safle'r ffatri rhwng rhiff 22 a 28 Heol Bethesda	+	-	+/-	+	+/-	+	++	0	+	++	+	+	+	+	++
PrC3/h29	Central Garage	Not applicable as the site has been completed														
PrC3/h3	Tir ger Gwynfryn Fawr	Not applicable as the site has been completed														
PrC3/h31	Tir yn Fforestfach	Not applicable as the site has been completed														
PrC3/h32	Tir i de Heol Tycroes	Not applicable as the site has been completed														
PrC3/h33	Llys Dolgader / Rhydaman / Ammanford	Not applicable as the site has been completed														
PrC3/h34	Clos y Gât, Castell y Rhingyll	Not applicable as the site has been completed														
PrC3/h35	Clos Penpont, Penygroes	Not applicable as the site has been completed														
PrC3/h36	Hen Lofa'r Betws / Former Betws Colliery	+	-	+/-	+	+/-	+/-	++	0	+	++	+	+	+	++	++
PrC3/h37	Clos Felingoed, Llandybie	+	-	+/-	+	+/-	+/-	-	0	+/-	++	+	+	+	+	++
PrC3/h4	Fferm Tirychen Farm, Heol Y Dyffryn	+	-	+/-	+	+/-	+/-	-	0	+/-	++	+	+	+	+	++

Site Ref	Name	ISA1	ISA2	ISA3	ISA4	ISA5	ISA6	ISA7	ISA8	ISA9	ISA10	ISA11	ISA12	ISA13	ISA14	ISA15
PrC3/h5	Yr Hen Felin, Heol Pontamman Road	Not applicable as the site has been completed
PrC3/h6	Tir ger Maes Ifan / Land adjoining Maes Ifan	+	-	+/-	+	+/-	+	-		+/-	++	+	+	+	+	++
PrC3/h8	Tir oddi ar Heol y Parc / Land off Heol y Parc	+	-	+/-	+	+/-	+/-	-	0	+/-	++	+	+	+	+	++
PrC3/h9	Tir ger Maesyrhaf / Land adjacent to Maesyrhaf	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+/-	+	+	++
PrC3/MU1	Safle Gwaith Brics Emlyn Brickworks	+	-	+/-	+	+/-	+/-	--	0	+/-	++	+	+	+	+	++
SeC10/h1	Ysgol Gynradd Sirol Garnant, Heol yr Ysgol Newydd	+	-	+/-	+	+/-	+	++	0	+	++	+	+	+	+	++
SeC10/h2	Tir cyfagos i 13 Bishop Road	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+	+	+	++
SeC11/h1	Tir oddi ar Heol Llannon / Land off Heol Llannon	+	-	+/-	-	--	+/-	-	0	+/-	++	+	+/-	+	+	++
SeC11/h2	Tir ger Ffynnon Fach (Bro Mebyd)	Not applicable as the site has been completed
SeC9/h2	Heol Gelynen	+	-	+/-	+	+/-	+	++	0	+	++	+	+	+	+	++
SuV25/h1	Tir i'r gogledd o Clos Rebecca	+	-	+/-	+	+/-	+/-	-	0	+/-	++	+	+	+	+	++
SuV26/h1	Y tu ôl i 16 Y Garreg Lwyd / Rear of 16 Y Garreg Lwyd	+	-	+/-	+	+/-	+/-	-	0	+/-	++	+	+	+	+	++
SuV27/h1	Tir ger Tŷ Newydd / Land adjacent to Tŷ Newydd	+	-	+/-	+	+/-	+/-	-	0	+/-	++	+	+	+	+	++
SuV28/h1	Ger Coed y Cadno / Adjacent to Coed y Cadno	Not applicable as the site is under construction
SuV30/h1	Tir ger Pant y Brwyn / Land off Pant y Brwyn	+	-	+/-	+	+/-	+/-	-	0	+/-	++	+	+	+	+	++
Cluster 4
SuV38/h1	Maes y Bryn	+	-	+/-	+	--	+	-	0	+/-	++	+	+	+	+	++
SuV37/h2	Tir i'r de o Gae Coedmor / Land south of Cae Coedmor	+	-	+/-	+	--	+/-	--	0	+/-	++	+	+	+	+	++
SuV37/h3	Tir ger Lleinau / Land adjacent to Lleinau	+	-	+/-	+	--	+/-	--	0	+/-	++	+	+	+	+	++
SuV33/h1	Tir gyferbyn â Brogeler / Land opposite Brogeler	+	-	+/-	+	--	+	-	0	+/-	++	+	+	+	+	++
SuV36/h1	Cae Pensarn Helen	+	-	+/-	+	--	+/-	--	0	+/-	++	+	+/-	+	+	++
SuV36/h2	Tir ym Mryndulais / Land at Bryndulais	+	-	+/-	+	--	+/-	--	0	+/-	++	+	+	+	+	++
SeC13/h1	Ger Y Neuadd / Adj. Y Neuadd	+	-	+/-	+	--	+/-	--	0	+/-	++	+	+	+	+	++

Site Ref	Name	ISA1	ISA2	ISA3	ISA4	ISA5	ISA6	ISA7	ISA8	ISA9	ISA10	ISA11	ISA12	ISA13	ISA14	ISA15
SeC13/h4	Bro Einon	+	-	+/-	+	--	+/-	--	0	+/-	++	+	+/-	+	+	++
SeC12/h1	Trem y Ddol	+	-	+/-	+	--	+	--	0	+/-	++	+	+/-	+	+	++
SeC12/h2	Heol Dewi	+	-	+/-	+	--	+/-	--	0	+/-	++	+	+	+	+	++
SeC12/h3	Tir y tu ôl i Ddolcoed / Land r/o Dolcoed	+	-	+/-	+	--	+/-	--	0	+/-	++	+	+	+	+	++
SeC14/h1	Garej Blossom / Blossom Garage	+	-	+/-	+	--	+/-	+/-	0	+	++	+	+	+	+	++
SeC14/h2	Tir ger Maescader / Land adj Maescader	+	-	+/-	+	--	+/-	--	0	+/-	++	+	+	+	+	++
SuV41/h2	Cilgwyn Bach	+	-	+/-	+	--	+/-	--	0	+/-	++	+	+	+	+	++
SuV35/h1	Tir ger Arwynfa / Land adj Arwynfa	+	-	+/-	+	--	+	--	0	+/-	++	+	+/-	+	+	++
SuV32/h1	Gyferbyn â Springfield / Opposite Springfield	+	-	+/-	+	--	+	--	0	+/-	++	+	+/-	+	+	++
SuV39/h1	Ger Yr Hendre / Adj Yr Hendre	+	-	+/-	+	--	+/-	--	0	+/-	++	+	+	+	+	++
SuV43/h1	Blossom Inn	+	-	+/-	+	--	+	--	0	+/-	++	+	+/-	+	+	++
Cluster 5																
SuV51/h1	Gyferbyn â Neuadd y Pentref, Cwmifor	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+/-	+	+	++
SeC16/h1	Chwarter Gogledd Llandeilo	+	-	+/-	+	--	+	--	0	+/-	++	+	+	+	+	++
SeC15/h1	Tir i'r gogledd o Dan y Crug	+	-	+/-	+	--	+/-	--	0	+/-	++	+	+	+	+	++
SeC15/h2	Tir ger Bryndeilog, Rhodfa Tywi	+	-	+/-	+	--	+/-	--	0	+/-	++	+	+	+	+	++
SuV49/h1	Awel Y Mynydd, Llanfynydd	+	-	+/-	+	--	+	--	0	+/-	++	+	+/-	+	+	++
SeC17/h1	Tir gyferbyn ag Ysgol Gynradd Gymunedol Llangadog	+	-	+/-	+	--	+/-	--	0	+/-	++	+	+	+	+	++
SeC17/h2	Land off Heol Pendref	+	-	+/-	+	--	+/-	--	0	+/-	++	+	+	+	+	++
SeC17/h3	Ger Yr Ysgol	Not applicable as the site has been completed														
Cluster 6																
SuV56/h1	Tir i gefn o Talar Wen / Land to the rear of Talar Wen	+	-	+/-	+	--	+/-	--	0	+/-	++	+	+	+	+	++
SuV59/h2	Gogledd i Faes y Llewod / North of Maes y Llewod	+	-	+/-	+	+/-	+/-	-	0	+/-	++	+	+	+	+	++
Suv59/h1	Maes y Llewod	Not applicable as the site has been completed														
SuV55/h1	Tir i gefn Maesglas / Land to the rear of Maes Glas	+	-	+/-	+	--	+/-	--	0	+/-	++	+	+	+	+	++

Site Ref	Name	ISA1	ISA2	ISA3	ISA4	ISA5	ISA6	ISA7	ISA8	ISA9	ISA10	ISA11	ISA12	ISA13	ISA14	ISA15
SuV55/h2	Tir i'r gogledd o Tafarn Cross Inn / Land to the north of Cross Inn	+	-	+/-	+	+/-	+/-	-	0	+/-	++	+	+	+	+	++
SeC20/h1	Pludds Meadow	+	-	+/-	+	+/-	+	--	0	+/-	++	+	+	+	+	++
SeC20/h2	Tir cyfagos i Ysgol Lacharn / Land adj. Laugharne School	+	-	+/-	+	+/-	+	--	0	+/-	++	+	+	+	++	++
SeC20/h3	Tir ger Stryd Clifton / Land off Clifton Street	+	-	+/-	+	+/-	+/-	-	0	+/-	++	+	+/-	+	+	++
SuV60/h1	College Bach, Llangynog	+	-	+/-	+	+/-	+/-	-	0	+/-	++	+	+/-	+	++	++
SuV63/h1	Tir yn Woodend / Land at Woodend	+	-	+/-	+	+/-	+/-	--	0	+/-	++	+	+/-	+	+	++
SuV58/h1	Tir cyfagos i Lon Dewi / Land adj to Lon Dewi	+	-	+/-	+	+/-	+/-	-	0	+/-	++	+	+	+	+	++
SuV58/h2	Tir ger Heol Drefach / Land off Drefach Road	+	-	+/-	+	+/-	+/-	-	0	+/-	++	+	+	+	+	++
SuV61/h1	Tir yn Fferm Nieuport	+	-	+/-	+	+/-	+/-	--	0	+/-	++	+	+	+	+	++
SeC18/h1	Cyfagos i Brittania Terrace / Adjacent to Brittania Terrace	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+/-	+	+	++
SeC18/h2	Hen Ffatri Menyn / Former Butter Factory	+	-	+/-	-	--	+/-	++	0	+	++	+	+	+	+	++
SeC18/h3	Tir cyfagos i Gefn Maes / Land adjacent to Cefn Maes	+	-	+/-	+	+/-	+/-	-	0	+/-	++	+	+/-	+	+	++
SeC18/h4	Tir yn Heol Llaindelyn	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+/-	+	+	++
SeC18/h5	Tir cyfagos i Gwynfa, Heol yr Orsaf / Land adjacent Gwynfa, Station Road	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+	+	+	++
SeC18/h6	Tir i gefn Heol yr Orsaf / Land to the rear of Station Road	+	-	+/-	-	--	+	--	0	+/-	++	+	+/-	+	+	++
SeC18/h7	Tir gyfagos i Gardde Fields / Land adjacent to Gardde Fields	+	-	+/-	+	+/-	+/-	-	0	+/-	++	+	+	+	++	++
SeC18/h8	Tir yn Cae Glas / Land at Cae Glas	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+/-	+	+	++
SeC18/h9	Land to the west of High Street	+	-	+/-	+	+/-	+	-	0	+/-	++	+	+	+	++	++
SeC19/h1	Tir yn Park View / Land at Park View, Trevaughan	+	-	+/-	--	--	+/-	-	0	+/-	++	+	+/-	+	+	++
SeC19/h2	Ailddefnyddio y tir a ddatblygwyd yn flaenorol / Previously Developed Land	+	-	+/-	-	--	+	++	0	+	++	+	+	+	+	++
SeC20/MU1	Parc Gwyliau Talacharn	+	--	+/-	+	+/-	+	--	0	+/-	++	+	+	+	+	++
SeC19/h3	Gerddi Lingfield	Not applicable as the site is under construction														
SeC19/h4	Parc y Dressig	Not applicable as the site has been completed														

Site Ref	Name	ISA1	ISA2	ISA3	ISA4	ISA5	ISA6	ISA7	ISA8	ISA9	ISA10	ISA11	ISA12	ISA13	ISA14	ISA15
	Employment															
PrC1/E1	Ystad Ddiwydiannol Cilefwr	+	-	+/-	+	+/-	--	--	0	+/-	+	+	+	+	++	+
PrC1/MU1	Gorllewin Caerfyrddin / West Carmarthen	+	-	+/-	-	--	--	--	0	+/-	++	+	+	+	++	+
PrC1/MU2	Pibwrlwyd	+	-	+/-	-	--	--	--	0	+/-	++	+	+	+	++	+
PrC1/MU3	Safle Adfywio a Defnydd Cymysg Nant-Y-Caws / Nant-Y-Caws Regeneration and Mixed-Use Site	+	-	+/-	+	+/-	+	+/-	0	+	+	+	+	+	++	+
PrC1/SS1	Yr Egin	+	-	+/-	+	+/-	--	-	0	+/-	+	+	+	+	++	+
PrC2/E2	Ystad Ddiwydiannol Cilefwr / Cillefwr Industrial Estate	+	-	+/-	+	+/-	--	--	0	+/-	+	+	+	+	++	+
PrC3/E1	Dwyrain Cross Hands / Cross Hands East	+	-	+/-	+	+/-	+	-	0	+/-	+	+	+	+	++	+
PrC3/E2	Parc Bwyd Gorllewin Cross Hands	+	-	+/-	+	+/-	+	-	0	+/-	+	+	+	+	++	+
PrC3/E3	Parc Busnes Cross Hands	+	-	+/-	+	+/-	+	-	0	+/-	+	+	+	+	++	+
PrC3/E6	Ystad Ddiwydiannol Capel Hendre	Not applicable as the site has been completed														
PrC3/E7	Ystad Ddiwydiannol Capel Hendre	+	-	+/-	+	+/-	+	-	0	+/-	+	+	+	+	++	+
PrC3/E8	Ystad Ddiwydiannol Cilyrychen	+	-	+/-	+	+/-	--	-	0	+/-	+	+	+	+	++	+
SeC13/E1	Hen Ffowndri Llanybydder	+	-	+/-	+	--	+	+/-	0	+/-	+	+	+	+	++	+
SeC16/E1	Ystad Diwyddiannol Beechwood	+	-	+/-	+	--	+	--	0	+/-	+	+	+	+	++	+
SeC16/E2	Hen Neuadd y Farchnad	+	-	+/-	+	--	+	+/-	0	+	+	+	+	+	++	+
SeC16/MU1	Beechwood	+	-	+/-	+	--	+	--	0	+/-	+	+	+	+	++	+
SeC18/E1	Parc Busnes San Cler	+	-	+/-	+	+/-	+	-	0	+/-	+	+	+	+	++	+
SeC19/E1	Parc Diwydiannol Hendy Gwyn ar Daf	+	-	+/-	+	+/-	+	-	0	+/-	+	+	+	+	++	+
SeC19/E2	Tir i'r dde o hen Hufenfa Hendy Gwyn ar Daf	+	-	+/-	+	+/-	--	--	0	+/-	+	+	+	+	++	+
SeC4/E1	Dyfaty / Dyfatty	+	-	+/-	+	+/-	--	-	0	+/-	+	+	+	+	++	+

Overall Conclusion of the Plan

Overall, the plan would provide significant benefits in terms of providing the housing and employment land needed to support a sustainable level of growth within Carmarthenshire.

The preferred options and ensuing framework of strategic and specific policies all look to improve access to quality jobs, services, and infrastructure across the County, balanced with improvements to green infrastructure networks, access to open space, and active travel facilities. It also looks to protect and enhance the County's valuable biodiversity.

Throughout the plan making process, when some negative effects have been identified the ISA has made recommendations to ensure that they are as sustainable as they can possibly be.

5. ISA Monitoring Framework

It is a requirement that the ISA also propose a monitoring framework by which the sustainability of the plan can be monitored once it is adopted. Monitoring allows us to understand the impacts of the plan and ensures the evidence base is kept up to date. Monitoring should consider both positive and negative impacts of the plan, and must also examine cumulative, secondary, and synergistic effects over its lifespan.

The ISA Monitoring Framework identifies indicators and targets for each of the ISA Objectives. If the plan is causing these targets to be missed, this will trigger a need for some action to be taken. Monitoring will begin once the plan has been adopted.

Please refer to Chapter 8 of the ISA Report[14] for the ISA Monitoring Framework.

6. Next Steps

The ISA is subject to public consultation.

Copies of all ISA documentation are available from the Strategic Policy and Placemaking Section of Carmarthenshire County Council, or they can be viewed on online. The plan and associated documents can also be inspected at Customer Service Centres and public libraries during advertised opening hours.

> Your views can be made online via the Consultation Page. Alternatively, response forms are available upon request.
>
> If you wish to send 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.
>
> Representations must be received by the relevant date and time stated upon the Consultation Page. Comments submitted after this date may not be considered.

---

[14] As amended by Ref 19 of Appendix A within the ISA Addendum.