



3.0 Site Assessment Proforma & Data Sources

3.1 Please complete the below table with commentary for your site and, where relevant, attach supporting evidence. Alternative formats are acceptable.

Question	ISA Objective(s)	Data Source	Your Comments
<p>Q1. Is the site compatible against the location of future growth presented in the Deposit LDP?</p>	<p>ISA1</p>	<p>Please refer, in context, to the spatial strategy within the Deposit rLDP (paragraph 8.20, Chapter 9 and 10, Figure 8).</p>	<p>Yes. Small scale residential development through infill in a tier 4 settlement.</p>
<p>Q2. Can the site accommodate 5 or more dwellings?</p>			<p>No</p>
<p>Q3. Is the site within, or directly related to an identified settlement in Tiers 1-3 of the LDP Preferred Strategy?</p>		<p>Full reference should be made to the rLDP Proposals Maps. Click  and search for: <input type="text" value="Development Limits"/></p>	<p>No</p>
<p>Q4. Is the site located within a flood risk zone?</p>	<p>ISA4 ISA5</p>	<p>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.</p>	<p>No</p>

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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 style="border: 1px solid #ccc; padding: 5px; width: fit-content;"> <p>Scheduled Monuments</p> </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>The site is located within a cluster of dwellings and is currently unutilized land. There is a housing need in the area which the site could accommodate.</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 the site would be infill.</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).	No
Q10. Is the site accessible from the existing public highway?			Yes
Q11. Does the site have an available access point with adequate visibility?			Yes applicant owns the whole site frontage which has ample space for access point and visibility.
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 .	Those residing at the site could walk to the settlement of Drefach Felindre to catch a bus.
Q14. Does the site have access to green space, leisure, and recreational	ISA12, ISA15	Reference should be made to the rLDP Proposals Maps .	Yes Drefach Felindre is nearby and has all these facilities. Many ProW in the area.

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<p>facilities that are within a reasonable distance?</p>		<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. 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>No employment, or retain within the settlement, however the settlement of Drefach Felindres, Rhos and NCE nearby.</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 Ysgol Saron and Penboyr Primary schools nearby. Site also on bus route for 2 secondary schools.</p>