

Site Assessment Proforma & Data Sources -Land Adj Llaindelyn Rd, St Clears

QUESTION	ISA Objective(s)	Data Source	Comments
Q1. Is the site compatible against the location of future growth presented in the Deposit LDP?	ISA1	Deposit rLDP	Yes – The site is deemed compatible with Strategic Policy SP3 of the LDP which seeks to ensure the provision of growth and development is directed to sustainable locations in accordance with the spatial framework; St Clears is identified as a Cluster 6, Tier 2 – Service Centre within the Settlement Framework. As such, ISA Objective 1 (Sustainable Development) is satisfied in this instance.
Q2. Can the site accommodate 5 or more dwellings?			Yes – The site in question has the potential to accommodate 5+ dwellings.
Q3. Is the site within, or directly related to an identified settlement in Tiers 1-3 of the LDP Preferred Strategy?		rLDP Proposals Maps.	Yes – The site is directly related to the identified settlement of St Clears. St Clears is classed as a Tier 2 Service Centre in Strategic Policy SP3 of the LDP
Q4. Is the site located within a flood risk zone?	ISA4 ISA5	Development Advice Maps. Flood Map for Planning.	No – The site does not fall within a C1 or C2 flood risk zone as delineated by TAN15 DAM flood maps. Neither does it fall within a Flood Zone 2 or Flood Zone 3 as delineated by FMfP (Flood Map for Planning Wales). As such, ISA Objective 4 (Climatic Factors) and ISA Objective 5 (Water) are both satisfied in this instance.
Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	ISA2	rLDP Constraints Maps	No – The site is not located within or immediately any of the following designated sites: <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 As such, ISA Objective 2 (Biodiversity) is satisfied in this instance.
Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?	ISA8	rLDP Constraints Maps	No – The site is not located within or immediately adjacent to any Scheduled Monuments. As such, ISA Objective 8 (Cultural Heritage and Historic Environment) is satisfied in this instance.

<p>Q7. Would development of the site be in contrary to general planning principles?</p>		<p>Site Assessment Methodology</p>	<p>No - The proposed development is deemed appropriate at this location in that it would not impact on any core planning principles. The proposed development would be sited immediately south and west of existing residential dwellings and also north-west of an area predominantly residential in nature. As such, the development would not fall to be considered as any of the following:</p> <ul style="list-style-type: none"> • Unacceptable ribbon tandem development • Unacceptable tandem development • Unacceptable coalescence • Unacceptable sporadic development • Unacceptable extension to the settlement • Loss of areas of public open space and formal recreational land. <p>Given the aforementioned, it is asserted that the development would not be contrary to general planning principles.</p>
<p>Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?</p>	<p>ISA8 ISA9</p>	<p>Site Assessment Methodology</p>	<p>No – The development would sit comfortably at this location without having any detrimental impact whatsoever on the character or setting of the settlement. Furthermore, the development would not have any detrimental impact on any features of the settlement such as landscapes, townscapes or buildings of importance as a result of its scale, density and prominence.</p> <p>As such, ISA Objective 8 (Cultural Heritage and Historic Environment) along with ISA Objective 9 (Landscape) are both satisfied in this instance.</p>
<p>Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?</p>	<p>ISA9 ISA7</p>	<p>Site Assessment Methodology</p>	<p>No – The proposal will not involve the re-use of suitable previously developed land. It is acknowledged that the site is a greenfield site, as such, ISA Objective 7 (Soil) is not entirely satisfied in this instance.</p>
<p>Q10. Is the site accessible from the existing public highway?</p>			<p>Yes – The site has a road frontage boundary that fronts onto an Unclassified Road known as Llandelyn Road, which is accessed just off the A477, via the Old Tenby Road. As such, the site is readily accessible from the existing public highway.</p>
<p>Q11. Does the site have an available access point with adequate visibility?</p>			<p>Yes – The site has a number of existing and established field entrance with adequate visibility splays, which allows direct access into the site.</p>

<p>Q12. Have any significant and evidenced highway issues been identified relating to the site?</p>			<p>No – Heol Llainedlyn is not a through-road as such, and is a relatively quiet road which primarily serves 3-4 Residential properties. The road junction onto the A477 Trunk Road is also served by adequate visibility splays. Data obtained from Crashmap.co.uk confirms that in the last 10 years, there have been no slight, serious or fatal crash incidents along Heol LLainedlyn; and only one slight incident close to the A477-Old Tenby Road junction. This would suggest that there are no highway issues relating to the site or the public road(s) which serves the site.</p>
<p>Q13. Does the site have suitable access to public transport and/or active travel route?</p>	<p>ISA3 ISA4 ISA6 ISA12 ISA13 ISA15</p>	<p>Site Assessment Methodology Data Map Wales Active Travel Approved Routes</p>	<p>Yes – The site lies in close proximity to National Cycle Network Route 4, which is approximately ½ mile away. In addition, it would be very accessible to a number of footpaths (away from the road) identified on the Active Travel Network Map.</p> <p>Furthermore, the site is readily accessible to local bus services, with the nearest bus stop less than a 5 minute walk away.</p> <p>It is considered the site has suitable access to public transport as well as identified active travel routes, as such, satisfies the following ISA Objectives; ISA 3 (Air Quality), ISA 4 (Climatic Factors), ISA 6 (Material Assets), ISA 12 (Health & Well-being), ISA 13 (Education s& Skills), ISA 15 (Social Fabric).</p>
<p>Q14. Does the site have access to green space, leisure, and recreational facilities that are within a reasonable distance?</p>	<p>ISA12 ISA15</p>	<p>rLDP Proposals Maps</p>	<p>Yes - Given its location within a field enclosure, the site lies immediately adjacent to an accessible green space. In addition, the site is very accessible to an identified play spaces in the settlement of St Clears. The nearest play space identified on the LDP Proposals Map is approximately 600metres away which represents a reasonable walking distance.</p> <p>As such, it is considered the site satisfies ISA Objective 12 (Health & Well-being) and ISA Objective 15 (Social Fabric) .</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>Site Assessment Methodology</p>	<p>Yes - The site is within a reasonable distance of the service centre (St Clears). Therefore is within a reasonable walking distance and a very short driving distance of a number of employment provision sites within the service centre as well as a wide range of retail provisions, services and facilities in the service centre.</p> <p>As such, the site satisfies the following ISA Objectives; ISA 6 (Material Assets), ISA 10 (Population), ISA 14 (Economy), ISA 15 (Social Fabric).</p>

Q16 Is the site within a reasonable distance to education facilities?	ISA13	Site Assessment Methodology	<p>Yes - The site represents a sustainable location in terms of its proximity to nearby nursery schools in St Clears. The site is also within a reasonable distance of Whitland Secondary School and Ysgol Griffith Jones Primary School.</p> <p>As such, ISA Objective 13 (Education & Skills) is satisfied in this instance.</p>
Q17. Is the site located within or adjacent to a mineral buffer zone?	ISA6	rLDP Constraints Maps	No – The site is not located within or adjacent to a mineral buffer zone, as such, ISA Objective 6 (Material Assets) is satisfied in this instance.
Q18. Is the site located within a Mineral Safeguarding Area?	ISA6	rLDP Constraints Maps	No – Part of the site is located within a Mineral Safeguarding Area (Sand & Gravel Safeguarding Category 1), as such, ISA Objective 6 (Material Assets) is not entirely satisfied in this instance.
Q19. Is the site within or immediately adjacent to an AQMA?	ISA3	rLDP Constraints Maps	No – The site is not located within or immediately adjacent to an Air Quality Management Area (AQMA), as such, ISA Objective 3 (Air Quality) is satisfied in this instance.
Q20. Does the site contain high carbon soil e.g., peatlands?	ISA7	Map of peat resources (datamap.gov.wales)	No – The site does not contain high carbon e.g. peatlands, as such, ISA Objective 7 (Soil) is satisfied in this instance.
Q21. Does the site contain high quality agricultural land?	ISA7	Map of agricultural resources (datamap.gov.wales)	No – The site does not contain high quality agricultural land (grades 1,2 or 3A, as identified within the Agricultural Land Classification Maps). As such, ISA Objective 7 (Soil) is satisfied in this instance.
Q22. Is the site located within or immediately adjacent to any Regionally Important Geological and Geomorphological Sites?	ISA9	rLDP Constraints Map	No – The site is not located within or immediately adjacent to any Regionally Important Geological or Geomorphological Sites. As such, ISA Objective 9 (Landscape) is satisfied in this instance.
Q24. Does the site have an available water connection?		Site Assessment Methodology	Yes – The site is located within close proximity to a viable water connection.
Q25. Is the site within or adjacent to a phosphate sensitive SAC catchment?	ISA2 ISA5 ISA7	Data Map Wales	No – The site is not located within or adjacent to a phosphate sensitive SAC catchment. As such, the site satisfies the following ISA Objectives; ISA 2 (Biodiversity), ISA 5 (Water) & ISA 7 (Soil).

<p>Q26. Does the site have connections to other infrastructure requirements?</p>			<p>Yes – The site is located within close proximity to other viable infrastructure requirements such as electricity and main sewer.</p>
<p>Q27. Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?</p>	<p>ISA11</p>	<p>Site Assessment Methodology</p>	<p>No – The site by virtue of its scale and location, would not have the potential to have a detrimental impact on the Welsh Language. As such, ISA Objective 11 (Welsh Language) is satisfied in this instance.</p>