





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.




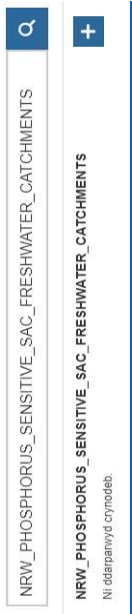
Question	ISA Objective(s)	Data Source	Your Comments
<p>Q1. Is the site compatible against the location of future growth presented in the Deposit LDP?</p>	<p>ISA1</p>	<p>Please refer, in context, to the spatial strategy within the Deposit rLDP (paragraph 8.20, Chapter 9 and 10, Figure 8).</p>	<p>The site is located within a sustainable village tier 3 settlement. The settlement benefits from a wide range of public facilities such as primary school, shop, village hall and nursery, garage, barber etc.</p>
<p>Q2. Can the site accommodate 5 or more dwellings?</p>			<p>Yes. The site put forward would be phase one.</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>Yes the site is directly adjacent to the development boundary of a tier 3 settlement. Access to site is within the development boundary and the applicant is currently seeking full planning permission for part of the site within the development boundary at present.</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 the site is not within any flood zone.</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>The site is not located within or adjacent to any designated sites for importance to nature conservation.</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>No. Site is sustainably located in walking distance to a wide range of public facilities and public transport routes.</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 is not prominent in the landscape and is well screened by existing field boundaries. Site directly adjacent to the built form.</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. There are no brownfield sites within the settlement.
Q10. Is the site accessible from the existing public highway?			Yes directly off the C1297 county maintained main road.
Q11. Does the site have an available access point with adequate visibility?			Yes.
Q12. Have any significant and evidenced highway issues been identified relating to the site?			No. The applicant owns the whole access point and visibility splays.
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 .	The site is located in close proximity to a wide range of local facilities. A regular bus service visits the settlement and the site is in walking distance of the bus stop.
Q14. Does the site have access to green space, leisure, and recreational	ISA12, ISA15	Reference should be made to the rLDP Proposals Maps .	Yes. A large park is located within the settlement (Park Pw). Furthermore there are ample PRoW in the immediate area.

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<p>facilities that are within a reasonable distance?</p>		<p>Click  and search for:</p> <div style="display: flex; flex-wrap: wrap; justify-content: space-around;"> <div style="border: 1px solid #ccc; padding: 5px; margin: 5px;">Play Space</div> <div style="border: 1px solid #ccc; padding: 5px; margin: 5px;">Allotments</div> <div style="border: 1px solid #ccc; padding: 5px; margin: 5px;">Amenity Greenspace</div> <div style="border: 1px solid #ccc; padding: 5px; margin: 5px;">Country Park</div> <div style="border: 1px solid #ccc; padding: 5px; margin: 5px;">Parks and Gardens</div> <div style="border: 1px solid #ccc; padding: 5px; margin: 5px;">Outdoor Sports</div> </div> <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.</p> <p>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>Yes. There is a demand for labor in the area with numerous rural 'business' located nearby. There is a retail offering within settlement, with a larger offering in the nearby settlement of NCE. Wide range of other services such as school etc. available.</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 walking distance to a primary school and nursery. These facilities require more children to sustain them, which additional housing will enable.</p>

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<p>Q17. Is the site located within or adjacent to a mineral buffer zone?</p>	<p>ISA6</p>	<p>Full reference should be made to the rLDP Proposals Maps. Click  and search for:  Sites with Extant Permission for Mineral Working and associated Buffer Zone</p>	<p>No</p>
<p>Q18. Is the site located within a Mineral Safeguarding Area?</p>	<p>ISA6</p>	<p>Full reference should be made to the rLDP Constraints Maps. Click  and search for:  Carboniferous Limestone Cat...  Sand & Gravel Safeguarding...  Sandstone and Igneous Safeg...  Sandstone Aggregate Categ or...  Sandstone Safeguarding...  Sandstone Safeguarding...  Sandstone Safeguarding...  Sandstone Safeguarding...</p>	<p>No</p>
<p>Q19. Is the site within or immediately adjacent to an AQMA?</p>	<p>ISA3</p>	<p>Full reference should be made to the rLDP Constraints Maps. Click  and search for:  Air Quality Management Area</p>	<p>No</p>
<p>Q20. Does the site contain high carbon soil e.g., peatlands?</p>	<p>ISA7</p>	<p>A map of peat resources can be found here: https://datamap.gov.wales/maps/peatlands-of-wales-maps/</p>	<p>No</p>

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<p>Q21. Does the site contain high quality agricultural land?</p>	<p>ISA7</p>	<p>A map of agricultural soil resources can be found here: https://datamap.gov.wales/layers/inspire-wg:wg_predictive_alc2</p>	<p>No - Grade 5 - low quality agricultural land.</p>
<p>Q22. Is the site located within or immediately adjacent to any Regionally Important Geological and Geomorphological Sites?</p>	<p>ISA9</p>	<p>Full reference should be made to the rLDP Constraints Maps. Click  and search for: </p>	<p>No</p>
<p>Q24. Does the site have an available water connection?</p>		<p>Reference is made to the Site Assessment Methodology (paragraph 2.51)</p>	<p>Yes. Mains water on site.</p>
<p>Q25. Is the site within or adjacent to a phosphate sensitive SAC catchment?</p>	<p>ISA2 ISA5 ISA7</p>	<p>Full reference should be made to Data Map Wales. Click  and search for:  Reference may also be made to site-specific HRA reports and/or related information, if already undertaken by alternative site promoters.</p>	<p>Yes - However the applicant has a significant quantity of agricultural land in the immediate area which would potentially enable the site to be phosphate neutral.</p>

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<p>Q26. Does the site have connections to other infrastructure requirements?</p>			<p>Main sewer available near site.</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>Full reference should be made to the Site Assessment Methodology (see paragraph 2.56 and 2.57).</p>	<p>The proposed development has the potential to be positive to the Welsh Language by providing space for local people to build and live.</p>