

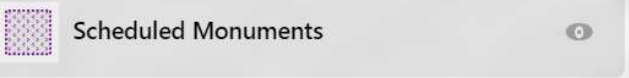









3.0 Site Assessment Proforma & Data Sources







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 |
|--|------------------|--|---|
| Q1. Is the site compatible against the location of future growth presented in the Deposit LDP? | ISA1 | Please refer, in context, to the spatial strategy within the Deposit rLDP (paragraph 8.20, Chapter 9 and 10, Figure 8). | The application site is located within the village of Llanllwni (Tier 3 - Sustainable Villages) and generally complies with the principles of spatial strategy outlined in chapters 9 & 10 of the Deposit rLDP. |
| Q2. Can the site accommodate 5 or more dwellings? | | | The proposed site can accommodate 5 or more dwellings. |
| Q3. Is the site within, or directly related to an identified settlement in Tiers 1-3 of the LDP Preferred Strategy? | | Full reference should be made to the rLDP Proposals Maps . Click  and search for: <div style="border: 1px solid #ccc; padding: 5px; margin-top: 5px;"> <input type="checkbox"/> Development Limits 0 </div> | The proposed site is situated adjacent to settlement limits (Tier 3) at Llanllwni (North of SuV36/h2 site allocated for residential development). |
| Q4. Is the site located within a flood risk zone? | ISA4 ISA5 | 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. | Development Advice maps does not indicate that the site falls within any flood zone. In addition, the site is not located in any layer within the 'Flood Map for Planning' site. |

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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 immediately adjacent to SSSI, SAC, SPA, NNR, LNR, Common Land or registered village green.</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; margin-top: 5px;">  </div> | <p>The site is not located within or immediately adjacent to any Scheduled Monuments.</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 development of application site would not lead to unacceptable ribbon, tandem, sporadic or extension development. The site would provide a natural extension to SuV36/h2 and is not a public open space or formal recreational land.</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>The site and setting would not have any detrimental impact on the county's historic buildings, townscape and general landscape. Scale and density of the site to be agreed with planning department.</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). | The site is greenfield in nature and is currently used for agricultural purposes. |
| Q10. Is the site accessible from the existing public highway? | | | The site is not accessible from the highway and would depend upon site access via adjacent land - See residential allocation SuV36/h2 |
| Q11. Does the site have an available access point with adequate visibility? | | | See Q10 above. |
| Q12. Have any significant and evidenced highway issues been identified relating to the site? | | | SuV36/h2 is located adjacent to a highway with good visibility in both directions. |
| 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 . | There is a regular bus service on the adjacent A485 which provides transport to Aberystwyth and Carmarthen. Both towns are served by railway stations which allow travel to other areas. |
| Q14. Does the site have access to green space, leisure, and recreational | ISA12, ISA15 | Reference should be made to the rLDP Proposals Maps . | There is an outdoor sports facility and play space within 30-40 meters of the A485 next to proposed site. In addition, there are public |

| Question | ISA Objective(s) | Data Source | Your Comments |
|--|----------------------------------|--|---|
| <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;">  <p>Play Space</p> </div> <div style="border: 1px solid #ccc; padding: 5px; margin: 5px;">  <p>Allotments</p> </div> <div style="border: 1px solid #ccc; padding: 5px; margin: 5px;">  <p>Amenity Greenspace</p> </div> <div style="border: 1px solid #ccc; padding: 5px; margin: 5px;">  <p>Outdoor Sports</p> </div> <div style="border: 1px solid #ccc; padding: 5px; margin: 5px;">  <p>Country Park</p> </div> <div style="border: 1px solid #ccc; padding: 5px; margin: 5px;">  <p>Parks and Gardens</p> </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>houses, places of worship, primary school, shop, post office and other community facilities within walking distance of the site.</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>Employment opportunities are easily accessible via the use of public transport on the adjacent A485. There is also local business to include garages, public houses, primary schools, builders merchants and construction companies that often provide local employment opportunities.</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>Primary school within walking distance of the site and secondary schools are accessible via county bus service that travel daily on the adjacent A485.</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.</p> <p>Click  and search for:</p>  | <p>The site is not located within or adjacent to a mineral buffer zone.</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.</p> <p>Click  and search for:</p>  | <p>The site is located within a category 1 Aggregates Safeguarding Area (Sand & Gravel Safeguarding Area Category 1).</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.</p> <p>Click  and search for:</p>  | <p>The site is not located within or immediately adjacent to an AQMA.</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>The site does not contain high carbon soil.</p> |

| Question | ISA Objective(s) | Data Source | Your Comments |
|--|-------------------------------|--|--|
| <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>The site is categorised as Grade 3b on the datamap website.</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> <div data-bbox="800 602 1430 695" style="border: 1px solid #ccc; padding: 5px; background-color: #f9f9f9;">  Regionally Important Geological and Geomorphological Sites </div> | <p>The site is not located within or immediately adjacent to any regionally important Geological and Geomorphological sites.</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>There is no water connection currently on site but this can be acquired from near by WelshWater infrastructure.</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:</p> <div data-bbox="793 1024 1430 1159" style="border: 1px solid #ccc; padding: 5px; background-color: #f9f9f9;"> <input type="text" value="NRW_PHOSPHORUS_SENSITIVE_SAC_FRESHWATER_CATCHMENTS"/>  <input type="text" value="NRW_PHOSPHORUS_SENSITIVE_SAC_FRESHWATER_CATCHMENTS"/>  <small>Ni ddarparwyd crynodeb.</small> </div> <p>Reference may also be made to site-specific HRA reports and/or related information, if already undertaken by alternative site promoters.</p> | <p>The site is located within a phosphate sensitive SAC catchment.</p> |

| Question | ISA Objective(s) | Data Source | Your Comments |
|--|------------------|---|--|
| <p>Q26. Does the site have connections to other infrastructure requirements?</p> | | | None |
| <p>Q27. Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?</p> | ISA11 | Full reference should be made to the Site Assessment Methodology (see paragraph 2.56 and 2.57). | The inclusion of this site is likely to enhance the Welsh language by providing housing opportunities to local people and retain young people to live within this community. |