

Site Assessment Proforma & Data Sources -Land Rear of Ty Gwyn, Rhydargaeau

| QUESTION | ISA Objective(s) | Date Source | Comments |
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| 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; Rhydargaeau is identified as a Cluster 1, Tier 3 – Sustainable Village 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 Rhydargaeau. Rhydargaeau is classed as a Tier 3 Sustainable Village 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. A section of the site boundary does fall within a Flood Zone 2 or Flood Zone 3 as delineated by FMfP (Flood Map for Planning Wales). However, on the whole, 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. |

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| Q7. Would development of the site be in contrary to general planning principles? | | Site Assessment Methodology | <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 adjacent to existing residential dwellings along its southern and eastern boundaries. 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> |
| Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features? | ISA8 ISA9 | Site Assessment Methodology | <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> |
| Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings? | ISA9 ISA7 | Site Assessment Methodology | <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> |
| Q10. Is the site accessible from the existing public highway? | | | <p>Yes – The site has a road frontage boundary that fronts onto an Unclassified Road which links the A485 and B4301. As such, the site is readily accessible from the existing public highway.</p> |
| Q11. Does the site have an available access point with adequate visibility? | | | <p>Yes – The site has an existing and established field entrance with adequate visibility splays, which allows direct access into the site.</p> |
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| Q12. Have any significant and evidenced highway issues been identified relating to the site? | | | <p>No – The unclassified is a relatively quiet through road that links the A485 and B4301 (Bronwydd Rd) It primarily serves one farm, in addition to 7 residential properties fronting directly onto the road. The road junction onto the A485 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 this road or at the A485 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> |
| Q13. Does the site have suitable access to public transport and/or active travel route? | <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 47, which is approximately 2.7km away.</p> <p>Furthermore, the site is readily accessible to a local bus services (First South & West Wales) Route No. T1A, with the nearest bus stop less than a 1 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> |
| Q14. Does the site have access to green space, leisure, and recreational facilities that are within a reasonable distance? | <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.</p> <p>As such, it is considered the site satisfies ISA Objective 12 (Health & Well-being) and ISA Objective 15 (Social Fabric) .</p> |
| Q15 Is the site within reasonable distance to: (a) Employment provision (b) Retail provision (c) Other services and facilities | <p>ISA6 ISA10 ISA14 ISA15</p> | <p>Site Assessment Methodology</p> | <p>Yes - The site is within a reasonable walking distance of employment/retail provisions, services and facilities found in the settlement of Rhydargaeau itself.</p> <p>Other provisions/services/facilities within a reasonable driving distance (approx. 5 minutes) can be found in nearby settlements such as Peniel and Bronwydd. The market town of Carmarthen is approximately 7 km away.</p> <p>It is considered the site is within a reasonable distance of a number of employment and retail provisions as well as other local services and facilities. As such, the site satisfies the following ISA Objectives; ISA 6 (Material Assets), ISA 10 (Population), ISA 14 (Economy), ISA 15 (Social Fabric).</p> |

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| Q16 Is the site within a reasonable distance to education facilities? | ISA13 | Site Assessment Methodology | Yes - The site represents a sustainable location in terms of its proximity to nearby nursery schools in Peniel. The site is also within a reasonable distance of Ysgol Gymraeg Bro Myrddin (8km) and Peniel Primary School (3km). As such, ISA Objective 13 (Education & Skills) is satisfied in this instance. |
| 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 – The site is partly not located within a Sand & Gravel Mineral Safeguarding Area 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 a 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 consists of Grade 4 agricultural land, hence 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, As such, the site satisfies the following ISA Objectives; ISA 2 (Biodiversity), ISA 5 (Water) & ISA 7 (Soil). |

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| Q26. Does the site have connections to other infrastructure requirements? | | | Yes – The site is located within close proximity to other viable infrastructure requirements such as electricity and main sewer. |
| Q27. Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language? | ISA11 | Site Assessment Methodology | 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. |