# 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). | Yes  |
| **Q2. Can the site accommodate 5 or more dwellings?** |  |  | Yes – the site has an allocation for 23 units in the current Adopted LDP. The allocation was found to be sound by the Planning Inspector. |
| **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](https://carmarthenshire.opus4.co.uk/planning/localplan/maps/2nd-deposit-revised-carmarthenshire-local-development-plan-2018-2033-proposals-map). Click  and search for: | Yes |
| **Q4. Is the site located within a flood risk zone?** | ISA4ISA5 | 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](https://maps.cyfoethnaturiolcymru.gov.uk/Html5Viewer/Index.html?configBase=https://maps.cyfoethnaturiolcymru.gov.uk/Geocortex/Essentials/REST/sites/Flood_Risk/viewers/Flood_Risk/virtualdirectory/Resources/Config/Default&layerTheme=2). Additionally, state whether the site is located (wholly or partly) within any layer contained within the [Flood Map for Planning](https://flood-map-for-planning.naturalresources.wales/). Please provide any additional flood risk assessment and/or related information if already undertaken by alternative site promoters. | No  |
| **Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?** | ISA2 | Full reference should be made to the rLDP Constraints Maps. Sites to be identified are: * 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

Reference may also be made to site-specific HRA reports and/or related ecological information, if already undertaken by alternative site promoters. | No  |
| **Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?** | ISA8 | Full reference should be made to the [rLDP Constraints Maps.](https://carmarthenshire.opus4.co.uk/planning/localplan/maps/2nd-deposit-revised-carmarthenshire-local-development-plan-2018-2033-constraints-map#/center/51.9173,-3.9039/zoom/12/baselayer/b:31/layers/o:9413) Click  and search for: | No  |
| **Q7. Would development of the site be in contrary to general planning principles?** |  | Full reference should be made to the Site Assessment Methodology (see paragraph 2.31 and 2.32). | No |
| **Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?** | ISA8ISA9 | Full reference should be made to the Site Assessment Methodology (see paragraph 2.33). | No  |
| **Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?** | ISA9ISA7 | 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 |
| **Q12. Have any significant and evidenced highway issues been identified relating to the site?** |  |  | No, Roger Casey Associates Ltd have already created CAD drawings that consider (i) a “swept path analysis” for both on-site and off-site vehicular movements for a standard refuse collection vehicle used by Carmarthenshire County Council and (ii) engineering drawings. Nationwide Data Collection have already undertaken an ‘Automatic Traffic Count’ of St Anne’s Lane. |
| **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](https://datamap.gov.wales/layers/inspire-wg%3Aactivetravel_routesection_approvedroutes). | Yes |
| **Q14. Does the site have access to green space, leisure, and recreational facilities that are within a reasonable distance?** | ISA12, ISA15 | Reference should be made to the [rLDP Proposals Maps](https://carmarthenshire.opus4.co.uk/planning/localplan/maps/2nd-deposit-revised-carmarthenshire-local-development-plan-2018-2033-proposals-map#/center/51.8538,-4.311/zoom/15/baselayer/b:31/layers/o:9560,o:9561,o:9562,o:9563,o:9564,o:9580). Click  and search for: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). | Yes |
| **Q15 Is the site within reasonable distance to:**1. **Employment provision**
2. **Retail provision**
3. **Other services and facilities**
 | ISA6, ISA10, ISA14, ISA15 | Full reference should be made to the Site Assessment Methodology (see paragraph 2.41).  | Yes |
| **Q16 Is the site within a reasonable distance to education facilities?** | ISA13 | Reference should be made to the Site Assessment Methodology (see paragraph 2.42).  | Yes |
| **Q17. Is the site located within or adjacent to a mineral buffer zone?** | ISA6 | Full reference should be made to [the rLDP Proposals Maps](https://carmarthenshire.opus4.co.uk/planning/localplan/maps/2nd-deposit-revised-carmarthenshire-local-development-plan-2018-2033-proposals-map#/center/51.801,-4.1982/zoom/15/baselayer/b:31/layers/o:9446). Click  and search for: | No |
| **Q18. Is the site located within a Mineral Safeguarding Area?** | ISA6 | Full reference should be made to the [rLDP Constraints Maps.](https://carmarthenshire.opus4.co.uk/planning/localplan/maps/2nd-deposit-revised-carmarthenshire-local-development-plan-2018-2033-constraints-map#/center/51.8926,-3.8983/zoom/13/baselayer/b:31/layers/o:9565,o:9566,o:9567,o:9568,o:9569,o:9582,o:9583) Click  and search for: | No  |
| **Q19. Is the site within or immediately adjacent to an AQMA?** | ISA3 | Full reference should be made to the [rLDP Constraints Maps.](https://carmarthenshire.opus4.co.uk/planning/localplan/maps/2nd-deposit-revised-carmarthenshire-local-development-plan-2018-2033-constraints-map#/center/51.9173,-3.9039/zoom/12/baselayer/b:31/layers/o:9585) Click  and search for: | No |
| **Q20. Does the site contain high carbon soil e.g., peatlands?** | ISA7 | A map of peat resources can be found here: <https://datamap.gov.wales/maps/peatlands-of-wales-maps/>  | No |
| **Q21. Does the site contain high quality agricultural land?** | ISA7 | A map of agricultural soil resources can be found here:[https://datamap.gov.wales/layers/inspire-wg:wg\_predictive\_alc2](https://datamap.gov.wales/layers/inspire-wg%3Awg_predictive_alc2)  | No |
| **Q22. Is the site located within or immediately adjacent to any Regionally Important Geological and Geomorphological Sites?** | ISA9 | Full reference should be made to the [rLDP Constraints Maps.](https://carmarthenshire.opus4.co.uk/planning/localplan/maps/2nd-deposit-revised-carmarthenshire-local-development-plan-2018-2033-constraints-map#/center/51.8926,-3.8983/zoom/13/baselayer/b:31/layers/o:9367,o:9585) Click  and search for: | No |
| **Q24. Does the site have an available water connection?** |  | Reference is made to the Site Assessment Methodology (paragraph 2.51) | Yes |
| **Q25. Is the site within or adjacent to a phosphate sensitive SAC catchment?** | ISA2ISA5ISA7 | Full reference should be made to [Data Map Wales](https://datamap.gov.wales/maps/new#/).  Click  and search for:NRW_PHOSPHORUS_SENSITIVE_SAC_FRESHWATER_CATCHMENTSReference may also be made to site-specific HRA reports and/or related information, if already undertaken by alternative site promoters. | No |
| **Q26. Does the site have connections to other infrastructure requirements?** |  |  | Yes, all utility services already exist at the site access.  |
| **Q27. Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?** | ISA11 | Full reference should be made to the Site Assessment Methodology (see paragraph 2.56 and 2.57). | No |