



Monmouthshire Replacement Local Development Plan

2018-2033

Candidate Site Assessment Proformas

Primary Settlements

Abergavenny & Llanfoist

October 2024



monmouthshire
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INTRODUCTION

Background

- 1.1. This document presents the Candidate Sites Assessment Proformas which were completed as part of the Stage 3A Candidate Sites assessment process for the consideration of land for development in the Replacement Local Development Plan (RLDP).
- 1.2. A 'traffic light' coding system was used to inform which sites were more suitable for development and which sites were less so. The 'traffic light' coding system is as follows:

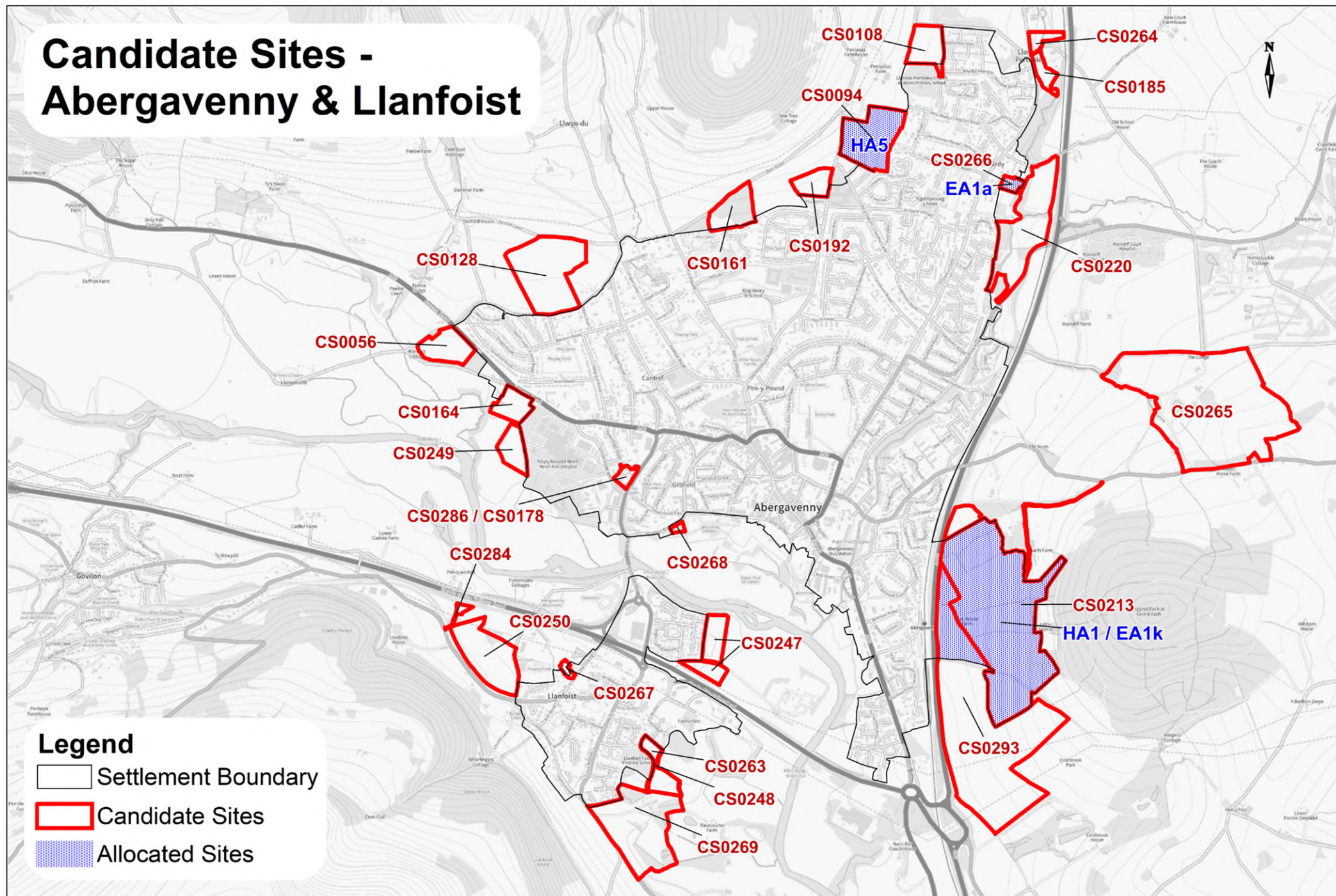
	Impact
Proposed site is expected to have significant positive impacts	
Proposed site is expected to have some positive impacts	
Proposed site is expected to have a neutral impact	
Proposed site is expected to have some negative impacts	
Proposed site is expected to have significant negative impacts	
The impact of the proposed site cannot be predicted at this stage	

- 1.3. At this stage the sites were also assessed against the Council's ISA/SEA Framework. Candidate sites were assessed against these ISA objectives to determine whether they would contribute positively or negatively.
- 1.4. It should be noted that while the Candidate Site Proformas have informed the site selection process, the allocation of sites in the Deposit RLDP has required a balanced approach with all planning considerations carefully weighed up for each site.
- 1.5. For an explanation of the candidate sites assessment process please refer to the '**Candidate Sites Assessment Methodology Background Paper**'.
- 1.6. The findings of the candidate sites assessment process are outlined in the '**Candidate Site Assessment Report**'.

How to use this document

- 1.7. A map has been prepared for each settlement showing:
 - The settlement boundary
 - Candidate sites submitted for consideration for development in the RLDP.
 - Proposed site allocations
- 1.8. Each site is labelled with its candidate site reference(s) and, where applicable, with its allocation reference(s).
- 1.9. The map is followed by an Index listing each candidate site/proposed site allocation and relevant details pertaining to that site.
- 1.10. To assist with navigation the following hyperlinks have been provided:
 - Within the Index, the Candidate Site Reference Number is hyperlinked to the relevant pro forma.
 - At the end of each pro forma there is a hyperlink back to the Index.

Candidate Sites - Abergavenny & Llanfoist



Abergavenny and Llanfoist

Candidate Site Ref No.	Allocation Ref	Site Name	Electoral Ward	Current Use	Proposed Use	Site Proposer	Page No.
CS0213	HA1	Land to the East of Abergavenny	Gobion Fawr	Agricultural Land & Buildings	Mixed use comprising residential, employment, retail, leisure, education and community use (use classes: C3, B1, A1, D1 & D2)	Monmouthshire Housing Association (Geraint John Planning)	
CS0293	HA1	Land east of A465 2	Gobion Fawr	Agricultural Land & Buildings	Abergavenny East 2 forming part of HA1 – Land to the East of Abergavenny	The Coldbrook Estate (RPS)	
CS0094	HA5	Land at Penlanlas Farm	Croesonen, Mardy	Agriculture	Residential – 100 units – Allocated (Submitted for 127 units)	Edenstone Homes Ltd (Boyer Ltd)	
CS0266	EA1a	Land at Nantgavenny Business Park	Mardy	Agricultural	Submitted for Employment/Business – B1 & B2 Allocated for Employment – B1	Monmouthshire County Council Estates	
CS0056		Land south Brecon Road	Cantref	Agricultural Grazing Land	Residential – approximately 76 units	JR Planning & Development (Tompkins Thomas Planning)	
CS0108		Land north of Hillgrove Avenue, Abergavenny	Mardy	Agriculture-Grazing	Residential – up to 50 units	The Stantonbury Development Company (BBA Architects)	
CS0128		Land at Chapel Farm, Abergavenny	Cantref	Agricultural	Residential – Option 1 – 70 homes and Option 2 – 100 homes	Hallam Land Management (Asbri Planning)	
CS0161		Land north of Hillside	Landsdown	Woodland / Grassland	Residential – approx. 46 units	Edenstone Homes Ltd (RPS)	
CS0164		Land adjacent to Red Barn Farm (RBF1)	Cantref	Agriculture	Residential 60-70 units	Mr Andrew Lewis (Christine Sullivan)	
CS0178		The Abergavenny Workhouse	Grofield	Protected Employment Site with mixture of uses (SAE2d –	Mixed Use: Retail/Professional services/Food outlets (A1/A2/A3), Employment (B1/B2/B8), Health/leisure (D1/D2) and Sui Generis	Mrs Caroline Townley	

Candidate Site Ref No.	Allocation Ref	Site Name	Electoral Ward	Current Use	Proposed Use	Site Proposer	Page No.
				Hatherleigh Place).			
CS0185		Land to the west of Glebe Cottage	Mardy	Grazing land used for keeping livestock	Residential – 12 units	JR Planning & Development (Tompkins Thomas Planning)	
CS0192		Land off Old Hereford Road	Lansdown	Grazing land	Residential – approx. 50 units	Candleston Homes (Savills)	
CS0220		Land at Ross Road	Croesonnen, Mardy	Woodland, grassland and grazing land	Residential – approx. 189 dwellings	Candleston Homes (RPS)	
CS0247		Coopers III (Land east of James Jones Close	Llanfoist Fawr and Govilon	Vacant grassland	Residential development – circa 50 units	Johnsey Estates 2020 Ltd. (RPS Planning)	
CS0248		Land adjacent to Llanfoist Fawr Primary School (whole site)	Llanfoist Fawr and Govilon	Northern parcel – overgrown scrub land, southern parcel – agricultural field parcel.	Residential – approx. 36 dwellings	Mr Ben Jones (Grove Farm Estates) (Amity Planning)	
CS0249		Land at Red Barn Farm (RBF2)	Cantref, Grofield	Agriculture	Residential – 55 units (but only accessible in connection with RBF (1) – 60 dwellings	Mr Andrew Lewis (Christine Sullivan)	
CS0250		Land at Evesham Nurseries	Llanfoist Fawr and Govilon	Agriculture	Residential – circa 100 dwellings	Bellway Homes (Boyer Ltd)	
CS0263		Land adjacent to Llanfoist Fawr Primary School	Llanfoist Fawr and Govilon	Scrub land	Residential – approx. 13 dwellings.	Mr Ben Jones (Grove Farm Estates) (Amity Planning)	
CS0264		Land north of St Teilos	Mardy	Agriculture	Residential – approx. 8 units	Mr Bryan Nicholls (Edward Phipps)	
CS0265		Tredilion Park	Gobion Fawr, Mardy	Tourism/Leisure	Part hotel/wedding function venue and vacant land.	Mrs Emma Vidler (G Powys Jones)	

Candidate Site Ref No.	Allocation Ref	Site Name	Electoral Ward	Current Use	Proposed Use	Site Proposer	Page No.
<u>CS0267</u>		Waterloo Court	Llanfoist Fawr and Govilon	Set to pasture	Residential – approx. 5 dwellings	Mr Alf Hill (FTAA Ltd.)	
<u>CS0268</u>		Westgate Gardens	Grofield	Vacant land	Residential – approx. 6 dwellings	Mr Harry Morgan	
<u>CS0269</u>		Land at Grove Farm	Llanfoist Fawr and Govilon	Equestrian Farm including residential	Retirement Village (Senior neighbourhood) – Use class C2? 60 bed Nursing Home, 90 homes for sale, 60 homes for rent and communal uses including leisure, restaurant and shop.	Grove Farm Estates	
<u>CS0284</u>		Pen-Y-Worlod Stables	Llanfoist Fawr and Govilon	Storage barn and yard	Residential – 5 dwellings	Mr Andrew Jenkins	
<u>CS0286</u>		Abergavenny Workhouse	Grofield	Protected Employment Site with mixture of uses (SAE2d – Hatherleigh Place).	Mixed Use: Retail/Professional services/Food outlets (A1/A2/A3), Employment (B1/B2/B8), Health/leisure (D1/D2), Suis Generis and residential C3.	Mrs Caroline Townley	

Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0213	Allocation Ref:	HA1 – Land to the East of Abergavenny	Area (Ha)	24.75 (35.9ha allocated including part of CS0293)
Proposal	Mixed use comprising residential, employment, retail, leisure, education and community use (use classes: C3, B1, A1, D1 & D2)			Existing Use:	Agricultural Land & Buildings

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Edge of settlement.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		Greenfield
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			Topography – survey of site undertaken. Site slopes upwards to the east towards Skirrid Fach, with more levelled land to the west abutting the A465. Proposed uses and layout of development have considered the existing topographical features. Group TPO running through southern part of site.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			Predictive Agricultural Land Classification (ALC) maps indicate the site is a mixture of 3a and 3b, with some parcels of grade 4 on the eastern boundary. ALC report submitted as supporting information and concludes that the site is 3.6ha (15%) grade 2, 4.2ha (17%) Grade 3a, 16.6ha (67%) grade 3b and 0.3 ha (1%) urban.
5. Does the proposal result in the loss of amenity open space (DES2)?		No		
6. Does the proposal result in the loss of community facilities?		No		

Topic/Question	Yes	No	Not Stated	Commentary
7. Does the site lie within a Minerals Safeguarding Area?		No		The land is identified as Category 2 Sandstone based on the BGS maps, however there is not a requirement to safeguard this category. Not within a Mineral Safeguarding Area in the Adopted LDP.
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?		No		Within Deri View Primary School Catchment – 1.6 miles – 35 mins walk. It should be noted that Deri View Primary School will be moving to the new 3-19 King Henry VIII all through school and it is anticipated that the children will be on the new site in April 2025. Ysgol Y Fenni is also scheduled to move to the Deri View Primary School site in September 2025. Our Lady & St Michael's RC Primary School is approx. 1600m away – 1.1 miles – 22 mins walk
10. Is the site within an acceptable walking distance of a secondary school?		No		King Henry VIII Comprehensive School is approx. 2600m away. – 1.4 miles – 30 mins walk
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			River Gavenny Park is approximately 14 mins walk (0.6 miles) Abergavenny Train Station is approximately 10 mins walk.
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			Aldi is 0.6 miles – 11 mins walk. Abergavenny Town Centre (NP7 5EH) is approx. 16 mins walk. However, this may be reduced with improved access over the A465.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			

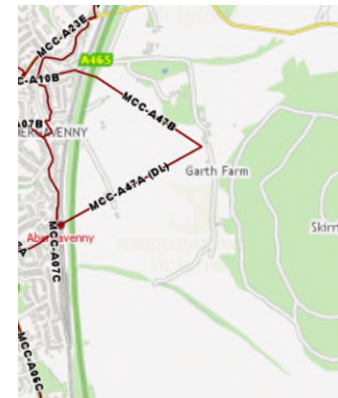
Topic/Question	Yes	No	Not Stated	Commentary
14. Is the site wholly in the ownership of the proposer?		No		The site promoter is Monmouthshire Housing Association, who have an appropriate agreement in place with landowners. The site is in the ownership of two landowners, who are committed to bringing the site forward for future development.
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)		No		
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Dŵr Cymru Welsh Water response: site connects to the Llanfoist WwTW.
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			Page 103 of Planning Statement notes that a developer enquiry response is currently awaited from DCWW regarding budget costs and capacity. Early indications are that there are potential capacity limitations within the clean and foul water networks to confirm available capacity and any reinforcement required. If reinforcement is required, it will be funded via the infrastructure charge and there will be no additional cost to the developer. Connection points will be confirmed upon completion of hydraulic modelling. DWCC candidate site consultation response: Hydraulic modelling assessment required. There are no issues in the foul flows from the site being accommodated at the Llanfoist WwTW. Wastewater Treatment Works (WwTW): The proposed development site is in the catchment of Llanfoist Wastewater Treatment Works (WwTW) and ultimately discharges to a river Special Area of Conservation (SAC). From a phosphorus perspective, NRW have completed the permit review process and have confirmed

Topic/Question	Yes	No	Not Stated	Commentary										
				that the consent limit of 2mg/l is applicable from 31/12/2025. In the meantime, a backstop consent limit of 5mg/l is applicable. Dŵr Cymru Welsh Water is delivering a scheme at the WwTW by March 2025, and we would advise that capacity will be available at the WwTW to accommodate foul water flows from the proposed allocation upon completion of a scheme at the WwTW. DCWW has confirmed upgrades to the Llanfoist WwTW to include phosphate stripping capability in AMP 8 2025- 2030. The impact of development on water quality will be scrutinised as part of the planning application in consultation with relevant bodies including NRW and DCWW to ensure no adverse impacts to the river SAC. Any development proposal will need to be in accordance with the Environmental Permit issued by NRW.										
19. Is the site capable of connection to electricity?	Yes			Asset maps provided by Western Power Distribution (WPD) show HV (11kV) overhead and underground cables within the site boundary. These will require diversion to facilitate development and WPD have provided a budget cost of £1,605,262.00 for the new connections and diversions. There is understood to be sufficient capacity within the local electricity network to accommodate the proposed development. It is to be noted that this allows for sufficient capacity for low carbon technology (i.e. air source heat pumps & EV chargers) – which will support the sustainability of the proposed scheme. New connections are to be made to the existing HV cables east of the A465.										
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			<table border="1"><tr><td>Gas supply</td><td></td><td>EV Charging</td><td>x</td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table> Early indications are that there are potential capacity limitations within the gas network in the vicinity of the proposed development. Wales & West Utilities (WWU) have advised that reinforcement may be required to provide sufficient capacity for the new development and an element of any applicable reinforcement costs may be chargeable to the developer, but no further details are available at this stage. The nearest gas network is approximately 105m east of the proposed	Gas supply		EV Charging	x	Broadband	x	Other (Please specify)		Landline telephone	x
Gas supply		EV Charging	x											
Broadband	x	Other (Please specify)												
Landline telephone	x													

Topic/Question	Yes	No	Not Stated	Commentary
				development on the opposite side of the railway and the A465. Network Rail consent will be required for new crossings of the railway which may extend the lead time for new connections. It should, however, be noted that Policy NZ1 – Monmouthshire Net Zero Homes sets out that new homes must not connect to the gas grid. However, it is noted that gas connections will be allowed until circa 2025, and as such, given the proposed deliverability timescales of the site, it is unlikely that gas connections will be used in any event. As a result, and ensuring that the scheme incorporates appropriate and efficient climate change measures and reduces carbon embodiment, the site promoter has confirmed their commitment towards using non-fossil fuel heating for the proposed development. This will, therefore, assist with the climate emergency agenda, and ensure that the development is a wholly compliant scheme.
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)		No		As discussed above, any capacity issues identified can be addressed.
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			The site promoter, Monmouthshire Housing Association, will develop the site subject to allocation and appropriate approvals.
23. Is affordable housing included as part of the proposal?	Yes			Site is being promoted on 50/50 basis. Updated DVM submitted demonstrating site is viable at 50%.
24. Can the site be delivered in the RLDP Plan Period?	Yes			The Housing Trajectory (Appendix 9 of the Deposit RLDP) notes the following build rates: 70 units in 2028/29; 90 units in 2029/30; 90 units in 2030/31; 90 units in 2031/32; 90 units in 2032/33 and 70 units in the last 9 months of 2033. It should be noted that these rates have been disputed by representatives attending the Housing Stakeholder Group.
Availability				

Topic/Question	Yes	No	Not Stated	Commentary
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No		
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?		No		
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			DCWW has confirmed upgrades to the Llanfoist WwTW to include phosphate stripping capability in AMP 8 2025-2030. The impact of development on water quality will be scrutinised as part of the planning application in consultation with relevant bodies including NRW and DCWW to ensure no adverse impacts to the river SAC. Any development proposal will need to be in accordance with the Environmental Permit issued by NRW.
28. If yes, have details been provided of how development will achieve phosphate neutrality?	Yes			Initial measures to be considered for discussions with the relevant bodies included: • Upgrading the local water treatment plant to include facilities for phosphate removal, if not included within AMP8 programme. • Inclusion of onsite processing plant to remove phosphates at source, either on plot or at a strategic, site wide level. • Inclusion of wetland habitat that aids the natural filtration/treatment of phosphates with reed bed systems OR similar. However, as noted above DCWW has confirmed upgrades to the Llanfoist WwTW to include phosphate stripping capability in AMP 8 2025- 2030. The impact of development on water quality will be scrutinised as part of the planning application in consultation with relevant bodies including NRW and DCWW to ensure no adverse impacts to the river SAC. Any development proposal will need to be in accordance with the Environmental Permit issued by NRW.

Topic/Question	Yes	No	Not Stated	Commentary
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Site promoter confirms commitment to meeting the Council's net zero policy approach.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			As above.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?	Yes			Proposal seeks to incorporate mix of uses to the central/western location of the site, surrounding the community hub space. These uses include office space (B1) and a convenience store (A1).
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			MCC Highways: The Access Report is a high-level review but a robust and comprehensive transport assessment that accords with current local and national policies and design standards that uses the latest traffic and transport data that clearly sets out what the impact of the proposed development will be is required to support the deposit site assessment. The TA will be required to consider but not limited to the following: • The impact on the immediate highway network, the A465 and associated junctions, including capacity analysis and capacity and safety mitigation • The means of access and the potential to provide more than one access • The integration of the A465 (The Barrier) • A465 pedestrian and cycling crossing • The transport impacts on the development • Consideration of the Active Travel Act and PPW to promote a modal shift and support the Welsh Governments transport hierarchy for new development.

Topic/Question	Yes	No	Not Stated	Commentary
				- Walking and Cycling Connectivity / Access - Public Transport provision and connectivity - Transport Implementation Strategy - Detailed A465 junction design drawings that reflects the need to integrate and change the A465 environment to provide safe and accessible crossings and means of access(s) <i>Ongoing:</i> Discussions taking place between the relevant organisations to progress the re-characterisation of the A645 and crossings over the A465 and railway. An Abergavenny East Severance Study and Stakeholder Consultation Report have also been completed to explore crossing options. In principle support for the proposals has been given by key stakeholders including Welsh Government Highways, Network Rail and Transport for Wales.
34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			From an active travel perspective, the site is suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA. The site sits within a designated locality and within the Active Travel strategic focus distance of 3 miles to key destinations (education, health, employment and shopping). Good walking links are made out of the site and off-road provision is given to walkers and wheelers. The site sits alongside ATNM route MCC-A47A and A47B, these are a future route. This has a medium priority, meaning it should be developed within 10 years. 
35. From a public transport perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Current PT provision - The site is near Abergavenny railway station, but there is currently no safe walking route between the site and the station. - There is no bus service at or near the site.

Topic/Question	Yes	No	Not Stated	Commentary
				- Without any further measures the public transport mobility of the site is poor. Improved PT provision - If a walk link to station was constructed, then a large part of the site will then be within 800m of the station. - If the land directly opposite the station would be included, or a through walk link could be constructed through it, and the internal footpath network configured to focus on the station, then the whole of the site could be within 800m of the station. - A new local bus service would be required. The new service should connect to the town centre via the B4233 (e.g. via a bus-only link) and should also connect to the railway station (east side). The whole site could then be within 400m of a bus stop with a reasonable service level. - The new bus service is likely to require ongoing revenue support. However, given the size of the development, its distance from the town centre and the potential for a more direct bus link via a bus-gate, it can be expected to attract reasonable patronage. With these measures the public transport mobility of the site can be good (++)
36. Is access required directly on to the trunk road network?	Yes			
37. Are there any WG highways comments for this site?	Yes			Discussions site promoters and Welsh Government have taken place. Proposed to upgrade the existing access onto the A465 to Roc House Farm. Welsh Government Initial Response to candidate site consultation: Full Transportation Strategy required with regard to connectivity to Abergavenny is critical and modelling impacts to existing trunk road network. Active Travel links essential across A465 to be part of any future development. Full details of junction impact modelling, junction location and type required prior to inclusion in forward plan.

Topic/Question	Yes	No	Not Stated	Commentary
				Welsh Government Transport Department (August 2024) offered in principle support towards the allocation of the Land to East of Abergavenny and the required changes to this section of the A465.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk	Yes			Very narrow strips of Zone 2 and Zone 3 surface water and small watercourse flood zones. These appear to represent small watercourses crossing the site. SFCA High-level assessment – 0% of the sites is FZ2 or FZ3 for either sea or rivers or Defended Zone. Very small proportion (0.24%- FZ2 and 0.23%- FZ3) of the site are within surface water and small watercourses layers on the Flood Map for Planning. No significant risk consideration to allocation.
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination		No		Flooding and Drainage Team: Flooding- The entire site is within Zone A as defined by NRW's Development Advice Map (Considered to be at little or no risk of fluvial or coastal/tidal flooding.). However, flood risk from surface water and small watercourses will require careful design work. Comments on Drainage Strategy (submission document): Drainage strategy demonstrates a few connections to the existing watercourses. This needs to be reviewed to distribute SuDS features and surface water storage across the site as current proposed layout (i.e. two large basins at lower of site) would not be acceptable if submitted for SAB approval. Outfalls to be distributed across site also to prevent morphological impacts on the watercourses on the site. Crossings over watercourses will need to be clear span structures, not culverts. TAN15 Flood risk statement/assessment is still required. Overland flows from higher ground need to be investigated and considered in detail where required.
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	

Topic/Question	Yes	No	Not Stated	Commentary
Ecology				
41. Has an ecological assessment been undertaken?	Yes			
	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site			Yes	Overall site evaluation: Medium Presence of Priority Habitat (Section 7) within the candidate site (except hedgerow). Veteran / over mature tree(s) present. Protected species recorded / reasonable likely to be found on site but unlikely to prevent development if appropriate mitigation and compensation provided. NRW response to CS consultation: For protected species, we advise it would be important to retain and buffer the broad habitat corridor on this site and provide a suitable buffer to the slopes of the Skirrid and other wooded habitats. Furthermore, a sensitive lighting scheme will be necessary.
Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Overall landscape sensitivity is High/Medium From a landscape/GI perspective the site is suitable to be developed for its intended purpose or with appropriate mitigation and further dialogue with the LPA. The higher elevations of the site will be clearly visible from wider receptor locations and may have a significant adverse impact on the quality of the landscape character, however, lower elevations of development may be acceptable in the

Topic/Question	Yes	No	Not Stated	Commentary
				context of the site with the benefits of retaining existing mature tree and hedge buffers. There are clearly other areas closer to the A465 indicated as possible development which may be more appropriate and will help to retain visual integrity of valued LCA, setting of the Little Skirrid distinct character of Abergavenny urban edge and its relationship with the upland landscapes surrounding it. A reduction in housing density and ridgelines, well designed and appropriate mixed use / employment development, appropriate assessment and material selection, the retention and protection of the mature boundaries may reduce significant adverse impacts on LCA and the distinct landscape relationship that Abergavenny urban edge has with the A465 corridor Usk valley and upland footslopes leading to the upland landscape. Development may increase opportunity to protect and improve the open countryside buffer, improve GI diversity and management of existing fields.
Heritage / Landscape				
44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Careful consideration of the wider views into and out of the development, concentration on boundary treatments and permeability of the site, integrating it into the open countryside using GI. The development should accord with best practice for placemaking, sustainability and Urban design. Advised that an LVIA is carried out with consideration to the historic landscape.
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?		No		
46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?	Yes			Coldbrook House Registered Historic Park and Garden approx. 200m away from southern boundary of site. Site is not within an Area of Special Archaeological Sensitivity, however, an Archaeological Desk Based Assessment Report has been undertaken which notes three sites of potential archaeological interest within the development area. GGAT response: Southern boundary adjoins the essential setting of Coldbrook House (Cadw ref PGW(Gt)30(MON)). Caederwen and other farms shown on the

Topic/Question	Yes	No	Not Stated	Commentary
				Tithe exist with similar field boundaries. Desk-based assessment and geophysical survey prior to any determination of an application would inform mitigation, which may include further pre-determination work. GGAT ref MON2507. CADW Comments: Candidate site is in the periphery of the identified essential view from PGW(Gt)30(MON) Coldbrook House registered historic park and garden: However, existing vegetation already provides some screening in this view and careful design and additional planting should provide sufficient screening to reduce any effect of a development to an acceptable level. Candidate site could be included in LDP.
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?		No		Site's northern boundary is approximately 2km away from the BBNP boundary.
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Site is adjacent to the A465 and railway line so may be potential noise mitigation needed. Noise Assessment submitted as supporting information.
50. Is there a possibility that the site is contaminated?	Yes			No information on relevant Monmap GIS layers. Geoenvironmental and geotechnical report submitted as supporting evidence. The desk study found that fertilizers, pesticides and herbicides are present with the land, as a result of the use of the site as farmland. Environmental Health note that- A Geotechnical Desk Study report has been undertaken and identified an intrusive site investigation would be required. The developer should investigate the site, risk assess, and submit their own

Topic/Question	Yes	No	Not Stated	Commentary
				remediation strategy if necessary in accordance with CLR11 “Model Procedures for the Management of Land Contamination”
51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.	Yes			The LPA should satisfy itself as to the air quality impact the site and the cumulative impacts any nearby developments will have on the area especially the potential impact on Merthyr Road bridge/Waitrose roundabout. The LPA should ensure that the development implements design principles that encourage active travel and include measures to reduce its impact on air quality and provide future site users with good air quality. From an environmental health perspective the site is suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA. Further mitigation/ consideration of impact upon environmental health will be required at planning application stage. For example, an air quality assessment, land contamination survey, Construction Environmental Management Plans (CEMPS) – to manage the noise/dust impact of development.
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Site benefits from good highway connectivity, being located adjacent to A465. Site also addresses need for modern B1 employment space in Abergavenny and north Monmouthshire. The current stock of B1 premises in Abergavenny is limited, with low vacancy rates. Vacancy rates for B1 premises in Monmouth and Raglan are also low and there is a need for additional stock to accommodate the needs of new businesses and the growth of existing businesses. This is, therefore, considered a suitable site for B1 use and there is potential demand for sites in this use class. It is the view of Economic Development that any A1 supermarket type development on this site should be confined to convenience stores that meet the needs of the residents and other users of this site and is not intended to compete with existing provision within or adjacent to Abergavenny town centre.

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure& green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources – NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change including flooding
++	++	-	++	++	?	+	+	-	+	+	--	+	--	--	+	+
ISA detailed assessment – significant effect?																
Yes - positive	Yes - positive		Yes - positive		Yes - positive	No	Yes - negative						Uncertain	Uncertain	Yes - Negative	No
Commentary																
The colour coding relates to a desk top GIS assessment of the ISA objective themes only (rather than the full detailed Candidate Site assessment). Below is a brief summary of these findings. Please refer to the full ISA Report for further information on the ISA objective questions and findings on the site. The site performs most positively against ISA themes relating to economy & employment, population & communities- homes, health & well-being and health & well-being (leisure and green spaces), due to the contribution the site can make to the provision of homes and proximity to key services. Positive results are recorded again in relation to a number of other ISA themes including transport & movement, landscape, climate change including flooding and a range of natural resources related themes. The site performs less well against the biodiversity/geodiversity due to eastern section of the site intersecting with an area of ancient woodland (0.4% overlap) and proximity to the River Gavenni SINC and River Usk SAC and SSSI. It also has the potential for a significant negative effect on the historic environment due to the site’s proximity to heritage assets including Abergavenny Conservation Area, scheduled ancient monuments and listed buildings. A negative score has also been recorded against the land natural resources theme due to the site containing high quality agricultural land. As the site is a Strategic Site Allocation a detailed assessment has been undertaken of the site. Full details are set out in Appendix D of the ISA report. Overall, Abergavenny East performs well against the economy and employment and population and communities ISA topics due to the site’s potential contribution to homes in the area and its connection to employment provision. Similarly positive effects are anticipated in respect of the health and well-being and equalities topics reflecting the good access to services in the area and the potential to improve vitality in the area. However, it is noted that Abergavenny East is separated from the main settlement by the A465, which may hinder integration of the site with existing communities on the other side of the road. While it is recognised that pedestrian access is likely to be delivered across the A465, the road would nonetheless still represent a physical barrier. The need to improve connections across the A465 is a strong theme emerging from the ISA with the need to commit to this in the Deposit Plan noted. The site performs well against the transport and movement ISA topic by directing growth towards a Tier 1 settlement with good access to the strategic transport network. Whilst development at this site may increase traffic through the town, it is recognised that, alongside the delivery of suitable pedestrian access across the A465, it has the potential to promote the uptake of active and public transport. However, it is noted that that the proximity of the site to the A465 may also encourage car use. Ultimately, no significant effects, either positive or negative, are anticipated at this stage.																

The site performs poorly against the natural resources ISA topic given that development of the site has potential to exacerbate air quality and would result in the loss of significant BMV/ greenfield land. However, it is recognised that there are limited opportunities within Monmouthshire for development on lower grades of agricultural land/ brownfield land and therefore this is largely unavoidable to meet housing needs in the County. Nevertheless, significant long-term negative effects are considered likely as a result of development at this site.

Given the biodiversity constraints present, and the impact pathways identified through the HRA screening, it is considered that development has the potential to lead to negative effects in relation to the biodiversity ISA theme and therefore an uncertain effect is noted. However, it is recognised that there is the potential for Abergavenny East to deliver positive effects through biodiversity enhancement/ net gain. Uncertain effects are also recorded in relation to the historic environment ISA theme. The assessment notes that it is possible for the site to accommodate development without any significant residual negative effects on the historic environment as long as it is sensitively designed, and the layout takes account of any important views into and from heritage assets within and beyond the settlement. Due to this, uncertainty is noted at this stage.

The ISA report notes that Abergavenny East has potential to negatively affect the intrinsic qualities, character and setting of the surrounding landscape due to its high/medium sensitivity, with the potential for significant long-term negative effects. However, it is noted that this is dependent on the site design/ layout. It is also noted that mitigation (which reduces the extent of development to avoid the most sensitive areas) is considered likely to reduce the significance of any potential negative effects. Potential effects will be dependent on-site design/ layout and implementation of specific mitigation measures.

With regard to the climate change ISA topic, the scale of development proposed at Abergavenny East is unlikely to have a significant effect on climate change when considered in isolation. Nevertheless, the site has potential to support the use of sustainable modes of transport, deliver energy/ water-saving measures, and reduce flood risk in the wider area.

Site assessment conclusion			
	Yes	No	Commentary
Progress to RLDP allocation?			It is proposed to allocate the site as Strategic Allocation. The allocation is a sustainably located edge of settlement site, located on the eastern edge of Abergavenny, that provides the longer-term intention for further growth beyond the Plan period. The site performs well against the site search sequence, with no significant constraints identified on site. The integration of the site with the existing settlement is a key principle with connection links forming a key policy requirement of the site's allocation. The site also meets key policy requirements including 50% affordable housing and net zero carbon homes demonstrating its viability and deliverability.

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0293	Allocation Ref:	Abergavenny East 2 forming part of HA1 – Land to the East of Abergavenny	Area (Ha)	31ha (4.1ha to be allocated as part of HA1)
Proposal	Mixed uses to include A1/A3 (small), B1/B8, C3, D1/D2 – to be master planned to determine numbers. 1000+ homes in combination with CS0213 over two plan periods. Note: this site was submitted at the Preferred Strategy 2022 Consultation Stage			Existing Use:	Agricultural Land & Buildings

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Edge of settlement.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		Greenfield
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			Form notes no physical constraints to knowledge. However, Question 8H also notes that overhead power lines cross the site. Form also notes that there are electricity pylons near the site.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			No agricultural land classification report submitted. Predictive ALC maps indicate the site is a mixture of grade2, 3a and 3b: Grade 2 – approx. 12 ha (39%) Grade 3a – approx. 14 ha (45%) Grade 3b – approx. 5 ha (16%)
5. Does the proposal result in the loss of amenity open space (DES2)?		No		

Topic/Question	Yes	No	Not Stated	Commentary
6. Does the proposal result in the loss of community facilities?		No		
7. Does the site lie within a Minerals Safeguarding Area?	Yes			Category 1 Sand and Gravel deposits on southern section, which in accordance with PPW form the basis of the Mineral Safeguarding Area in the Deposit RLDP, and Category 2 Sandstone on the remainder of the site, however there is not a requirement to safeguard this category. Not within a Mineral Safeguarding Area in the Adopted LDP.
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?		No		Within Deri View Primary School Catchment – 1.9 miles – 41 mins walk. It should be noted that Deri View Primary School will be moving to the new 3-19 King Henry VIII all through school and it is anticipated that the children will be on the new site in April 2025. Ysgol Y Fenni is also scheduled to move to the Deri View Primary School site in September 2025. Our Lady & St Michael's Roman Catholic Primary School is approximately 1.3 miles- 28 mins walk.
10. Is the site within an acceptable walking distance of a secondary school?		No		King Henry VIII Comprehensive School is approx. 2600m away. – 1.8 miles – 40 mins walk
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			River Gavenny Park is approximately 15 mins walk (0.7 miles) Abergavenny Train Station is approximately 10 mins walk.

Topic/Question	Yes	No	Not Stated	Commentary
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			Aldi is approximately 1 mile – 20 mins walk. Abergavenny Town Centre (NP7 5EH) is approx. 25 mins walk. However, this may be reduced with improved access over the A465.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			
14. Is the site wholly in the ownership of the proposer?		No		Coldbrook Estate is working in conjunction with four other landowners that control the land within the boundary identified in plan JPW1602-004
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		Form notes there are none.
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)	Yes			Overhead power lines cross the site. Form notes that detailed masterplanning could incorporate these as a factor into the masterplan.
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Dŵr Cymru Welsh Water not consulted on this site but their response on CS0213 notes that the site connects to the Llanfoist WwTW.
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			Form notes that it is anticipated that some existing infrastructure may have to be upgraded in order to accommodate the development. Dŵr Cymru Welsh Water not consulted on this site but their response on CS0213 notes that Hydraulic modelling assessment required. There are no issues in the foul flows from the site being accommodated at the Llanfoist WwTW. Wastewater Treatment Works (WwTW): The proposed development site is in the catchment of Llanfoist Wastewater Treatment Works (WwTW) and ultimately

Topic/Question	Yes	No	Not Stated	Commentary										
				discharges to a river Special Area of Conservation (SAC). From a phosphorus perspective, NRW have completed the permit review process and have confirmed that the consent limit of 2mg/l is applicable from 31/12/2025. In the meantime, a backstop consent limit of 5mg/l is applicable. Dŵr Cymru Welsh Water is delivering a scheme at the WwTW by March 2025, and we would advise that capacity will be available at the WwTW to accommodate foul water flows from the proposed allocation upon completion of a scheme at the WwTW. DCWW has confirmed upgrades to the Llanfoist WwTW to include phosphate stripping capability in AMP 8 2025- 2030. The impact of development on water quality will be scrutinised as part of the planning application in consultation with relevant bodies including NRW and DCWW to ensure no adverse impacts to the river SAC. Any development proposal will need to be in accordance with the Environmental Permit issued by NRW.										
19. Is the site capable of connection to electricity?	Yes			Boxes ticked that site is capable of connection, but no further details provided.										
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			<table><tr><td>Gas supply</td><td>x</td><td>EV Charging</td><td>x</td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table> Boxes ticked as below – no further details provided.	Gas supply	x	EV Charging	x	Broadband	x	Other (Please specify)		Landline telephone	x
Gas supply	x	EV Charging	x											
Broadband	x	Other (Please specify)												
Landline telephone	x													
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)		No		Form notes that it is anticipated that some existing infrastructure may have to be upgraded in order to accommodate the development.										
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			Form notes that developers have taken an interest in the site.										

Topic/Question	Yes	No	Not Stated	Commentary
23. Is affordable housing included as part of the proposal?	Yes			Updated DVM submitted indicating that the site is viable at a 50% affordable housing threshold.
24. Can the site be delivered in the RLDP Plan Period?		No		The northern section of CS0293 is allocated along with CS0213 and is estimated to be delivered within the Plan period, however, the wider CS0293 site is an extension to CS0213 Abergavenny East and will not be delivered within the plan period. No details on delivery timescales are provided in the form.
Availability				
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No		
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?		No		
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			DCWW has confirmed upgrades to the Llanfoist WwTW to include phosphate stripping capability in AMP 8 2025-2030. The impact of development on water quality will be scrutinised as part of the planning application in consultation with relevant bodies including NRW and DCWW to ensure no adverse impacts to the river SAC. Any development proposal will need to be in accordance with the Environmental Permit issued by NRW.
28. If yes, have details been provided of how development will achieve phosphate neutrality?	Yes			Form refers to the strategic solution identified by Dŵr Cymru.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Site promoters demonstrate a willingness to meet the Council's net zero homes commitment.

Topic/Question	Yes	No	Not Stated	Commentary
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			As above.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?		No		Limited details provided in relation to delivery- form notes that the delivery of non-residential proposals will be set out in a delivery strategy that sits alongside the masterplan for the site. Limited details have been provided in relation to delivery, however the north-western section of the CS0293 site included in the HA1 allocation indicatively as a neighbourhood centre, park and ride and B1 office use.
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Access available directly off the A465 (T) to the western boundary of the site. The A465 (T) is a trunk road that falls under the remit and control of the Welsh Government. The site is accessible from a field gate and access and a private agricultural access directly from the A465(T) road. MCC, the local road authority considers that suitably designed means of access(s) can be provided from the A465(T). The local highway authority believes that the A465 (T) can be sympathetically engineered to create a suitable highway environment that both promotes and reduces traffic speeds and that which promotes alternative modes of sustainable transport, walking and cycling with links to Abergavenny Town and bus and rail stations. The local highway authority considers that the A465(T) road and strategic network in Abergavenny is capable of accommodating the proposed traffic movements with little or no mitigation/improvements between the site and the A465/A40/B4598 interchange. • Further information required: • A robust transport assessment

Topic/Question	Yes	No	Not Stated	Commentary
				- Detailed junction (s) designs - Sustainable transport walking and cycling links to the town and rail station - Walking and cycling crossings over the A465 Significant highway improvements over the site frontage and at the new junctions into the site will be required as well as the creation of specific environmental improvements and crossing to facilitate safe passage of pedestrian and cyclist from the development to the town, rail and bus stations. Off-site mitigation at the A465/A40/B4598 interchange is likely. The A465(T) falls under the remit and control of the Welsh Government, and they should be consulted regarding whether mitigation and improvement works are considered likely.
34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?		Lack of info		The site sits alongside ATNM route MCC-A47A (DL), this is a future route desire line. This has medium priority, meaning it should be developed within 10 years. Shared use and route MCC-LDC2 which is also a desire line for a cycling route with a low priority meaning it should be developed within 15 years. From an active travel perspective, the site is not suitable to be developed for its intended purpose. The site sits inside a designated locality within the Active Travel strategic focus distance of 3 miles to key destinations (education, health, employment and shopping). No transport plan is provided, no details of size of development or proposed design or how the site will connect to surrounding area so difficult to comment on suitability. It is to be noted that safe cycle parking provision within houses should be made to meet standards set out in AT guidance, this states 1 space per bedroom, secure and ideally covered: https://gov.wales/sites/default/files/publications/2022-01/active-travel-act-guidance.pdf#page=241 

Topic/Question	Yes	No	Not Stated	Commentary
35. From a public transport perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Any development of the land to the nearby on the eastern side of Abergavenny railway station could, if the development includes very good walk & cycle connections to the railway station and the town centre, and a very good bus service to the town centre, be one of the most sustainable sites in Monmouthshire. Some of the land towards the southern end of the land shown may not be in walking distance of the railway station and thus would not be very sustainable. How much would depend on the path network (e.g. whether it is direct or not, quality of the A465 crossing). In terms of buses, there would be requirement of a service that goes through the development site. Houses should be no more than 300m from a bus stop. The bus service should also serve the railway station and use a fast & direct route into the town centre (e.g. B4233). A bus service that only serves the A465, or would require repeated loops of the A465, or would connect to the town centre via a substantial detour, won't work. In my view the need for very good walking & cycling connections to the station and for a bus route that serves the site means that most likely all development to the east of Abergavenny would need to be developed together.
36. Is access required directly on to the trunk road network?	Yes			
37. Are there any WG highways comments for this site?	Yes			Form notes that the site's access would be able to achieve adequate visibility splays. The site promoter can provide further necessary information in due course. Welsh Government not consulted on this site, but response to CS0213: Full Transportation Strategy required with regard to connectivity to Abergavenny is critical and modelling impacts to existing trunk road network. Active Travel links essential across A465 to be part of any future development. Full details of junction impact modelling, junction location and type required prior to inclusion in forward plan.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk	Yes			Very narrow strips of Zone 2 and Zone 3 surface water and small watercourse flood zones. These appear to represent small watercourses crossing the site.

Topic/Question	Yes	No	Not Stated	Commentary
				Not assessed as part of the SFCA High-Level Assessment as candidate site submitted at Preferred Strategy stage.
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination		No		All developments (aside from railways and trunk roads) with a construction area greater than 100 m² are now required by law to have a Sustainable Drainage System (SuDS) designed and constructed in accordance with Welsh Government's Statutory Standards and approved by the SuDS Approving Body (SAB). At this stage the site promoter has not undertaken an assessment of whether a suitable surface water drainage destination is available for the proposed development, other than a simple visual check of OS mapping to ascertain if there are any watercourses nearby that could offer a potential discharge point. Further assessments will be required to determine if there are other potential means of discharge such as infiltration, surface water or combined sewers etc. It is anticipated that such an assessment will be undertaken at a later phase in the candidate site screening process. A lack of suitable surface water drainage destination can be a significant barrier to lawful development.
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	
Ecology				
41. Has an ecological assessment been undertaken?	Yes			

	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site			Ecological baseline information required to ascertain areas of the site most valuable for ecology.	Overall site evaluation: High – lack of overall ecological information regarding potential impacts on protected species and priority habitats.
Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Overall landscape sensitivity is High/Medium From a landscape/GI perspective the site is suitable to be developed for its intended purpose or with appropriate mitigation and further dialogue with the LPA. The higher elevations of the site will be clearly visible from wider receptor locations and may have a significant adverse impact on the quality of the landscape character, however, lower elevations of development may be acceptable in the context of the site with the benefits of retaining existing mature tree and hedge buffers. The proximity to the Coldbrook House Historic Park and Garden and essential setting would need to be respected and remain unharmed in terms of quality, character and setting. The fragmentation of the site is of concern and settlement should not be an isolated pocket north of main site, extend south towards the park setting or east as a 'spur' of development expansion within the context of the site boundary, however, development closer to A465 in the main body of the site boundary may have less adverse impact on valued LCA, setting of the Little Skirrid and landscape character, distinct character of Abergavenny urban edge and its relationship with the upland landscapes surrounding it. A reduction in housing density and ridgelines, well designed and appropriate mixed use/ employment development, appropriate assessment and material selection, the retention and protection of the mature boundaries may reduce significant adverse

Topic/Question	Yes	No	Not Stated	Commentary
				impacts on LCA and the distinct landscape relationship that Abergavenny urban edge has with the A465 corridor Usk valley and upland footslopes leading to the upland landscape. Development may increase opportunity to protect and improve the open countryside buffer, improve GI diversity and management of existing fields.
Heritage / Landscape				
44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?				Coldbrook estate is set to the south of the proposed site, mainly an 18th/19th Century parkland with remains of 16th and 17th tracing and medieval deer park. Further advice should be sought from Cadw in relation to the impact on the RP&G. CADW Comments on CS0213 but considered to be of relevance to CS0293: Candidate site is in the periphery of the identified essential view from PGW(Gt)30(MON) Coldbrook House registered historic park and garden: However, existing vegetation already provides some screening in this view and careful design and additional planting should provide sufficient screening to reduce any effect of a development to an acceptable level.
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?		No		Coldbrook Chapel (Grade II) approx. 100m away but not within or adjoining the site.
46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?	Yes			Southern section of site is within the Coldbrook House Registered Park and Garden and its wider essential setting and adjoins Coldbrook House Kitchen Garden. Coldbrook Chapel (Grade II) approx. 100m away from southern boundary of site
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?		No		Site's northern boundary is approximately 2km away from the BBNP boundary.

Topic/Question	Yes	No	Not Stated	Commentary
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Site is adjacent A465 and railway line so may be potential noise mitigation needed.
50. Is there a possibility that the site is contaminated?		No		No information on relevant Monmap GIS layers.
51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.			Limited information provided	Environmental Health not consulted due to limited information.
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The following comments have been provided by Economic Development in relation to CS0213 but as the neighbourhood hub and employment land is within the north western section of this candidate site they are considered to be of relevance: Site benefits from good highway connectivity, being located adjacent to A465. Site also addresses need for modern B1 employment space in Abergavenny and north Monmouthshire. The current stock of B1 premises in Abergavenny is limited, with low vacancy rates. Vacancy rates for B1 premises in Monmouth and Raglan are also low and there is a need for additional stock to accommodate the needs of new businesses and the growth of existing businesses. This is therefore considered a suitable site for B1 use and there is potential demand for sites in this use class. It is the view of Economic Development that any A1 supermarket type development on this site should be confined to convenience stores that meet the needs of the

Topic/Question	Yes	No	Not Stated	Commentary
				residents and other users of this site and is not intended to compete with existing provision within or adjacent to Abergavenny town centre.

SA/SEA assessment

Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
+	+	-	++	+	-	+	+	-	+	+	-	--	-	?	+	+

Commentary

The colour coding relates to a desk top GIS assessment of the ISA objective themes only (rather than the full detailed Candidate Site assessment). Below is a brief summary of these findings. Please refer to the full ISA Report for further information on the ISA objective questions and findings on the site.

The site performs most positively against the health and well-being ISA theme due to its proximity to health services and proximity to national cycle routes and Public Rights of Ways. The site also performs well against the economy and employment, population and communities (homes) and transport and movement ISA themes due to the contribution the site can make to the delivery of new homes and its proximity to key services and transport links. Positive assessments are also recorded in relation to multiple natural resources ISA themes as the site does not intersect with an Air Quality Management Area (AQMA), Groundwater Source Protection Zone (SPZ) or a Nitrate Vulnerable Zone (NVZ). Similarly, the site performs well against the landscape and flood risk themes as it does not intersect with an AONB, National Park or Country Park and is not within a flood risk area. It performs less well in relation to placemaking due to the proximity to schools and it is not within an area classified as deprived. Similarly, it performs less well in relation to the waterbodies ISA theme due to the proximity to a river and the natural resources land theme due to it being a greenfield site containing high quality agricultural land. The site performs negatively against the minerals ISA theme as it intersects with a mineral safeguarding area for sand and gravel.

Site assessment conclusion

	Yes	No	Commentary
Progress to RLDP allocation?			A small section of the Candidate Site at the northern end is allocated for placemaking purposes alongside CS0213 to form the strategic site allocation on land to the east of Abergavenny. Insufficient information has

			been submitted in relation to the wider site to undertake a full assessment and demonstrate deliverability in accordance with key policy requirements.
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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0094	Allocation Ref:	HA5: Land at Penlanlas Farm, Abergavenny	Area (Ha)	6.17
Proposal	Residential – 100 units – Allocated (Submitted for 127 units)			Existing Use:	Agricultural

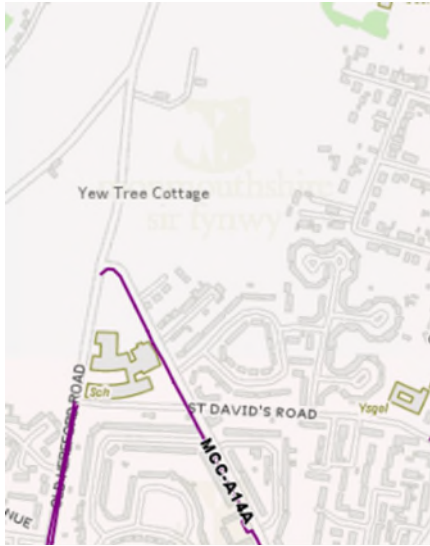
Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Site adjoins the northern settlement boundary of Abergavenny.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		Greenfield.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			Supporting brochure notes that an overhead power line previously stood in the northernmost corner of the site, which has been removed as part of works to underground the power line in association with the Deri Farm development. An electricity sub-station borders the site to the north-west.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			Predictive Agricultural Land Classification (ALC) map indicates the site is predominantly grade 3a. ALC report submitted as supporting evidence which concludes that the site is 37% (2.2ha) grade 2 and 63% (3.7ha) grade 3b.
5. Does the proposal result in the loss of amenity open space (DES2)?		No		
6. Does the proposal result in the loss of community facilities?		No		
7. Does the site lie within a Minerals Safeguarding Area?		No		

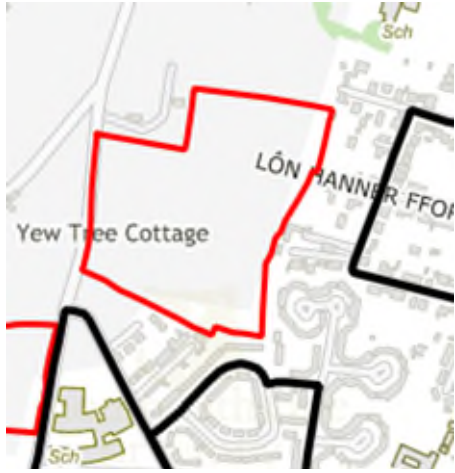
Topic/Question	Yes	No	Not Stated	Commentary
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			The site is within the Llantilio CIW Pertholey Primary School catchment Area, which is approx. 1,100m away. 0.8 miles – 15 minutes' walk. Deri View Primary School is approximately 300m away – a 5 minutes' walk. It should be noted that Deri View Primary School will be moving to the new 3-19 King Henry VIII all through school and it is anticipated that the children will be on the new site in April 2025. Ysgol Y Fenni is also scheduled to move to the Deri View Primary School site in September 2025.
10. Is the site within an acceptable walking distance of a secondary school?	Yes			King Henry VIII Comprehensive School approx. 1000m away. 0.6 miles – 11 mins walk.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Open space/equipped play space 400m away. 0.2 miles – 3 minutes' walk Mardy Neighbourhood Shopping Centre approx. 1100m (0.7 miles) from site. Abergavenny Leisure Centre approx. 800m away. Train station 1.8 miles – 35 mins walk
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			Rother Neighbourhood Shopping Centre is approximately 500m, 7 minutes' walk, Hillcrest Neighbourhood Centre approximately 700m and 10 minutes' walk and Mardy Neighbourhood Shopping Centre is located approx. 1100m from site. 0.7 miles 13 mins walk. Town Centre (NP7 5EH) 1.2 miles – 23 minutes' walk.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			

Topic/Question	Yes	No	Not Stated	Commentary										
14. Is the site wholly in the ownership of the proposer?		No		Site is being promoted by Edenstone Homes, who has an interest in the land.										
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No												
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)		No		An overhead power line previously stood in the northernmost corner of the site, which has been removed as part of works to underground the power line in association with the Deri Farm development. An electricity sub-station borders the site to the north-west.										
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			DCWW Candidate Site Consultation Comments: site would connect to the Llanfoist WwTW. 12” trunk main traversing site.										
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			DCWW candidate site consultation comments: There are no issues in the foul flows from these sites being accommodated at our Llanfoist Wastewater Treatment Works (WwTW).										
19. Is the site capable of connection to electricity?	Yes													
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			<table><tr><td>Gas supply</td><td>x</td><td>EV Charging</td><td>x</td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table>	Gas supply	x	EV Charging	x	Broadband	x	Other (Please specify)		Landline telephone	x
Gas supply	x	EV Charging	x											
Broadband	x	Other (Please specify)												
Landline telephone	x													
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)	No													

Topic/Question	Yes	No	Not Stated	Commentary
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			Edenstone has an interest in the land.
23. Is affordable housing included as part of the proposal?	Yes			Updated DVM submitted at 50% affordable housing demonstrating viability.
24. Can the site be delivered in the RLDP Plan Period?	Yes			The Housing Trajectory (Appendix 9 of the Deposit RLDP) notes the following build rates: 50 units in 2027/28 and 50 units in 2028/29. These rates were not disputed by the Housing Stakeholder Group.
Availability				
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No		
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?		No		EIA Scoping Opinion issued 26th March 2019 for proposed residential development and associated infrastructure.
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			River Usk Catchment. DCWW has confirmed upgrades to the Llanfoist WwTW to include phosphate stripping capability in AMP 8 2025-2030. The impact of development on water quality will be scrutinised as part of the planning application in consultation with relevant bodies including NRW and DCWW to ensure no adverse impacts to the river SAC. Any development proposal will need to be in accordance with the Environmental Permit issued by NRW.
28. If yes, have details been provided of how development will achieve phosphate neutrality?	Yes			Phosphates Report submitted as part of the supporting evidence with the Planning Statement summarising mitigation options, however, the position has advanced

Topic/Question	Yes	No	Not Stated	Commentary
				since the submission date with DCWW confirming upgrades to the Llanfoist WwTW to include phosphate stripping capability in AMP 8 2025-2030 (as above).
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Sustainability Statement (Appendix 1 of Planning Statement) sets out details of Edenstone's partnership with Sero Homes and commitment to exceed Part L requirements and striving for Net Zero Carbon in all homes.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Sustainability Statement (Appendix 1 of Planning Statement) sets out details of Edenstone's partnership with Sero Homes and commitment to providing net zero homes.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?			N/A	
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The site is considered suitable subject to appropriate mitigation. The Transport assessment is considered suitably robust for deposit plan allocation. The proposed means of access, widening of Old Hereford Road and footway provision is considered acceptable in principle, although will be subject to detailed technical review and safety audits etc and the requirement to enter into a Section S78 highways Agreement. The traffic generation and distribution of traffic on the local network is considered suitably robust and any variances in either traffic generation or distribution can be readily accommodated on the distribution routes and junctions.

Topic/Question	Yes	No	Not Stated	Commentary
34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			From an active travel perspective, the site is suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA. The site sits within a designated locality and within the Active Travel strategic focus distance of 3 miles to key destinations (education, health, employment and shopping). Good walking links are made out of the site and off-road provision is given to walkers and wheelers. The site sits alongside ATNM route MCC-A14A, this is a current route and MCC-A15c. This has a future medium priority, meaning it should be developed within 10/years. Development proposals/planning applications are required to demonstrate compliance with the following: Wales Active Act Guidance; Transport Assessment and offsite links; links to an active travel designated locality; walking and cycling to be prioritised in site design; cycle parking.  
35. From a public transport perspective, is the site suitable to be developed for its intended purpose as	Yes			Current PT provision

Topic/Question	Yes	No	Not Stated	Commentary
submitted, or with appropriate mitigation and further dialogue with the LPA?				- The top end of Llwynu Lane, 60m beyond the south-western edge of the site, is served by town bus route A1 (town centre – Mardy – Underhill – town centre loop) - Service level on route A1 is hourly (11 journeys) Mon-Fri, 7 on Saturdays and none on Sundays. Route A1 is directly operated by MCC. - There does not appear to be any walk links to Charles Crescent, 50m beyond the south-eastern edge off the site, or First Road, 100m beyond the eastern edge, which are both served by bus routes. - Charles Crescent is served by route A2 (town centre – Llwynu Estate loop), Charles Crescent is the outermost part of the loop. - Service level on route A2 is half-hourly (21 journeys) Mon-Sat and none on Sundays. - Route A2 was operated commercially before Covid. - Firs Road is also served by route A1. Without any further measures the public transport mobility of the site is poor (– –) Improved PT provision - There would be a requirement for a bus service to the new development. - The current routeing and timetable of routes A1 and A2 would make it difficult to reroute these through the new development. - A walk link to Charles Crescent, plus new bus stops there, would bring large parts of the site within 400m of the current A2 route. - If links (bus-only?) to Firs Rd and/or Hillgrove Avenue and/or Maindiff Drive were established, then it may make it easier to reroute services through the development. 

Topic/Question	Yes	No	Not Stated	Commentary
				If routes A1 or A2 are rerouted through the site, they gain some additional patronage. However, some additional funding may still be required to improve the service level to a reasonable level. With these measures the public transport mobility of the site can be average (o).
36. Is access required directly on to the trunk road network?		No		
37. Are there any WG highways comments for this site?	Yes			Welsh Government Highways response: Query as to whether there is any further available capacity at Park Road A40 / Hereford Road Junction. Individual and cumulative impacts to be modelled A40 junction between Park Road and Hereford Road prior to inclusion.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk		No		SFCA Comments: 0% of the site is in flood risk zones 2, 3 or defended. No significant flood risk considerations to allocation.
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination		No		Site promoters have advised that site has received SAB pre-application advice. They are aware from this that a DCWW surface water sewer is available to accept attenuated flows from the site. MCC Drainage Officer's response: Site promoters have provided supporting evidence to demonstrate that an in-principle connection is agreed with DCWW for the site. The discharge rate will be set by the greenfield runoff from the site unless DCWW state they cannot accept a flow greater than that and therefore will be dictated by what DCWW will accept into their system, but this will be managed through the SAB process.
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as			N/A	

Topic/Question	Yes	No	Not Stated	Commentary
submitted, or with appropriate mitigation and further dialogue with the LPA?				
Ecology				
41. Has an ecological assessment been undertaken?	Yes			Ecological Assessment submitted as supporting information.
	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site			Yes	From an ecological perspective the site may be suitable subject to the recommendations being demonstrated on masterplanning and further survey work being undertaken as part of further planning application process. Approximately 2.5ha of land on the southern part of the site is identified as a Site of Interest for Nature Conservation (SINC) due to the presence of grassland. The SINC was destroyed after MCC consulted on the Adopted LDP and therefore opportunities to restore grassland as part of the site's green infrastructure provision have been incorporated into discussions. <i>NRW comments in response to candidate site consultation:</i> Site is close to the Sugar Loaf Woodlands SSSI/ SAC, which is notified for its woodland features. Although the proposed development areas are outside the SSSI/ SAC boundary, the close proximity of these have the potential to increase access/recreational pressure and possibly enrichment issues through increased dog exercising on the SSSI/SAC, which should be considered in the Habitats Regulations Assessment. The sites are accessed from very narrow roads. The impact of construction/delivery vehicles on roadside hedgerows/ditches/trees should be considered to avoid unnecessary damage and, where appropriate mitigate impacts on them.

Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The landscape sensitivity to change is identified as High/Medium in the Landscape Sensitivity Update (Oct 2020). From a landscape/GI perspective the site is suitable to be developed for its intended purpose with appropriate mitigation and further dialogue with the LPA. A reduced density and extent scheme that retains the visual integrity of the relationship between Abergavenny urban boundary and that of the BBNP field slopes and upland landscape could be acceptable. There are no significant concerns over the allocation of this site from a Landscape and GI perspective. The site is adjacent to existing settlement edge and retains characteristic field and hedge buffer between settlement and upland landscape with development proposed to remain below circa 135mAOD. Any development improvements as identified during candidate site assessment could be addressed through the planning process should the site progress.
Heritage / Landscape				
44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			There are no heritage constraints to the development.
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?		No		
46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?		No		GGAT response: No recorded or known archaeological or historic environment issues. (GGAT ref – 2504).

Topic/Question	Yes	No	Not Stated	Commentary
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?	Yes			Adjacent to BBNP.
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Environmental Health note that the site is adjacent to an electricity sub-station and therefore mitigation may be required.
50. Is there a possibility that the site is contaminated?	Yes			Environmental Health note that this appears to be a greenfield site, however, there are nearby facilities that could have resulted in land contamination. The scale of the development would require the developer to investigate the site, risk assess, and submit their own remediation strategy if necessary in accordance with CLR11 "Model Procedures for the Management of Land Contamination" available from: https://www.claire.co.uk/information-centre/water-and-land-library-wall/45-model-procedures/187-model-procedures
51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.	Yes			From an environmental health perspective, the site is suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA, subject to satisfactory assessments being submitted as set out in the Environmental Health response. The site is not within an AQMA, although Merthyr Road, Llanfoist is close to the objective level for which an AQMA would need to be declared. Lighting of proposed residential area needs to be carefully considered to ensure it does not impact on existing residential area. Noise: Potential existing noise from electricity substation; development of site potentially impacting on existing residential areas.

Topic/Question	Yes	No	Not Stated	Commentary
				Further mitigation/ consideration of impact upon environmental health will be required at planning application stage. For example, an air quality assessment, land contamination survey, Construction Environmental Management Plans (CEMPS) – to manage the noise/dust impact of development.
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	N/A

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
0	++	++	+	++	?	++	+	-	+	+	--	+	-	0	?	+
Commentary																
The colour coding relates to a desk top GIS assessment of the ISA objective themes only (rather than the full detailed Candidate Site assessment). Below is a brief summary of these findings. Please refer to the full ISA Report for further information on the ISA objective questions and findings on the site. The site performs most positively against the population & communities (homes and placemaking), health & wellbeing (leisure & green spaces) and transport movement ISA themes due to the contribution the site can make to the delivery of new homes and its proximity to key services and transport links. The site also performs well against health and wellbeing, and a range of natural resources themes and climate change & flooding themes. It performs less well against the natural resources land theme due to the site being a greenfield site containing high quality agricultural land.																

Site assessment conclusion			
	Yes	No	Commentary
Progress to RLDP allocation?			Overall, the site performs well against the assessment methodology with no fundamental constraints identified, subject to appropriate mitigation measures where relevant. The site also benefits from good access to a range of services including schools and open space. A significant proportion of the site is also identified as being non-BMV land (63%), which performs well in a Monmouthshire context. It is therefore proposed to allocate the site for 100 dwellings.

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0266	Allocation Ref	EA1- Land at Nantgavenny Business Park	Area (Ha)	0.59
Proposal	Submitted for Employment/Business – B1 & B2 Allocated for Employment – B1			Existing Use	Agricultural

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Adjoins the development boundary.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		Greenfield.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			Access is proposed via the adjacent development; however, an alternative access can be considered via the adjacent Mardy Park Resource Centre if preferable. The site is crossed by two public sewers; the foul sewer crosses through the centre of the site, and a surface water sewer crosses through the southern part of the site. The indicative site plan is likely to require amendment to accommodate any easements required.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			Predictive ALC maps show mixture of 3a and 3b. 0.07ha (12 %)- 3a – 0.52 (78%) non-BMV. No ALC report submitted.
5. Does the proposal result in the loss of amenity open space (DES2)?		No		
6. Does the proposal result in the loss of community facilities?		No		

Topic/Question	Yes	No	Not Stated	Commentary
7. Does the site lie within a Minerals Safeguarding Area?		No		Not within a mineral safeguarded area on the BGS Maps or within the Adopted LDP.
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?			N/A	Employment use therefore not applicable.
10. Is the site within an acceptable walking distance of a secondary school?			N/A	As above.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			POS – 0.2 miles – 4 mins walk. The Mardy neighbourhood Centre approx. 300m away. Abergavenny Train Station is 1.8 miles – 35 mins walk.
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			As above. McColl's Shop is approx. 2 mins walk. Town centre (NP7 5EH) is 1.3 miles – 26 mins walk.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			
14. Is the site wholly in the ownership of the proposer?		No		Preferred access is through third party land – form notes that the third-party owner is aware and in support of the proposals. There is an option to access the site via the Mardy Resource Centre.

Topic/Question	Yes	No	Not Stated	Commentary										
				Cabinet Member Report 11th October 2023 agreeing disposal of land to the owner of the Nantgavenny Business Park.										
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		Form notes that initial due diligence has been carried out and there are no restrictions that would prohibit development of the site.										
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)	Yes			Preferred access arrangements involve access via third party land. Access can potentially be achieved via the Mardy Resource Centre if preferable. The site is crossed by two public sewers; the foul sewer crosses through the centre of the site, and a surface water sewer crosses through the southern part of the site. The indicative site plan is likely to require amendment to accommodate any easements required.										
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Form notes assumed capacity for services.										
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			As above. DCWW initial response: there are no issues in the foul flows from these sites being accommodated at the Llanfoist WwTW.										
19. Is the site capable of connection to electricity?	Yes													
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			<table><tr><td>Gas supply</td><td></td><td>EV Charging</td><td>x</td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table> Gas supply not ticked on form	Gas supply		EV Charging	x	Broadband	x	Other (Please specify)		Landline telephone	x
Gas supply		EV Charging	x											
Broadband	x	Other (Please specify)												
Landline telephone	x													

Topic/Question	Yes	No	Not Stated	Commentary
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)		No		Form notes assumed capacity for services.
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			No details specified on form. Cabinet Member Report 11th October 2023 agreeing disposal of land to the owner of the Nantgavenny Business Park.
23. Is affordable housing included as part of the proposal?			N/A	
24. Can the site be delivered in the RLDP Plan Period?	Yes			
Availability				
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No		
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?		No		DM/2019/00142 – development of 1no. shed and 2no. polytunnels associated with the services offered at the Resource Centre – approved 06/03/2019.
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			Dŵr Cymru Welsh Water will be delivering phosphorus removal at Llanfoist WwTW by the end of 2025.
28. If yes, have details been provided of how development will achieve phosphate neutrality?	Yes			Form acknowledges that the site is located within the River Usk Catchment area and that phosphates is a constraint. Form notes that whilst a solution to this issue has not been identified, negotiations are ongoing with adjacent landowners over the potential for phosphate fallowing or treatment.

Topic/Question	Yes	No	Not Stated	Commentary
				See above for DCWW comments.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Form notes that the office and industrial units will be fitted with energy efficient lighting and heating systems as standard. The wider scheme will maintain a commitment to enhance biodiversity, utilise renewable energy where appropriate and adhere to a sustainable drainage strategy. The development will include infrastructure to support EV charging to promote sustainable travel.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?	Yes			Form notes that the proposed development would support the well-in-demand industrial park adjacent to the site. Industrial space in this location is in high demand, with over 6500 searches for vacant space in the last 6 months. The Council continues to receive expressions of interest, which can be provided as evidence if required.
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Although the Highway Authority has concerns regarding the over development / increased development proposed off Nantgavenny Lane it is unlikely that capacity and safety analysis will determine that off-site improvements will be required on Nantgavenny Lane and the Nantgavenny Lane / Hereford Road junction.
34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The site sits within a designated locality and within the Active Travel strategic focus distance of 3 miles to key destinations (education, health, employment and shopping).

Topic/Question	Yes	No	Not Stated	Commentary
35. From a public transport perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Current PT provision - Hereford Road is served by bus routes 23 and A1. The whole of the site appears to be within 400m of the nearest bus stops on Hereford Road. - Bus route 23 is two-hourly on Mondays to Fridays, with no evening or Sunday service. It connects the site with Abergavenny town centre, Hereford, Pontypool, Cwmbran and Newport. Abergavenny town route A1 runs hourly, also with no evening & Sunday service. Without any further measures the public transport mobility of the site is below standard (–) Improved PT provision - Either route 23 or route A1 would require improvement in the evenings and Sundays. - The development is likely to improve the viability of routes 23 and A1. Conversely, the necessary extended operation is likely to require additional revenue support. With these measures the public transport mobility of the site can be above standard (+)
36. Is access required directly on to the trunk road network?		No		
37. Are there any WG highways comments for this site?	Yes			TA/TS required with modelling for trunk road junctions at planning application stage.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk	Yes			Very small amount of Flood Zone 2 and 3 (rivers) adjacent to River Gavenny. SFCA High-Level Assessment: No significant flood risk considerations.

Topic/Question	Yes	No	Not Stated	Commentary
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination	Yes			MCC Drainage Officer: further information will be required on how the site will connect to the existing watercourse and incorporate the necessary SuDs features outside the floodplain.
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	
Ecology				
41. Has an ecological assessment been undertaken?	Yes			
	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site			Yes	From an ecological perspective the site may be suitable subject to the recommendations being demonstrated on masterplanning and further survey work being undertaken as part of further planning application process. MCC Ecologist has noted that the site is adjacent to the River Gavenny SINC, and that protected/priority species are reasonably likely to be on site. Net benefit will need to be demonstrated. The proposed layout should incorporate a buffer to the SINC and hedgerows.

Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The landscape sensitivity to change is identified as Medium in the Landscape Sensitivity Study Update (Oct 2020). However, a standard methodology relating to housing development has been applied to all assessments. The suitability for other development such as employment has not been assessed at this stage. The proposed extent of development leaves little room for appropriate GI and landscape mitigation, SUDS / buffers to reduce visual impact. Development may have a significant adverse impact on the quality of the landscape character area due to mass, layout, light spill, proximity to corridors and limited access. However, a reduction in development and appropriate built form may be acceptable in the context of the site with the benefits of retaining existing mature tree and hedge buffers but without compromising the River Gavenny corridor and providing adequate mitigation and buffers for SINC and TPO groups of trees. The impacts on SINC, river / stream corridors, TPO's, woodland, GI corridors will need to be carefully considered and appropriate space for mitigation provided. Selected locations may assist with reduction in overall visual impacts. Appropriate species selection and management to enable boundary and proposed buffer treatments, internal planted GI corridors to assist with visual impact reductions i.e. space for larger trees, adequate hedge to screen boundary fencing and lighting. Effective SUDS design and management.
Heritage / Landscape				
44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			MCC Heritage not consulted. CADW response: Several designated historic assets are located inside 2km of the candidate site, but intervening topography, buildings and vegetation block all views between them. Consequently, the proposed development will have no impact on the settings of these designated historic assets. Candidate site could be included in LDP.
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?		No		

Topic/Question	Yes	No	Not Stated	Commentary
46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?		No		GGAT Comments: No recorded or known archaeological or historic environment issues. GGAT Ref: MON2546.
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?		No		BBNP boundary approx. 600m away.
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Site adjoins an existing industrial estate but does adjoin residential properties on its western boundary.
50. Is there a possibility that the site is contaminated?	Yes			The site comprises of a field; however, it is not known if the site has been used for an activity not shown on historical maps e.g. dumping, or disturbance during the building of the adjacent houses and resource centre, and therefore there is a potential for land contamination. The developer would need to investigate the site, risk assess, and submit their own remediation strategy, if necessary, in accordance with CLR11 "Model Procedures for the Management of Land Contamination"
51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.	Yes			From an environmental health perspective, the site is suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA, subject to satisfactory assessments being submitted as set out in the Environmental Health response. The site is not within an AQMA, although Merthyr Road, Llanfoist is close to the objective level for which an AQMA would need to be declared. The LPA should

Topic/Question	Yes	No	Not Stated	Commentary
				therefore satisfy itself as to the air quality impact the site and the cumulative impacts any nearby developments will have on the area especially Merthyr Road. Further mitigation/ consideration of impact upon environmental health will be required at planning application stage. For example, an air quality assessment, land contamination survey, Construction Environmental Management Plans (CEmps) – to manage the noise/dust impact of development.
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Nantgavenny Lane Business Park is an established business location which addresses the need for modern employment space in Abergavenny and north Monmouthshire. The current stock of B1 premises in Abergavenny is limited, with low vacancy rates. Vacancy rates for B1 premises in Monmouth and Raglan are also low and there is a need for additional stock to accommodate the needs of new businesses and the growth of existing businesses. This is therefore considered a suitable site for B1 use and there is potential demand for sites in this use class. Given the presence of residential development adjacent to this site, it is not considered to be a suitable location for B2 uses.

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
++	0	0	0	0	-	0	+	-	+	+	--	+	--	0	?	-

Commentary

The colour coding relates to a desk top GIS assessment of the ISA objective themes only (rather than the full detailed Candidate Site assessment). Below is a brief summary of these findings. Please refer to the full ISA Report for further information on the ISA objective questions and findings on the site.

The site performs most positively against the economy and employment ISA theme due to the employment proposal put forward for the site. It also performs well against several natural resources (air, SPX, NVZ and minerals) ISA themes due to the relevant constraints not applying to the land. Several themes are recorded as not applicable due to an employment use being proposed. Potential negative effects are noted in relation to the waterbodies and climate change themes due to the site's proximity to a water course and the presence of flood zone 2 & 3 flood risk areas on the site, although it is acknowledged that this only relates to the northeastern boundary. Significant potential negative effects are noted in relation to the land and biodiversity ISA theme due to the site containing high value agricultural land and its proximity to a SINC.

Site assessment conclusion

	Yes	No	Commentary
Progress to RLDP allocation?	Yes		The site forms a logical extension to the adjoining business park and would provide much needed employment land in Abergavenny. It is therefore proposed to allocate the site for B1 employment use.

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0056	Candidate Site Name	Land South of Brecon Road, Abergavenny	Area (Ha)	3.2
Proposal	Residential – approximately 76 units			Existing Use	Agricultural grazing land

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Site adjoins the north-western boundary of Abergavenny.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		Greenfield.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			Form refers to a gas line and culvert on the site (ref 8h). Monmaps GIS shows three TPOs on the site's northern boundary.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			ALC Report submitted. Land is Grade 2 BMV land. Predictive ALC maps indicate Grade 2 BMV.
5. Does the proposal result in the loss of amenity open space (DES2)?		No		
6. Does the proposal result in the loss of community facilities?		No		
7. Does the site lie within a Minerals Safeguarding Area?	Yes			Site is within Category 1 Sand and Gravel based on BGS Maps but adjoins residential area. In accordance with PPW, Category 1 reserves are required to be safeguarded in the RLDP. Not within Mineral Safeguarding Area based on the Adopted LDP.

Topic/Question	Yes	No	Not Stated	Commentary
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Cantref Primary School approximately 1400m away. (0.8 Miles) (15 minutes' walk)
10. Is the site within an acceptable walking distance of a secondary school?	Yes			King Henry VIII Comprehensive approximately 2100m away. (1.4 miles) (27 Minutes' Walk)
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Public Open Space and play area approximately 600m away. Belgrave Park (0.6 miles) 12 minutes' walk Train Station 1.7 miles – 35 minutes' walk
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			Abergavenny Central Shopping area approximately 1,600 m walk NP7 5EH – 1.2 miles – 23 minutes' walk BP Garage 0.6 miles – 11 minutes' walk – 965 m
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			
14. Is the site wholly in the ownership of the proposer?		No		Site owner is not the site promoter, but form notes that the landowner is aware and supportive of the site's promotion.
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		

Topic/Question	Yes	No	Not Stated	Commentary										
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)	Yes			Form refers to gas line and culvert through the site but notes that they to be designed out.										
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Confirmation from Dŵr Cymru Welsh Water (DCWW) submitted. DCWW confirmed the site connects to Llanfoist Wastewater Treatment Works (WwTW).										
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			Confirmation from DCWW submitted. DCWW confirmed there are no issues in the foul flows from the site being accommodated at the Llanfoist Wastewater Treatment Works (WwTW).										
19. Is the site capable of connection to electricity?	Yes			Form notes the site is capable of connection and no known issues.										
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			<table><tr><td>Gas supply</td><td>x</td><td>EV Charging</td><td>x</td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table>	Gas supply	x	EV Charging	x	Broadband	x	Other (Please specify)		Landline telephone	x
Gas supply	x	EV Charging	x											
Broadband	x	Other (Please specify)												
Landline telephone	x													
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)		No		Site is being promoted without gas connection and reduced electricity supply reflecting its proposed climate change building spec.										
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			Discussions taken place with Linc, who are jointly promoting the Candidate Site. Letter from Linc supporting the site’s allocation is submitted as supporting information										

Topic/Question	Yes	No	Not Stated	Commentary
23. Is affordable housing included as part of the proposal?		No		No updated DVM submitted. The original submission was being promoted on a 50/50 basis, however no updated DVM submitted with the necessary information.
24. Can the site be delivered in the RLDP Plan Period?	Yes			
Availability				
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No		
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?		No		
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			River Usk Catchment. DCWW note that phosphorous removal will be delivered at the Llanfoist WwTW by the end of March 2025.
28. If yes, have details been provided of how development will achieve phosphate neutrality?	Yes			DCWW note that phosphorous removal will be delivered at the Llanfoist WwTW by the end of 2025.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Net Zero Carbon report prepared by Hydrock submitted as supporting evidence.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Net Zero Carbon report prepared by Hydrock submitted as supporting evidence. Identifies building measures, renewable energy measures and energy strategies which combined would deliver a net zero carbon development that would exceed Pat L 2025.

Topic/Question	Yes	No	Not Stated	Commentary
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)	Yes			RIG approximately 250m from site.
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?			N/A	
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			It is considered that a suitable mean of access off the A40 is achievable and the increase in traffic generated by the development can be accommodated on the A40 and the adjoining network subject to Welsh Government approval. Generally, the Highway Authority considers the site to be reasonably well located in Abergavenny albeit on the northern periphery of the town, but it does benefit from reasonably accessible amenities and attractors and improvements to encourage and promote more sustainable transport modes such as walking and cycling are achievable.
34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The site sits alongside ATNM route MCC-A27A , this is a future route. This has a medium priority, meaning it should be developed within 10 years Shared Use The site sits within a designated locality and within the Active Travel strategic focus distance of 3 miles to key destinations (education, health, employment and shopping). Good walking links are made out of the site and off-road provision is given to walkers and wheelers.
35. From a public transport perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Abergavenny Bus Services (Source: Sustainable Settlement Appraisal – December 2022) • Abergavenny to Merthyr Tydfil- Cardiff- X4 (hourly- 12 buses per day) • Abergavenny to Llanellen 47 (hourly 7 buses per day)

Topic/Question	Yes	No	Not Stated	Commentary
				• Abergavenny to Brecon 43 (11 buses per day) • Abergavenny to Cardiff X3 (6 buses per day) • Abergavenny to Hereford X3 (6 buses per day) • Abergavenny to Brynmawr 3 (3 buses per day) • Abergavenny to Builth Wells X12 (twice a week on Tuesdays & Thursdays only) Abergavenny Train Station and services to Newport to connect with line to London and services north to Manchester, Chester, Crewe.
36. Is access required directly on to the trunk road network?	Yes			A40
37. Are there any WG highways comments for this site?	Yes			Candidate site submission notes that WG contacted several times for comment over a period of 12 months. No response has been forthcoming. WG Highways comments: Access with trunk road not appropriate for further significant development at this location. For further consideration DMRB compliant options should be demonstrated prior to site inclusion.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk		No		SFCA High Level Assessment: 0.31% Flood Zone 2; 0.02% Flood Zone 3 and 0% Defended Zone – No significant flood risk considerations to allocation.
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination		No		Likely that a discharge destination can be found in this case. Possibilities with: infiltration; discharge to Afon Cibi culvert and possibility to run a pipe beneath highway to Nant lago.
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	

Topic/Question	Yes	No	Not Stated	Commentary
Ecology				
41. Has an ecological assessment been undertaken?	Yes			Preliminary Ecological Surveys undertaken.
	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site			Yes	Overall Site Value: Medium. No priority habitats on site (with the exception of hedgerows). From an ecological perspective the site may be suitable subject to the recommendations being demonstrated on master planning and further survey work being undertaken as part of further planning application process.
Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?		No		The landscape sensitivity to change is identified as High / Medium It is considered that the proposed scheme would have a significant adverse visual impact on the valued Landscape Character Areas and open countryside setting. The disconnect from the current southern urban boundary edge, the very open nature of the site emphasised by the underlying topography may create development that does adversely impact on the valued Usk Valley and BBNP landscape character areas and that cannot be adequately mitigated for by GI and landscape provisions and still be a viable site.
Heritage / Landscape				
44. From a heritage perspective, is the site suitable to be developed for its intended purpose	Yes			Sensitive setting around the listed building – important to preserve setting around the listed building. A buffer would be required. Any development north of the buffer must have careful consideration of the wider views into and out of the

Topic/Question	Yes	No	Not Stated	Commentary
as submitted, or with appropriate mitigation and further dialogue with the LPA?				development, concentration on boundary treatments and permeability of the site, integrating it into the open countryside using GI. The development should accord with best practice for placemaking, sustainability and Urban design.
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?	Yes			Pentre House Listed Building opposite northern boundary.
46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?		No		GGAT consultation response: Adjacent to the route of a Roman Road, development could be mitigated by condition, in accordance with an agreed Written Scheme of Historic Environment Mitigation. (GGAT Ref: MON2533) (GGAT RAG Rating: Amber)
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?	Yes			Adjacent to BBNP.
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?	Yes			Site is not a Green Wedge in the Adopted LDP but is allocated within a Green Wedge in the Deposit RLDP following Green Wedge Review.
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Site is adjacent to A40. Environmental Health note that an air quality impact assessment might be required as well and a TAN11 noise assessment.
50. Is there a possibility that the site is contaminated?		No		Records indicate no history of contamination. Environmental Health note that while this is a greenfield site, it is not known if the site has been used for an activity not shown on historical maps e.g. dumping, or disturbance during the building of the A40, and therefore there is a potential for land contamination. The developer would need to investigate the site, risk assess and submit their own remediation strategy if necessary.

Topic/Question	Yes	No	Not Stated	Commentary
51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.	Yes			From an environmental health perspective, the site is suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA. Further mitigation/ consideration of impact upon environmental health will be required at planning application stage. For example, an air quality assessment, land contamination survey, Construction Environmental Management Plans (CEmps) – to manage the noise/dust impact of development.
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	N/A

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
0	+	-	+	++	-	+	+	-	+	+	--	+	?	-	?	+
Commentary																
The colour coding relates to a desk top GIS assessment of the ISA objective themes only (rather than the full detailed Candidate Site assessment). Below is a brief summary of these findings. Please refer to the full ISA Report for further information on the ISA objective questions and findings on the site. The site performs most favourably against the health & wellbeing (greenspaces) ISA theme due to its proximity to an area of amenity space. It also performs positively against the population and communities (homes), health and well-being, transport and movement and a number of natural resources (air, water bodies, SPZ, NVZ, minerals) due to its potential positive contribution to providing homes, access to a public transport service and absence of constraints applying to the site. The site																

performs less well against the placemaking and equalities ISA themes due to proximity to the schools falling within Cantref 1 LSOA which is amongst the 10-20% least deprived LSOAs in Wales. Potential negative impacts are also noted in relation to the water bodies and historic environment ISA themes due to proximity to the River Usk and potential to impact on the setting of nearby listed buildings. The site's proximity to a number of biodiversity designations (priority habitat, ancient woodland, SINC, SAC & SSSI) and BBNP raise an element of uncertainty relating to the potential for significant effects. Potential significant negative impacts are noted against the natural resources land theme due to the site being a greenfield site containing high agricultural land.

Site assessment conclusion			
	Yes	No	Commentary
Progress to RLDP allocation?		No	Site not progressing as insufficient information has been submitted in relation to viability to demonstrate the site is deliverable in accordance with key policy requirements. The site would also result in the loss of grade 2 BMV agricultural land and there are landscape impact concerns raised in relation to its development. The site has also been identified as a Green Wedge as part of the Green Wedge Review. Therefore, this site will not be allocated in the RLDP.

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0108	Candidate Site Name:	Land north of Hillgrove Avenue, Abergavenny	Area (Ha)	2.87ha
Proposal	Residential – up to 50 units			Existing Use:	Agricultural- grazing

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Adjoins the development boundary.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		No
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			Form notes that site is steeply sloping but appropriate for residential development. Four TPOs on the boundaries of the site.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			Predicative Agricultural Land Classification Maps identify grades 3a and 3b on site. 3a – 16,956sqm – 1.69ha (59%) 3b – 11,886 sqm – 1.18ha (41%) Form notes that the site does not contain any BMV land. No ALC report submitted.
5. Does the proposal result in the loss of amenity open space (DES2)?	Yes			Approx 0.1 ha of land to the south of the site is designated as DES2 amenity land. Form notes no to this question. The DES2 allocation has been removed as part of the Areas of Amenity Importance Review undertaken as background evidence to the RLDP.
6. Does the proposal result in the loss of community facilities?		No		

Topic/Question	Yes	No	Not Stated	Commentary
7. Does the site lie within a Minerals Safeguarding Area?		No		
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Llantilio Pertholey Church in Wales Primary School adjoining the site – approx. 200m away. 1 minute walk. HYPERLINK "http://www.llantiliopertholeycv.monmouthshire.sch.uk/"
10. Is the site within an acceptable walking distance of a secondary school?	Yes			King Henry VIII Comprehensive School approximately 1,500m away. 1 mile – 19 minutes' walk.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Amenity space off Gwent Road approx. 700m – 0.4 miles – 8 mins walk. DES2 land part of and immediately to south of site, although this is part of Llantilio Pertholey Primary School and so not publicly available amenity space. Train Station – 2 miles – 39 minutes' walk.
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			McColl's Convenience Store-600m – 0.4 miles – 6 minutes' walk The Mardy Neighbourhood Shopping Centre is approx. 1,200m away. Town Centre – 1.6 miles – 30 minutes' walk
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			Form notes that other landowners are aware and involved with promoting the land for residential development.
14. Is the site wholly in the ownership of the proposer?		No		As above.

Topic/Question	Yes	No	Not Stated	Commentary										
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No												
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)		No												
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			No supporting evidence provided. Dŵr Cymru Welsh Water (DCWW) response to candidate site consultation: site connects to Llanfoist Wastewater Treatment Works (WwTW).										
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			No supporting evidence provided. DCWW response: There are no issues in the foul flows from this site being accommodated at the Llanfoist Wastewater Treatment Works (WwTW)										
19. Is the site capable of connection to electricity?	Yes			No supporting evidence provided.										
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)				<table><tr><td>Gas supply</td><td>x</td><td>EV Charging</td><td>x</td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table>	Gas supply	x	EV Charging	x	Broadband	x	Other (Please specify)		Landline telephone	x
Gas supply	x	EV Charging	x											
Broadband	x	Other (Please specify)												
Landline telephone	x													
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)		No		No supporting evidence provided.										

Topic/Question	Yes	No	Not Stated	Commentary
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			Form notes the landowner has engaged with a developer but does not provide details of which developer.
23. Is affordable housing included as part of the proposal?	Yes			Updated DVM submitted at 50% affordable housing rate demonstrating viability.
24. Can the site be delivered in the RLDP Plan Period?	Yes			12-18 months noted as approx. timescale for site delivery.
Availability				
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No		
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?		No		
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			DCWW response to candidate site consultation: phosphorous removal will be delivered at the Llanfoist WwTW by the end of 2025.
28. If yes, have details been provided of how development will achieve phosphate neutrality?	Yes			DCWW note that phosphorous removal will be delivered at the Llanfoist WwTW by the end of 2025.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Form states yes but no supporting evidence provided. Form notes that the extent would be confirmed through any application.

Topic/Question	Yes	No	Not Stated	Commentary
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Form notes that development of the land would look to make the housing zero carbon in use. Inclusion of photovoltaics and air source heat pumps are given as examples of measures. No supporting evidence provided.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?			N/A	
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?		No		The Highway Authority consider that no suitable means of access can be achieved on the basis that Ty Gwyn Road is not viable, and the improvements required are unlikely to be achievable, the access road serving Llandilo\Pertholey primary School is discounted on road safety grounds and access via the recently built housing development is unlikely due to land ownership issues.
34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?		No		From an active travel perspective, the site is not suitable to be developed for its intended purpose as the submission does not provide enough information on active travel provision. The site sits alongside ATNM route MCC-A15C, this is a future route. This has a medium priority, meaning it should be developed within 10 years Shared Use.
35. From a public transport perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Abergavenny Bus Services • Abergavenny to Merthyr Tydfil- Cardiff- X4 (hourly- 12 buses per day) • Abergavenny to Llanellen 47 (hourly 7 buses per day) • Abergavenny to Brecon 43 (11 buses per day)

Topic/Question	Yes	No	Not Stated	Commentary
				- Abergavenny to Cardiff X3 (6 buses per day) - Abergavenny to Hereford X3 (6 buses per day) - Abergavenny to Brynmawr 3 (3 buses per day) - Abergavenny to Builth Wells X12 (twice a week on Tuesdays & Thursdays only) Abergavenny Train Station and services to Newport to connect with line to London and services north to Manchester, Chester, Crewe.
36. Is access required directly on to the trunk road network?		No		
37. Are there any WG highways comments for this site?	Yes			Welsh Government Highways response: Potential cumulative impacts and works to Triley Mill junction. Modelling of Park Road Hereford Road Junction.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk		No		SFCA response: 0% of the site on Flood Zones 2, 3 or Defended Zone. No significant flood risk considerations to allocation.
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination		No		
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	
Ecology				
41. Has an ecological assessment been undertaken?	Yes			

	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site			Yes	Overall site evaluation: Medium Site of existing value for connecting semi-natural habitats in the landscape as identified in the ecological connectivity assessment and/or during field surveys. Protected species recorded / reasonable likely to be found on site but unlikely to prevent development if appropriate mitigation and compensation provided. Submitted report insufficient.
Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?		No		The landscape sensitivity to change is identified as High/Medium From a landscape/GI perspective the site is not suitable to be developed for its intended purpose • Lack of supporting information with the submission. • Likely significant adverse visual impact on the Landscape Character Area • Gradients of site will likely limit GI opportunity within the development, reducing available space in order to accommodate banks, retaining walls and access infrastructure. • Surface water issues may require substantial SUDS solutions impacting on available GI space. Value of pre-development and development may adversely impact on quality, available space for GI and adequate aftercare.
Heritage / Landscape				
44. From a heritage perspective, is the site suitable to be developed for its intended purpose				Not consulted.

Topic/Question	Yes	No	Not Stated	Commentary
as submitted, or with appropriate mitigation and further dialogue with the LPA?				
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?		No		
46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?		No		GGAT response: No recorded or known archaeological or historic environment issues. (GGAT ref – MON 2534).
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?	Yes			Adjacent to BBNP.
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Site adjoins residential properties, primary school and countryside.
50. Is there a possibility that the site is contaminated?		No		
51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.				Not consulted

Topic/Question	Yes	No	Not Stated	Commentary
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	N/A

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
-	+	+	+	++	?	++	+	-	+	+	--	+	?	0	?	+
Commentary																
The colour coding relates to a desk top GIS assessment of the ISA objective themes only (rather than the full detailed Candidate Site assessment). Below is a brief summary of these findings. Please refer to the full ISA Report for further information on the ISA objective questions and findings on the site. The site performs most positively against the health and wellbeing (green spaces) and transport and movement ISA themes reflecting the site's proximity to open space and public transport provision. It also performs positively against the population and communities (homes and placemaking) and health and well-being due to its potential contribution to the provision of homes and access to local schools and services. Several natural resources ISA themes (air, SPZ, NVZ, minerals) and climate change ISA themes also perform positively due to the absence of the relevant constraint. The site performs less favourably against the economy and employment and water bodies themes due to the distance to the nearest industrial site (Ross Road) and its proximity to a water body (Gavenny River). The site's proximity to several biodiversity designations (priority habitat, ancient woodland, SINC, SAC & SSSI) and BBNP raise an element of uncertainty relating to the potential for significant effects. Potential significant negative impacts are noted against the natural resources land theme due to the site being a greenfield site containing high quality agricultural land.																

Site assessment conclusion			
	Yes	No	Commentary

Progress to RLDP allocation?		No	Site is not progressing as the Highway Authority has raised significant concerns in relation to achieving suitable access arrangements. Landscape impact concerns have also been raised reflecting the lack of supporting information with the submission and the likely significant adverse visual impact on the Landscape Character Area. Overall, there are more suitable sites available in Abergavenny and, therefore, the site will not be allocated in the RLDP.
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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0128	Candidate Site Name:	Land at Chapel Farm, Abergavenny	Area (Ha)	Option 1 3.5ha Option 2 – 9.5ha
Proposal	Residential – Option 1 – 70 homes and Option 2 – 100 homes			Existing Use:	Agricultural

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Adjoins the development boundary.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		Greenfield.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)		No		Supporting statement notes that the site incorporates gently sloping land but does not present an obstacle to development. Supporting Statement also notes that there is a gas pipe running across the northern part of the site, but this is not identified for development.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			Welsh Government Predictive Maps show site as being predominantly 3a BMV. ALC Report concludes that the whole site is Grade 2. Option 1 and Option 2 involve 100% BMV land although Option 1 involves a smaller developed area – 3.5ha compared to 9.5ha for the whole site.
5. Does the proposal result in the loss of amenity open space (DES2)?		No		
6. Does the proposal result in the loss of community facilities?		No		
7. Does the site lie within a Minerals Safeguarding Area?	Yes			Category 1 Sand and Gravel as identified by the BGS Maps, which form the basis of the Mineral Safeguarding Area in the Deposit RLDP, in accordance with PPW. Not within Minerals Safeguarding Area within the Adopted LDP.

Topic/Question	Yes	No	Not Stated	Commentary
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Cantref Primary School is approx. 900m away. 0.5 miles – 9 minutes' walk.
10. Is the site within an acceptable walking distance of a secondary school?	Yes			King Henry VIII Comprehensive is approx. 1200m away. 1.2 miles – 24 minutes' walk.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Belgrave Park (Western Road) Open Space is approx. 400m away. 0.3 miles – 5 mins walk. Train station 1.7 miles – 35 mins walk.
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			BP Garage is approx. 800m away. – 0.5 miles – 10 mins walk. Town Centre is approx. 1400m away. 1.1 miles – 21 minutes' walk.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			Planning Statement notes that the site is within one ownership.
14. Is the site wholly in the ownership of the proposer?		No		Form notes that the site promoter has a formal agreement in place with the landowner.
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		

Topic/Question	Yes	No	Not Stated	Commentary
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)		No		
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Paragraph 4.6.1 of the Planning Statement notes that: Foul Water: Dŵr Cymru Welsh Water asset plans confirm there is no existing foul water sewers located within the proposed site boundaries. However, there is an existing combined sewer and separate foul sewer network located within close proximity to the site. Potable Water: Dŵr Cymru Welsh Water asset plans confirm there is existing potable water infrastructure. located within the proposed site and in the nearby vicinity. Surface Water: Dŵr Cymru Welsh Water asset plans confirm there are no existing surface water sewers located within the boundaries of the proposed site. However, there is an existing combined sewer network located within Pentre Road to the south-east of the site. This sewer collects flows from the existing residential dwellings in the surrounding areas, before conveying flows away to the south. Dŵr Cymru Welsh Water response to candidate site consultation: site connects to Llanfoist WwTW.
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			As above. Dŵr Cymru Welsh Water response to candidate site consultation: There are no issues in the foul flows from these sites being accommodated at the Llanfoist Wastewater Treatment Works (WwTW).
19. Is the site capable of connection to electricity?	Yes			Paragraph 4.6.1 of Planning Statement notes: "Electricity: WPD asset plans have confirmed there is existing electrical infrastructure located within the proposed site and in the nearby vicinity."

Topic/Question	Yes	No	Not Stated	Commentary										
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			<table><tr><td>Gas supply</td><td>x</td><td>EV Charging</td><td>x</td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table>	Gas supply	x	EV Charging	x	Broadband	x	Other (Please specify)		Landline telephone	x
Gas supply	x	EV Charging	x											
Broadband	x	Other (Please specify)												
Landline telephone	x													
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)				Gas: Wales and West Utilities asset plans confirm there is no existing WWU infrastructure located within the proposed site boundaries. There is a large network of low-pressure gas mains running throughout the existing residential areas to the south and east of the site. A gas pipeline runs across the northern part of the site but that is not identified for development and the current masterplan does not encroach into its easement. Therefore, a gas connection can be made to the site. Telecoms: BT asset plans confirm there is no existing apparatus located within the proposed site. In the nearby vicinity of the site, BT has a large network of underground and over ground apparatus. This apparatus runs throughout the existing residential areas, providing a supply to the individual properties and can be extended into the site.										
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?			N/A	Site promoter, Hallam land Management, has an agreement in with the landowner. As promoter they would take the site to the market and select a development partner with a strong appetite to move quickly.										
23. Is affordable housing included as part of the proposal?	Yes			Updated DVM submitted at 50% threshold demonstrating viability.										
24. Can the site be delivered in the RLDP Plan Period?	Yes													
Availability														
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No												

Topic/Question	Yes	No	Not Stated	Commentary
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?		No		DM/2018/00613- EIA screening issued 11th May 2018 relating to proposed residential development on Land at Chapel Farm Fields, Pentre Road, Abergavenny. DM/2018/01409 – EIA Scoping issues 24th October 2019 relating to residential development on Land at Chapel Farm Fields, Pentre Road, Abergavenny. Pre-app MC/2017/ENQ/01124 for residential development on Land at Chapel Farm.
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			Dŵr Cymru Welsh Water response to candidate site consultation: Subject to regulatory approval, DCWW are intending to introduce phosphorous removal at the Llanfoist WwTW by the end of 2025.
28. If yes, have details been provided of how development will achieve phosphate neutrality?	Yes			Dŵr Cymru Welsh Water note it will be delivering phosphorous removal at the Llanfoist WwTW by the end of 2025.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Paragraph 4.11.9 of Supporting Statement notes: Options for on-site generation of renewable energy will be explored at the detailed design stage, including maximising solar panels on all buildings within the development.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Supporting Statement notes at para 4.11.7 that the proposed development aims to deliver a higher level of energy efficiency than required by Building Regs.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)	Yes			Within 1000m buffer.
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?			N/A	

Topic/Question	Yes	No	Not Stated	Commentary
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The Highway Authority has concerns regarding the impact of the development on Pentre Road, the immediate residential network and the wider residential network between the site and the A40. Ideally the Highway Authority would promote the use of the Pentre Road / A40 Brecon Road (Trunk Road) rather than rely on Pentre Lane and the adjoining residential street network, due to the proximity of buildings and undoubted land ownership issues the improvements are considered to be undeliverable for a development of this scale and size. Improvements to Pentre Road over the site frontage are expected namely carriageway widening, footway provision etc. Pentre Road requires improvement, and an innovative management measure introduced to link the development with the existing residential network. All travel movements would be along Pentre Road and improvements would be required to provide route opportunities and options for travel and distribution of development generated traffic on the local residential street network. Offsite improvements are considered likely on the local residential network to accommodate the increase in traffic and sustainable traffic movements. The preferred access point to the south of the site onto Pentre Road would require access and egress to run land within flood zone 2 as shown on the flood maps. The alternative access onto Pentre Lane is considered to be undeliverable as per the comments above.
34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			From an active travel perspective, the site is suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA. The site sits within a designated locality and within the Active Travel strategic focus distance of 3 miles to key destinations (education, health, employment and shopping). Good walking links are made out of the site and off-road provision is given to walkers and wheelers. The site sits alongside ATNM route MCC-A27A, this is a future route. This has a medium priority, meaning it should be developed within 10 years.

Topic/Question	Yes	No	Not Stated	Commentary
35. From a public transport perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Abergavenny Bus Services (Source: Sustainable Settlement Appraisal – December 2022) • Abergavenny to Merthyr Tydfil- Cardiff- X4 (hourly- 12 buses per day) • Abergavenny to Llanellen 47 (hourly 7 buses per day) • Abergavenny to Brecon 43 (11 buses per day) • Abergavenny to Cardiff X3 (6 buses per day) • Abergavenny to Hereford X3 (6 buses per day) • Abergavenny to Brynmawr 3 (3 buses per day) • Abergavenny to Builth Wells X12 (twice a week on Tuesdays & Thursdays only) Abergavenny Train Station and services to Newport to connect with line to London and services north to Manchester, Chester, Crewe.
36. Is access required directly on to the trunk road network?		No		
37. Are there any WG highways comments for this site?	Yes			Welsh Government response: Query as to whether there is any further available capacity at Park Road A40 / Hereford Road Junction. Individual and cumulative impacts to be modelled A40 junction between Park Road and Hereford Road prior to inclusion.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk	Yes			The site is crossed by a flood relief culvert for the Afon Cibi. This is classified as a Main River and the understanding is that it is maintained by NRW. Further information would be required on the likely depth and velocity of flows in order to inform if the access could be safely utilised in extreme events. Potentially if space allowed a level for level compensation scheme could be developed also as a preferred option. SuDS features will need to be spread across the site utilising a sub catchment approach, the current proposed layout with two large basins at the lowest point of the site is not in accordance with the SuDS Standards. The Principles of the Welsh

Topic/Question	Yes	No	Not Stated	Commentary
				Government SuDS Standards state surface water should be managed at source and as close to the surface was possible. This is achievable by creating green surface conveyance and storage features along the natural contours throughout sites (not just at one or two locations and at the lower edges of sites). SFCA high-level assessment: 9.65% of site within FZ2 and 0% in FZ3 and Defended. No significant flood risk considerations to allocation. However, the 9.65% of the site within FZ2 is located over land at the access and egress point into the site onto Pentre Road. The alternative access onto Pentre Lane is considered to be undeliverable as per Highway's comments above.
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination	Yes			No watercourse readily available. The SuDS Standards include a “strong presumption” against discharge to combined sewers. Such a large site discharging into a combined sewer is unlikely to be acceptable, should that be proposed.
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	
Ecology				
41. Has an ecological assessment been undertaken?	Yes			
	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site			Yes	Overall Site Evaluation: Medium.

				From an ecological perspective the site may be suitable subject to the recommendations being demonstrated on masterplanning and further survey work being undertaken as part of further planning application process. MCC Ecologist has raised concerns at the potential loss of priority habitat and potential presence of protected species. NRW response to candidate site consultation: All sites are close to the Sugar Loaf Woodlands SSSI/ SAC, which is notified for its woodland features. Although the proposed development areas are outside the SSSI/ SAC boundary, the close proximity of these have the potential to increase access/recreational pressure and possibly enrichment issues through increased dog exercising on the SSSI/SAC, which should be considered in the Habitats Regulations Assessment. The sites are accessed from very narrow roads. The impact of construction/delivery vehicles on roadside hedgerows/ditches/trees should be considered to avoid unnecessary damage and, where appropriate mitigate impacts on them.
Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The landscape sensitivity to change is identified as High/Medium. From a landscape/GI perspective the site is suitable to be developed for its intended purpose with appropriate mitigation and further dialogue with the LPA. The applicant has undertaken a thorough LVIA of the site. It is clear that the site is on rising land and higher elevations to the north will be highly visible and will have an adverse impact on LCA and the distinct landscape relationship that Abergavenny urban edge and the footslopes leading to the upland landscape of BBNP has. A reduced scheme may be acceptable from a landscape and GI perspective that aligns more effectively with existing built form and urban boundaries, retaining historic footslopes field patterns, retains intrinsic qualities of the BBNP, reduces development pressure on neighbouring green fields and can improve GI connectivity on an urban edge.
Heritage / Landscape				

Topic/Question	Yes	No	Not Stated	Commentary
44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Careful consideration of the wider views into and out of the development, concentration on boundary treatments and permeability of the site, integrating it into the open countryside using GI. The development should accord with best practice for placemaking, sustainability and Urban design.
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?		No		
46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?	Yes			Adjoining Abergavenny Town Conservation Area. GGAT response: A linear parchmark is noted in the HER, this may be related to field boundaries remaining which are depicted in the Tithe of 1848. Desk-based assessment prior to any determination of an application would inform mitigation, which may include further pre-determination work. GGAT ref: MON2505.
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?	Yes			Adjoining the BBNP
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		Site is not within a Green Wedge in the Adopted LDP, but it is proposed as a Green Wedge within the Deposit RLDP following the outcome of the Green Wedge Review.
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			
50. Is there a possibility that the site is contaminated?		No		No evidence of contamination on relevant layers on Monmaps. Form notes possible contamination from previous farming practices.
51. From an environmental health perspective is the site suitable to be developed for its intended				Not consulted.

Topic/Question	Yes	No	Not Stated	Commentary
purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.				
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	N/A

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
+	++	++	+	++	-	+	+	-	+	+	--	+	-	--	?	-
Commentary																
The colour coding relates to a desk top GIS assessment of the ISA objective themes only (rather than the full detailed Candidate Site assessment). Below is a brief summary of these findings. Please refer to the full ISA Report for further information on the ISA objective questions and findings on the site. The site performs most favourably against the population & communities (homes and placemaking) and health and well-being (green spaces) theme due to its potential contribution to providing homes and proximity to local schools and services and open space provision. It also performs well against economy and employment, transport and movement and several natural resources (air, SPZ, NVZ, minerals) ISA themes reflecting the local services and public transport options available to the site and the absence of the relevant constraint. It performs less favourably against the water bodies, biodiversity and climate change ISA themes due to the site's proximity to a water body (River Usk), a SINCE (Orchard House), priority habitat, ancient woodland, SAC and SSSI, and the southern section of the site located within zones 2 & 3 flood risk area. The site's proximity to the BBNP has highlighted the potential for a negative effect, but this is uncertain at this stage. Potential significant negative impacts are noted against the natural resources land theme due to the site being a greenfield site containing high agricultural land and the site's potential to impact on the setting of a listed building and Abergavenny Conservation Area.																

Site assessment conclusion			
	Yes	No	Commentary
Progress to RLDP allocation?		No	Site not progressing as there are unresolved concerns regarding highways and access arrangements including flood risk to the south of the site onto Pentre Road and the suitability of the alternative access onto Pentre Lane. The whole site is also Grade 2 BMV agricultural land and there are more suitable alternative sites with lower grade agricultural land in Abergavenny. In addition, the site is identified as a Green Wedge following the Green Wedge Review. Overall, there are considered to be more suitable sites available in Abergavenny and therefore the site will not be allocated in the RLDP.

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0161	Candidate Site Name:	Land north of Hillside, Abergavenny	Area (Ha)	3.12 ha
Proposal	Residential – approx. 46 units			Existing Use:	Woodland and grassland

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Adjoins the development boundary.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		Greenfield.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			Site is predominantly woodland. Number of TPOs on the site's southern boundary. Form notes that there are no constraints on the site and that a number of site investigations have been undertaken and all confirmed that the site holds no 'in principle' constraints that would preclude its future development. Tree Constraints Plan and Tree Survey supporting information submitted.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			Predicative ALC maps indicate that the site is 0.23ha (8%) grade 3a, 1.8ha (58%) 3b and 1 ha (34%) non ALC land. Form notes that there is no BMV land on the site.
5. Does the proposal result in the loss of amenity open space (DES2)?		No		
6. Does the proposal result in the loss of community facilities?		No		
7. Does the site lie within a Minerals Safeguarding Area?		No		

Topic/Question	Yes	No	Not Stated	Commentary
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Deri View Primary School is approx. 900m away/12 mins walk.
10. Is the site within an acceptable walking distance of a secondary school?	Yes			King Henry VIII Comprehensive School is approx. 800m away/12 mins walk.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Abergavenny Leisure Centre 1100m away/12 mins walk. Abergavenny Train Station 35 mins walk.
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			Rother Avenue Neighbourhood Centre approx. 500m away – 7 mins walk. Town Centre (NP7 5EH) is approximately 1.1 miles – 24 mins walk.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			
14. Is the site wholly in the ownership of the proposer?	Yes			Edenstone Homes owns the site.
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		
16. Are there any other constraints/covenants on the site would need to be overcome before		No		

Topic/Question	Yes	No	Not Stated	Commentary										
development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)														
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Utility Report submitted as supporting evidence. Dŵr Cymru Welsh Water (DCWW)response to candidate site consultation: site connects to Llanfoist Wastewater Treatment Works (WwTW).										
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			As above. DCWW response to candidate site consultation: There are no issues in the foul flows from these sites being accommodated at the Llanfoist Wastewater Treatment Works (WwTW).										
19. Is the site capable of connection to electricity?	Yes			As above.										
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			<table><tr><td>Gas supply</td><td>x</td><td>EV Charging</td><td>x</td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table>	Gas supply	x	EV Charging	x	Broadband	x	Other (Please specify)		Landline telephone	x
Gas supply	x	EV Charging	x											
Broadband	x	Other (Please specify)												
Landline telephone	x													
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)		No		As above.										
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			Edenstone own and intend to develop the site.										
23. Is affordable housing included as part of the proposal?	Yes			Updated DVM submitted incorporating 50% affordable threshold indicating that the site is not viable at 50%.										

Topic/Question	Yes	No	Not Stated	Commentary
24. Can the site be delivered in the RLDP Plan Period?	Yes			
Availability				
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No		
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?		No		Although the site comprises part of the former Coleg Gwent Conference Centre land holding known as 'The Hill' which has since been redeveloped by Edenstone Homes (Planning Permission ref: DC/2015/01585). Part of the site has also been the subject of Pre-Application Advice which was undertaken in 2019 (ref: DM/2019/ 01432).
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			DCWW response to candidate site consultation: phosphorous removal will be delivered at the Llanfoist WwTW by the end of 2025.
28. If yes, have details been provided of how development will achieve phosphate neutrality?	Yes			DCWW response to candidate site consultation: phosphorous removal will be delivered at the Llanfoist WwTW by the end of 2025.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Sustainability Statement submitted as supporting information. The Edenstone Homes Group have strong sustainability and zero net carbon principles which will be incorporated into all their future homes in line with Monmouthshire Council Council's zero net carbon objectives.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			As above.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		

Topic/Question	Yes	No	Not Stated	Commentary
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?			N/A	
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The extension of Hillside to provide access for a development of this size and scale is considered achievable with limited offsite improvements, although there are concerns that access will be via an un-adopted Hillside highway.
34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			From an active travel perspective, the site is suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA. The site sits within a designated locality and within the Active Travel strategic focus distance of 3 miles to key destinations (education, health, employment and shopping). Good walking links are made out of the site and off-road provision is given to walkers and wheelers. The site sits alongside ATNM route MCC-A27A (DL), this is a future route. This has a medium priority, meaning it should be developed within 10 years.
35. From a public transport perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Abergavenny Bus Services (Source: Sustainable Settlement Appraisal – December 2022) • Abergavenny to Merthyr Tydfil- Cardiff- X4 (hourly- 12 buses per day) • Abergavenny to Llanellen 47 (hourly 7 buses per day) • Abergavenny to Brecon 43 (11 buses per day) • Abergavenny to Cardiff X3 (6 buses per day) • Abergavenny to Hereford X3 (6 buses per day) • Abergavenny to Brynmawr 3 (3 buses per day) • Abergavenny to Builth Wells X12 (twice a week on Tuesdays & Thursdays only)

Topic/Question	Yes	No	Not Stated	Commentary
				Abergavenny Train Station and services to Newport to connect with line to London and services north to Manchester, Chester, Crewe.
36. Is access required directly on to the trunk road network?		No		
37. Are there any WG highways comments for this site?	Yes			Welsh Government Highways response: Potential cumulative impacts and works to Triley Mill junction. Modelling of Park Road Hereford Road Junction.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk		No		SFCA High-level assessment – 0% of the site is within Flood Zones 2, 3 or Defended Zone. No significant flood risk considerations to allocation.
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination	Yes			No watercourse identified. Likely to rely on discharge to a surface water sewer or culverted watercourse (if available).
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	
Ecology				
41. Has an ecological assessment been undertaken?	Yes			
	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary

42. Recommendation from an ecology perspective on intended purpose of the site				Overall site evaluation: High – MCC Ecologist has raised concerns that the site is mostly priority habitat and insufficient net benefit likely to be achievable. Protected species and habitat recorded / reasonable likely to be found on site.
Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The landscape sensitivity to change is identified as High/Medium. From a landscape/GI perspective the site is suitable to be developed for its intended purpose with appropriate mitigation and further dialogue with the LPA. The applicant has undertaken a thorough LVIA of the site. It is clear that although the site is on rising land and higher elevations to the north of the site may be visible, the retention and protection of the mature woodland boundary will reduce significant adverse impacts on LCA and the distinct landscape relationship that Abergavenny urban edge and the foot slopes leading to the upland landscape of BBNP. A reduced scheme may be additionally acceptable from a landscape and GI perspective that retains the integrity woodland cover and edges, historic park environs and retains intrinsic qualities of the BBNP.
Heritage / Landscape				
44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?		No		For the area outside the Registered Historic Park and Garden: Careful consideration of the wider views into and out of the development, concentration on boundary treatments and permeability of the site, integrating it into the open countryside using GI. The development should accord with best practice for placemaking, sustainability and Urban design. For the area within The Hill Registered Historic Park and Garden, it will have a detrimental effect on the designation. CADW response: Western part of candidate site is inside the boundaries of PGW(Gt)62(MON) The Hill Registered Historic Park and Garden, with the rest of the area being an essential part of its setting. Candidate site should not be included in LDP.

Topic/Question	Yes	No	Not Stated	Commentary
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?		No		
46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?	Yes			Western half of site is within Abergavenny Town Conservation Area and a CADW Registered Park and Garden Area. Northern half of the western half of the site is a CADW Kitchen Garden. Built Heritage Impact Assessment submitted as supporting information. GGAT response: Includes part of the Registered Park and Garden of The Hill PGW (Gt) 62(MON). Cadw must be consulted and a Heritage Impact Assessment undertaken. GGAT ref: Mon 2535
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?	Yes			Site is adjacent to the BBNP.
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?	Yes			Site is not within a Green Wedge in the Adopted LDP; however, it has been designated as a Green Wedge in the Deposit Plan following the outcome of the Green Wedge Assessment undertaken as background evidence to the RLDP.
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			
50. Is there a possibility that the site is contaminated?		No		No records on relevant layers of Monmaps. Site Investigations Report submitted as supporting information.
51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.				Not consulted.

Topic/Question	Yes	No	Not Stated	Commentary
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	N/A

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
0	+	+	+	++	+	++	+	-	+	+	--	+	--	--	?	+
Commentary																
The colour coding relates to a desk top GIS assessment of the ISA objective themes only (rather than the full detailed Candidate Site assessment). Below is a brief summary of these findings. Please refer to the full ISA Report for further information on the ISA objective questions and findings on the site. The site performs most positively against ISA themes relating to health and wellbeing and transport and movement due to the site's proximity to amenity space and public transport facilities. It also performs well against the population and communities (homes, placemaking) equalities, diversity and inclusion, climate change and several natural resources (air, SPZ, NVZ) ISA themes reflecting the potential contribution can make to the provision of homes and proximity to local schools and the absence of the relevant constraints relating to the site. It performs less favourably in relation to the natural resources water bodies ISA theme due to the site's proximity to a water body. The potential for a negative effect is noted in relation to the landscape ISA theme given the site's proximity to the BBNP, but this is uncertain at this stage. Potential significant negative impacts are noted against the natural resources land theme due to the site being a greenfield site containing high agricultural land and against the biodiversity and heritage themes due to the site's proximity to biodiversity designations including ancient woodland, priority habitat, SAC, SSSI and SINC, and potential impact on the setting of Abergavenny Conservation Area.																

Site assessment conclusion			
	Yes	No	Commentary
Progress to RLDP allocation?		No	The candidate site will not be progressing due to concerns raised by CADW in relation to the western part of candidate site being inside the boundaries of The Hill Registered Historic Park and Garden, with the rest of the area being an essential part of its setting. Concerns have also been raised in relation to the ecological impact development would have. Overall, it is considered that the desired levels of growth can be accommodated on less sensitive sites within the area. Therefore, this site will not be allocated in the RLDP.

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0164	Candidate Site Name	Land Adjacent Red Barn Farm (1), Abergavenny	Area (Ha)	2.1
Proposal	Residential 60-70 units			Existing Use	Agriculture

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Site adjoins the development boundary.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		Greenfield
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			Supporting Statement notes that the site is traversed by a high-pressure water main along its eastern boundary which requires a 4m easement either side of it, as well as an intermediate pressure gas main, which may need to be realigned, in part, as a result of the development. Topography – gradual incline from the southern to the northern boundary.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			Welsh Government Predictive ALC is Grade 3a. ALC Report submitted which concludes that the whole of CS0164 is Grade 2.
5. Does the proposal result in the loss of amenity open space (DES2)?		No		
6. Does the proposal result in the loss of community facilities?		No		
7. Does the site lie within a Minerals Safeguarding Area?	Yes			Category 1 Sand and Gravel based on the BGS Maps, which form the basis of the Mineral Safeguarding Area in the Deposit RLDP. Not within the Adopted LDP Mineral Safeguarded Area.

Topic/Question	Yes	No	Not Stated	Commentary
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Cantref Primary School is approx. 900m away. 13 mins walk.
10. Is the site within an acceptable walking distance of a secondary school?	Yes			King Henry VIII Comprehensive School is approx. 1700m away. 1.2 miles – 25 mins walk.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Belgrave Park approx. 400m away. – 0.2 miles – 5 mins walk. Nevill Hall Hospital approx. 200m away Abergavenny train Station – 1.5 miles – 31 mins walk
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			BP Garage approx. 600m away – 7 mins walk Abergavenny Town Centre (NP7 5EH) approx. 1 mile – 19 mins walk.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			Site is wholly owned by Mr & Mrs A Lewis
14. Is the site wholly in the ownership of the proposer?	Yes			As above.
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		

Topic/Question	Yes	No	Not Stated	Commentary								
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)	Yes			Supporting Statement notes that there are no insurmountable constraints to the development of this site but highlights: - There is a high-pressure water main that traverses the site from north to south, which has an 8 metre easement, subject to the consent of DCWW this can be diverted and integrated into the development. - There is also an intermediate pressure gas main which crosses the site in an east / west direction which, subject to the consent of British Gas, can also be diverted and accommodated / serve the site. - Dŵr Cymru Welsh Water (DCWW) response: 12” trunk water mains crossing site. 100mm foul rising main crossing the site and sewage pumping station adjacent to the site.								
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			DCWW response to candidate site consultation: site connects to Llanfoist Wastewater Treatment Works (WwTW).								
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			Utilities Report submitted as supporting information. Form notes: DCWW plans show a 12” Asbestos Cement (AC) main within the redline boundary of the site entering the site to the west of Rholben View, additional mains of 100mm/125mm & 180mm diameter are shown on the A40 Brecon Road. Depending on the site layout, the 12” main will require diversion on site, with suitable access provided for DCWW repair and maintenance purposes. DCWW response to candidate site consultation: There are no issues in the foul flows from these sites being accommodated at the Llanfoist Wastewater Treatment Works (WwTW).								
19. Is the site capable of connection to electricity?	Yes											
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			<table><tr><td>Gas supply</td><td>x</td><td>EV Charging</td><td>x</td></tr><tr><td>Broadband</td><td>x</td><td></td><td></td></tr></table>	Gas supply	x	EV Charging	x	Broadband	x		
Gas supply	x	EV Charging	x									
Broadband	x											

Topic/Question	Yes	No	Not Stated	Commentary							
				<table><tr><td>Landline telephone</td><td>x</td><td>Other (Please specify)</td><td></td></tr></table>				Landline telephone	x	Other (Please specify)	
Landline telephone	x	Other (Please specify)									
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)		No		Utility Report submitted as supporting information which sets out the arrangements required for different utilities.							
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			Form notes that informal discussions have been undertaken with a range of house builders of various sizes with regard to housing mix / delivery timescales.							
23. Is affordable housing included as part of the proposal?		No		Updated DVM not submitted. Original submission indicated an LDP policy compliant rate of 35%.							
24. Can the site be delivered in the RLDP Plan Period?	Yes										
Availability											
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No									
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?		No									
Environmental											
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			DCWW response to candidate site consultation: phosphorous removal will be delivered at the Llanfoist WwTW by the end of 2025.							

Topic/Question	Yes	No	Not Stated	Commentary
28. If yes, have details been provided of how development will achieve phosphate neutrality?	Yes			Dŵr Cymru Welsh Water note it will be delivering a phosphorous removal at the Llanfoist WwTW by the end of 2025.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Planning Statement recognises the need to address low and carbon energy generation/climate change measures and sets out high level principles. Form notes that as sites progress through the Plan process further details may be required in the form of a Sustainability/Energy Masterplan Statement.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			As above.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)	Yes			Within Nevill Hall RIG
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?			N/A	
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			A suitable means of access off the A40 is achievable and the increase in traffic generated by the development can be accommodated on the A40 and the adjoining network subject to Welsh Government approval. Generally, the Highway Authority considers the site to be reasonably well located in Abergavenny albeit on the northern periphery of the town but it does benefit from reasonably accessible amenities and attractors and improvements to encourage and promote more sustainable transport modes such as walking and cycling are achievable.

Topic/Question	Yes	No	Not Stated	Commentary
34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			From an active travel perspective, the site is suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA. The site sits within a designated locality and within the Active Travel strategic focus distance of 3 miles to key destinations (education, health, employment and shopping). Good walking links are made out of the site and off-road provision is given to walkers and wheelers. The site sits alongside ATNM route MCC-A27A, / A17A these are future routes. This has a medium priority, meaning it should be developed within 10 years.
35. From a public transport perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Abergavenny Bus Services (Source: Sustainable Settlement Appraisal – December 2022) • Abergavenny to Merthyr Tydfil- Cardiff- X4 (hourly- 12 buses per day) • Abergavenny to Llanellen 47 (hourly 7 buses per day) • Abergavenny to Brecon 43 (11 buses per day) • Abergavenny to Cardiff X3 (6 buses per day) • Abergavenny to Hereford X3 (6 buses per day) • Abergavenny to Brynmawr 3 (3 buses per day) • Abergavenny to Builth Wells X12 (twice a week on Tuesdays & Thursdays only) Abergavenny Train Station and services to Newport to connect with line to London and services north to Manchester, Chester, Crewe.
36. Is access required directly on to the trunk road network?	Yes			
37. Are there any WG highways comments for this site?	Yes			Form notes that discussions have not taken place with WG – TA submitted as supporting evidence. Welsh Government response: Demonstration of access point/DMRB compliant access prior to consideration. Potential to incorporate county road into site access with improved alignment.

Topic/Question	Yes	No	Not Stated	Commentary
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk	Yes			About 20% of the site is in Flood Zone 2 (Rivers and Sea). This appears to be related to a modelled break out of the Afon Cibi. Access and egress likely through Flood Zone 2 – raises concerns if site could satisfy TAN15. SFCA High Level Assessment: 18.86 % of site is on Flood Zone 2 – Rivers. 0% in Flood Zone 3 and 0% in Defended Zone. Flood risk from the Cibi Brook – extremely shallow depths predicted. There is also a flood alleviation scheme on the Cibi Brook. Given very limited extent of Flood Zone 2, development of the site is likely to be possible subject to further detailed flood modelling and FCA work.
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination	Yes			No watercourse or watercourse obviously reachable.
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	
Ecology				
41. Has an ecological assessment been undertaken?	Yes			
	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary

42. Recommendation from an ecology perspective on intended purpose of the site			Yes	Overall Site Evaluation: Low From an ecological perspective the site may be suitable subject to the recommendations being demonstrated on masterplanning and further survey work being undertaken as part of further planning application process. Limited or no features of biodiversity interest. No priority habitats on site (with the exception of hedgerows). A buffer zone along the stream may be necessary due to connectivity to River Usk SSSI.
Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The landscape sensitivity to change is identified as High/Medium From a landscape/GI perspective the site is suitable to be developed for its intended purpose with appropriate mitigation and further dialogue with the LPA. The applicant has undertaken a thorough LVIA of the site. Although the site is in a visible location an increase in GI, a reduction in housing density, an improved access arrangement from the A40, the retention and protection of the mature woodland boundaries may reduce significant adverse impacts on LCA and the distinct landscape relationship that Abergavenny urban edge has with the Usk Valley and upland foot slopes leading to the upland landscape of BBNP.
Heritage / Landscape				
44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?		No		Development would have a significant detrimental impact on the setting of the listed building and is not acceptable.
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?	Yes			Red Barn Farm Listed Building and Nevill Hospital Listed Building adjacent to site.

Topic/Question	Yes	No	Not Stated	Commentary
46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?		No		GGAT response: Adjacent to the route of a Roman Road, previously recommended consisting for written scheme of investigation for archaeological watching brief. GGAT ref: Mon2536.
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?	Yes			Adjacent to BBNP.
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Site adjoins the A40 – potential noise mitigation needed. Environmental Health Officers advise that A40 runs along the northern boundary of the proposed site. The potential for disturbance from road traffic noise on the use and enjoyment of the proposed properties should be considered.
50. Is there a possibility that the site is contaminated?	Yes			No records of contamination on Monmaps. Environmental Health response notes: This appears to be a greenfield site, however there are nearby facilities that could have resulted in land contamination, including the A40 and former petrol station. Further investigation for land contamination, however, is likely to be required at planning application stage. The developer would need to investigate the site and submit their own remediation strategy, if necessary, in accordance with “Land Contamination Risk Management”.
51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.	Yes			From an environmental health perspective the site is suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA. Assessments are required as detailed in Environmental Health response to enable proper consideration.

Topic/Question	Yes	No	Not Stated	Commentary
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	N/A

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
+	+	-	++	++	?	+	+	-	+	+	--	+	-	--	?	-
Commentary																
The colour coding relates to a desk top GIS assessment of the ISA objective themes only (rather than the full detailed Candidate Site assessment). Below is a brief summary of these findings. Please refer to the full ISA Report for further information on the ISA objective questions and findings on the site. The site performs most positively against the health and wellbeing ISA themes due to the site's proximity to health services and amenity space. It also performs well against the economy and employment, homes and transport and movement due to the site's potential to contribute to homes and proximity to a protected employment site (Union Road) and access to public transport services. Positive scores are also recorded against several natural resources themes (air, SPZ, MVZ, minerals) due to those constraints not applying to the site. The site performed less well against placemaking ISA theme due to its proximity to local schools and the water bodies, biodiversity and climate change theme due to its proximity to a water body and biodiversity designations including SINC, ancient woodland, SAC, SSSI and priority habitat, and flood risk area covering the north-western corner of the site. Given the site's proximity to the BBNP, the potential for a negative effect has been risen, but is uncertain at this stage. Potential significant negative impacts are noted against the natural resources land theme due to the site being a greenfield site containing high agricultural land and potential for a significant negative effect on the historic environment due to the site's proximity to a listed building and Abergavenny Conservation Area.																

Site assessment conclusion

	Yes	No	Commentary
Progress to RLDP allocation?			Site not progressing as insufficient information has been submitted in relation to viability to demonstrate the site is deliverable in accordance with key policy requirements. The site is also grade 2 BMV agricultural land and there are more suitable alternative sites with lower grade agricultural land in Abergavenny. Concerns have also been raised in relation to the impact on the setting of the listed building. Therefore, the site will not be allocated in the RLDP.

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0178	Candidate Site Name	Abergavenny Workhouse, Hatherleigh Place.	Area (Ha)	0.6
Proposal	Mixed Use: Retail/Professional services/Food outlets (A1/A2/A3), Employment (B1/B2/B8), Health/leisure (D1/D2) and Sui Generis			Existing Use:	Protected Employment Site with mixture of uses (SAE2d – Hatherleigh Place).

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Within the existing settlement.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)	Yes			
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)		No		Site is a protected employment site.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?		No		
5. Does the proposal result in the loss of amenity open space (DES2)?		No		
6. Does the proposal result in the loss of community facilities?		No		
7. Does the site lie within a Minerals Safeguarding Area?		No		

Topic/Question	Yes	No	Not Stated	Commentary
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Our Lady & St Michael's RC Primary School approx. 700m away.
10. Is the site within an acceptable walking distance of a secondary school?	Yes			King Henry Viii Comprehensive School approx. 900m away.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Playground immediately opposite the site. (Currently designated as DES2 – review recommends removing designation but that the open space will still contribute to open space standards). 2 mins walk. Abergavenny Train Station – 1.2 miles – 24 mins walk.
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			Abergavenny Town Centre approx. 600m away. Waitrose approx. 700m away.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			
14. Is the site wholly in the ownership of the proposer?		No		No details provided on whether other land owners have been notified.
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		

Topic/Question	Yes	No	Not Stated	Commentary										
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)	Yes			Form notes that agreement with Heritage Officer over the core important structures on site and listed building. Work is continuing on this through the Candidate Site advice service. Dŵr Cymru Welsh Water response to candidate site consultation: 2” distribution water main and 1125mm combined sewer crossing the site.										
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Site is a functioning industrial estate. DCWW response to candidate site consultation: Site connects to the Llanfoist Wastewater Treatment Works (WwTW).										
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			DCWW response to candidate site consultation: There are no issues in the foul flows from this site being accommodated at the Llanfoist WwTW.										
19. Is the site capable of connection to electricity?	Yes													
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			<table><tr><td>Gas supply</td><td>x</td><td>EV Charging</td><td>x</td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table>	Gas supply	x	EV Charging	x	Broadband	x	Other (Please specify)		Landline telephone	x
Gas supply	x	EV Charging	x											
Broadband	x	Other (Please specify)												
Landline telephone	x													
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)	Yes			Form notes that ultra-fast broadband would be needed to support the proposed future uses of the site. All other services are either on site or available.										
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?		No												
23. Is affordable housing included as part of the proposal?			N/A	This submission does not include a residential element.										

Topic/Question	Yes	No	Not Stated	Commentary
24. Can the site be delivered in the RLDP Plan Period?			Not Stated	No information provided on the form.
Availability				
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?	Yes			Site is a protected employment allocation SAE2d – Hatherleigh Place protected for B1, B2 and B8 uses.
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?		No		Multiple planning applications on the site relating to individual employment premises but not as a whole site.
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			DCWW response to candidate site consultation: phosphorous removal will be delivered at the Llanfoist WwTw by the end of 2025.
28. If yes, have details been provided of how development will achieve phosphate neutrality?	Yes			DCWW note it will be delivering a phosphorous removal at the Llanfoist WwTW by the end of 2025.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			No details provided.
30. Will appropriate measures be taken as part of the proposal to address climate change?			Not stated	Form notes: The proposals are intended to find a commercially viable approach that would enable owners who have not already improved the energy efficiency of their properties to bring them up to current Building regulations.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)	Yes			Site is approx. 500m away from Nevill Hall RIG.
Economic and Other Benefits				

Topic/Question	Yes	No	Not Stated	Commentary
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?		No		Form notes that this will be discussed with the Planning Policy team in conjunction with work with the Heritage Officer and the Economic Development Officer.
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The site is well located has an extant use and the likely scale of any future re-development is unlikely to be detrimental to the safety and capacity of the local highway network.
34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?		No		Not enough details provided to make an assessment promoter needs to provide more details such as detailed proposed plan, planned infrastructure, transport assessment. Site sits alongside ATNM route MCC-AO4C, this is a current route. This has a high priority, meaning it should be upgraded within 5 years. Also, the MCC AO4B runs across bottom of site This is a current route and has a high priority, meaning it should be upgraded within 5 years.
35. From a public transport perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Abergavenny Bus Services (Source: Sustainable Settlement Appraisal – December 2022) • Abergavenny to Merthyr Tydfil- Cardiff- X4 (hourly- 12 buses per day) • Abergavenny to Llanellen 47 (hourly 7 buses per day) • Abergavenny to Brecon 43 (11 buses per day) • Abergavenny to Cardiff X3 (6 buses per day) • Abergavenny to Hereford X3 (6 buses per day) • Abergavenny to Brynmawr 3 (3 buses per day) • Abergavenny to Builth Wells X12 (twice a week on Tuesdays & Thursdays only) Abergavenny Train Station and services to Newport to connect with line to London and services north to Manchester, Chester, Crewe.

Topic/Question	Yes	No	Not Stated	Commentary
36. Is access required directly on to the trunk road network?	Yes			
37. Are there any WG highways comments for this site?			N/A	Access to the site off the A4143 already exists.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk		No		SFCA High Level Assessment: No significant flood risk considerations to allocation.
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination	Yes			No watercourse identified in close proximity to site.
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	
Ecology				
41. Has an ecological assessment been undertaken?		No		
	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site			Yes	Overall site evaluation: Medium Not enough information submitted.

Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			From a landscape/GI perspective the site is suitable to be developed for its intended purpose with appropriate mitigation and further dialogue with the LPA. The site is currently allocated as employment and has multiple existing uses, mixed built form and buildings. A sympathetic development proposal could provide opportunities for GI and visual enhancement without detracting from underlying intrinsic landscape and conservation character values.
Heritage / Landscape				
44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?				Outside but adjacent to the Abergavenny Conservation Area. Hatherleigh Place forms the former workhouse buildings, a landmark in Abergavenny. The proposals for a mixed-use development could be acceptable subject to detailed design and consideration of materials, scale and details. Adjacent to Old Workhouse main Listed Building. Forms part of the complex of workhouse buildings in an urban setting. Sympathetic development could provide the opportunity to enhance the remaining buildings and improve their setting. Careful consideration of repairs/extensions and new build, incorporating some contemporary development and sensitive conservation could enhance the site. CADW Comments: Range of designated historic assets are located inside 3km of the candidate site, but intervening topography, buildings and vegetation block all views between them. Consequently, the proposed development will have no impact on the settings of these designated historic assets. Candidate site could be included in LDP.
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?	Yes			Grade II Listed Building – The Old Workhouse on site
46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?		No		GGAT Response: Built 1837-9 as a Workhouse, some alteration and restoration, any change will need mitigation; building recording and potentially archaeological monitoring of ground disturbance by condition, in accordance with an agreed Written Scheme of Historic Environment Mitigations. GGAT Ref: MON2537

Topic/Question	Yes	No	Not Stated	Commentary
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?		No		
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Site is an existing employment allocation which has potential to accommodate the non-residential mixed uses proposed depending on the exact mix of uses proposed. Further employment uses to north and south of site and residential to east and west. (Please note: this submission does not include a residential element – see CS0286 for the submission including residential use).
50. Is there a possibility that the site is contaminated?		Yes		North-eastern corner of the site is within a contaminated land polygon on Monmaps. Whole site is in industrial use.
51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.	Yes			Further assessments required. This is a brownfield site, that could have resulted in land contamination. The developer should investigate the site, risk assess, and submit their own remediation strategy, if necessary, in accordance with CLR11 “Model Procedures for the Management of Land Contamination”.
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Given the presence of residential accommodation both on this site and adjacent to it, it is not considered to be a suitable location for B2 uses. B8 uses may also need to be conditioned. E.g. operating hours etc. The significant changes that have been taking place in retailing in recent years are unlikely to result in unmet demand for A1 floorspace in Abergavenny. Furthermore, the development of additional A1 premises in this location may be detrimental to the

Topic/Question	Yes	No	Not Stated	Commentary
				town's Central Shopping Area. In view of this it is also not considered to be a suitable location for A1 uses. However, this is considered a suitable site for A2/A3, B1 and D1/D2 uses and there is potential demand for sites in these use classes. The current occupiers of this site include a diverse range of commercial enterprises. Changing the mix of occupiers would require alternative sites to be found for some businesses, which is likely to be a challenge given the limited availability of suitable premises locally.

SA/SEA assessment

Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
++	0	0	0	0	?	0	+	-	+	+	++	+	?	+	?	+

Commentary

The colour coding relates to a desk top GIS assessment of the ISA objective themes only (rather than the full detailed Candidate Site assessment). Below is a brief summary of these findings. Please refer to the full ISA Report for further information on the ISA objective questions and findings on the site.

The site's previously developed land status and the employment proposal has resulted in a strong positive effect recorded against economy and employment and land ISA themes. It also performs well against several natural resources (air, SPZ, NVZ, minerals) and climate change due to the relevant constraints not applying to the site. Potential improvements to the setting of a listed building have also recorded potential positive effects from the site development. Potential negative effects are noted in relation to the water bodies theme due to the site's proximity to the River Usk. An element of uncertainty relating to the potential for a negative effect is noted in relation several ISA themes, partly due to the limited information provided as part of the submission.

Site assessment conclusion

	Yes	No	Commentary
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Progress to RLDP allocation?			Site not progressing as while it performs well against the search sequence criteria, insufficient information has been submitted to undertake a full assessment. Therefore, the site will not be allocated in the RLDP, however, given the site's location within the settlement boundary proposals can be pursued via the planning application process.
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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0185	Candidate Site Name	Land West of Glebe Cottage	Area (Ha)	1.14
Proposal	Residential – 12 units			Existing Use	Grazed field used for keeping livestock

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Adjoins the settlement boundary.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		Greenfield.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			Group TPO running along the site's eastern boundary- Arboriculture Report submitted as supporting evidence.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			Predictive ALC maps indicate Grade 3a on the northern half of the site and no grading on the southern half. ALC report concludes: "It is evident that potentially about 0.9ha is agricultural land. This may be classified as Subgrade 3a, but because of the small size (less than 1 ha and ALC is surveyed only at 1 sample per hectare), coupled with the awkward shape, means that irrespective of the grade, it is not capable of being exploited as "good" quality agricultural land."
5. Does the proposal result in the loss of amenity open space (DES2)?		No		
6. Does the proposal result in the loss of community facilities?		No		

Topic/Question	Yes	No	Not Stated	Commentary
7. Does the site lie within a Minerals Safeguarding Area?		No		The land is identified as Category 2 Sand & Gravel based on the BGS maps, however there is not a requirement to safeguard this category. Not within a Mineral Safeguarding Area in the Adopted LDP.
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Llantilio Pertholey CIW Primary School approx. 600m away. 0.6 miles – 12 mins walk
10. Is the site within an acceptable walking distance of a secondary school?	Yes			King Henry VIII Comprehensive School approx. 1900m away. 1.3 miles – 26 mins walk.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			St Teilos Church adjacent to site. Playground and pitch approx. 700m away. – 0.4 miles – 8 mins walk Abergavenny Train Station – 2 miles – 38 mins walk
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			McColl's Convenience Shop – 400m away – 0.3 miles – 5 mins walk The Mardy Neighbourhood Centre approx. 600m away Town Centre (NP7 5EH) – 1.6 miles – 30 mins walk
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			Form notes that the landowner is aware and supportive of the site's promotion.
14. Is the site wholly in the ownership of the proposer?		No		

Topic/Question	Yes	No	Not Stated	Commentary
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		Landowner is not aware of any legal constraints preventing development of the site.
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)		No		Promoter not aware of legal constraints on the site.
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Mains sewerage is not ticked on the form, however the supporting information notes that “the site can be served by existing infrastructure connections including electricity, gas, broadband, sewers and mains water. However, the applicant’s intention is to deliver a development which does not require a connection to the gas main, and which minimises electricity usage from the grid by virtue of its minimising energy usage and delivery of on-site energy generation. In addition, as part of the planning application, detailed costed proposals have been submitted with regards to proposals for foul drainage and a pumping station to be provided.” Dŵr Cymru Welsh Water (DCWW) response to candidate site consultation: Site connects to Llanfoist Wastewater Treatment Works (WwTW).
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			As above. DCWW response to candidate site consultation: There are no issues in the foul flows from these sites being accommodated at the Llanfoist Wastewater Treatment Works (WwTW).
19. Is the site capable of connection to electricity?	Yes			As above.

Topic/Question	Yes	No	Not Stated	Commentary										
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)				Site is capable of connection to gas supply, however it is site promoter’s intention to deliver a development which does not require a connection to the gas main. <table><tr><td>Gas supply</td><td>X</td><td>EV Charging</td><td>X</td></tr><tr><td>Broadband</td><td>X</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>X</td></tr></table>	Gas supply	X	EV Charging	X	Broadband	X	Other (Please specify)		Landline telephone	X
Gas supply	X	EV Charging	X											
Broadband	X	Other (Please specify)												
Landline telephone	X													
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)		No												
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			The applicant is a land promoter who is working in partnership with Pobl and the landowner. Pobl and the landowner are committed to the delivery of the site and is supportive of the site’s allocation for housing.										
23. Is affordable housing included as part of the proposal?		No		Requested updated DVM to reflect updated costs was not submitted. Original submission submitted on a 50/50 basis.										
24. Can the site be delivered in the RLDP Plan Period?	Yes													
Availability														
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No												
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?	Yes			DM/2018/00834- Proposed 100% affordable residential development (12 no. dwellings) with associated public open space, landscaping and highway infrastructure and other ancillary works and activities – called in by Welsh Government who concluded that the application should not be called in for determination by Welsh Ministers. Still pending consideration within MCC.										

Topic/Question	Yes	No	Not Stated	Commentary
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			River Usk Catchment Area. DCWW response to candidate site consultation: phosphorous removal will be delivered at the Llanfoist WwTW by the end of 2025.
28. If yes, have details been provided of how development will achieve phosphate neutrality?	Yes			DCWW response to candidate site consultation: phosphorous removal will be delivered at the Llanfoist WwTW by the end of 2025.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Design Statement explains that the development will be designed in partnership with Sero to meet their Delivering Zero Carbon by 2030s document. The Statement concludes that in adopting design strategy and decarbonising measures the site will be capable of achieving accordance with the upcoming policy improvements achieving 75% less CO2 emissions compared to 2014 standards as required by Part L 2025. This is a very large benefit of the proposed allocation.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			As above.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?			N/A	
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as	Yes			Highway details have been agreed as part of planning application DM/2018/00834 which is pending consideration. Updated details may be required if the scheme is amended.

Topic/Question	Yes	No	Not Stated	Commentary
submitted, or with appropriate mitigation and further dialogue with the LPA?				
34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			From an active travel perspective, the site is suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA. The site sits within a designated locality and within the Active Travel strategic focus distance of 3 miles to key destinations (education, health, employment and shopping). Good walking links are made out of the site and off-road provision is given to walkers and wheelers. The site sits alongside ATNM route MCC-A20A, this is a future route. This has a medium priority, meaning it should be developed within 10 years.
35. From a public transport perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Abergavenny Bus Services (Source: Sustainable Settlement Appraisal – December 2022) • Abergavenny to Merthyr Tydfil- Cardiff- X4 (hourly- 12 buses per day) • Abergavenny to Llanellen 47 (hourly 7 buses per day) • Abergavenny to Brecon 43 (11 buses per day) • Abergavenny to Cardiff X3 (6 buses per day) • Abergavenny to Hereford X3 (6 buses per day) • Abergavenny to Brynmawr 3 (3 buses per day) • Abergavenny to Builth Wells X12 (twice a week on Tuesdays & Thursdays only) Abergavenny Train Station and services to Newport to connect with line to London and services north to Manchester, Chester, Crewe.
36. Is access required directly on to the trunk road network?		No		
37. Are there any WG highways comments for this site?			N/A	No comments received.

Topic/Question	Yes	No	Not Stated	Commentary
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk	Yes			Part of the site adjacent to the River Gavenny is in River and Sea Flood Zones 2 and 3. Approximately 10 to 15% of total site area. SFCA High-level assessment red rating (Significant concerns) – 3.4% of site is within Flood Zone 2 rivers and 20.93% of site is within Flood Zone 3 rivers. 0% of the site is within the Defended Zone. Justification of location satisfied, but significant concerns remain as to how the development can address the acceptability criteria. Recommend that candidate site application is supported by site specific flood risk information from the applicant on how flood risk concerns will be appropriately managed. Only consider if all highly vulnerable development can be directed away from areas of Flood Zone 3.
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination		No		
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	
Ecology				
41. Has an ecological assessment been undertaken?	Yes			
	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary

42. Recommendation from an ecology perspective on intended purpose of the site			Yes	Overall site evaluation: Medium- River Gavenni SINC corridor is part of site. From an ecological perspective the site may be suitable subject to the recommendations being demonstrated on masterplanning and further survey work being undertaken as part of further planning application process. MCC Ecologist has raised concerns in relation to potential presence of protected species.
Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The landscape sensitivity to change is identified as High/Medium. From a landscape/GI perspective the site is suitable to be developed for its intended purpose with appropriate mitigation and further dialogue with the LPA. The applicant has undertaken a thorough LVIA of the site as well as GI plans with adequate GI compensation and gain through the DM/2018/00834 process.
Heritage / Landscape				
44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Careful consideration of the wider views into and out of the development, concentration on boundary treatments and permeability of the site, integrating it into the open countryside using GI. The development should accord with best practice for placemaking, sustainability and urban design.
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?	Yes			Grade I Listed Building adjacent to site – St Teilo's Church
46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?		No		GGAT response: Potential Medieval settlement and land use; desk-based assessment undertaken; archaeological monitoring of ground disturbance by condition, in accordance with an agreed Written Scheme of Historic Environment Mitigation.

Topic/Question	Yes	No	Not Stated	Commentary
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?	Yes			Adjacent to BBNP (approx. 150/200m away).
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Residential properties and countryside surrounding the site.
50. Is there a possibility that the site is contaminated?		No		Geo Site Investigations report submitted in support of the site.
51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.			N/A	Not consulted as part of this process – comments obtained in relation to planning application DM/2018/00834 – no objection raised subject to planning conditions.
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	N/A

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
-	+	-	+	++	-	++	+	-	+	+	--	+	-	-	?	-
Commentary																
The colour coding relates to a desk top GIS assessment of the ISA objective themes only (rather than the full detailed Candidate Site assessment). Below is a brief summary of these findings. Please refer to the full ISA Report for further information on the ISA objective questions and findings on the site. The site performs most positively against the health and wellbeing (green spaces) and transport and movement ISA themes reflecting the site's proximity to open space and public transport provision. It also performs positively against the population and communities (homes) and health and well-being due to its potential contribution to the provision of homes and access to local schools and services. Several natural resources ISA themes (air, SPZ, NVZ, minerals) and climate change ISA themes also perform positively due to the absence of the relevant constraint. The site performs less favourably against the economy and employment and water bodies themes due to the distance to the nearest industrial site (Ross Road) and its proximity to a water body (Gavenny River). Due to the site intersecting with a River SINC and proximity to priority habitat, ancient woodland and SSSI recorded the potential for a negative effect on biodiversity and potential for a negative effect on the historic environment given the site's proximity to a listed building. Potential negative effect is highlighted in relation to climate change and flood risk due to a section of the site being situated in a flood zone. The potential for a negative effect is noted in relation to the landscape ISA theme due to the site's proximity to the BBNP. Potential impacts are uncertain at this stage. Potential significant negative impacts are noted against the natural resources land theme due to the site being a greenfield site containing high agricultural land.																

Site assessment conclusion			
	Yes	No	Commentary
Progress to RLDP allocation?			Site not progressing as insufficient information has been submitted in relation to viability to demonstrate the site is deliverable in accordance with key policy requirements. Therefore, the site will not be allocated in the RLDP. It is noted however, that the site is currently awaiting a decision from Welsh Government in relation to planning application DM/2018/00834 for a rural exceptions site for 12 affordable dwellings. The site will contribute to the existing commitments element of the housing supply if approved by Welsh Government.

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Monmouthshire RLDLP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0192	Candidate Site Name	Land off Old Hereford Road	Area (Ha)	1.5
Proposal	Residential – approx. 50 units			Existing Use	Grazing land

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Adjoins the Abergavenny Development Boundary.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		Greenfield
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			Form notes that a high-pressure gas main runs to the north of the site across from Old Hereford Road in the east towards Deri Road in the west. Extensive engagement with Cadent Gas as the statutory gas undertaker and the Health and Safety Executive. HSE guidance that land within the inner zone (see Planning Statement for plan) would not be suitable for development at all. Development in the green zone would not result in an objection. The presence to the gas main limits the overall site capacity and a smaller site area is therefore proposed to reflect this constraint.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			No ALC report submitted. The predictive Agricultural Land Classification maps indicate that the reduced site area submitted following Candidate Site Advice of 1.5ha – 0.82ha (55%) Grade 3a; 0.68ha (45%) Grade 3b
5. Does the proposal result in the loss of amenity open space (DES2)?		No		Site adjoins DES2 designation but not within the site.
6. Does the proposal result in the loss of community facilities?		No		
7. Does the site lie within a Minerals Safeguarding Area?		No		

Topic/Question	Yes	No	Not Stated	Commentary
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Deri View Primary School is adjacent to the site – approx. 200m away. 0.2 miles – 4 mins walk
10. Is the site within an acceptable walking distance of a secondary school?	Yes			King Henry VIII Comprehensive School approx. 600m away. 0.4 miles – 10 mins walk
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Play area adjacent to site. 1 min walk Leisure Centre approx. 600m away. Abergavenny Train Station – 1.7 miles – 36 mins
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			Rother Avenue Neighbourhood Centre approx. 400m away. 5 mins walk Abergavenny Town Centre (NP7 5EH) – 1.1 miles – 24 mins walk
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			Candleston Homes has secured an option agreement across the whole site and the landowners support its promotion.
14. Is the site wholly in the ownership of the proposer?		No		
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		

Topic/Question	Yes	No	Not Stated	Commentary										
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)		No												
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			No supporting information provided. Dŵr Cymru Welsh Water response to candidate site consultation: site connects to Llanfoist WwTW. Dŵr Cymru Welsh Water response to candidate site consultation: 200mm distribution & 6” distribution main traversing the site.										
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			As above. Dŵr Cymru Welsh Water response to candidate site consultation: There are no issues in the foul flows from these sites being accommodated at our Llanfoist Wastewater Treatment Works (WwTW).										
19. Is the site capable of connection to electricity?	Yes			As above.										
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			<table><tr><td>Gas supply</td><td>x</td><td>EV Charging</td><td>x</td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table>	Gas supply	x	EV Charging	x	Broadband	x	Other (Please specify)		Landline telephone	x
Gas supply	x	EV Charging	x											
Broadband	x	Other (Please specify)												
Landline telephone	x													
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)		No		As above.										
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			The site is being promoted by Candleston Homes who have secured an option agreement with the landowner.										

Topic/Question	Yes	No	Not Stated	Commentary
23. Is affordable housing included as part of the proposal?	Yes			Updated DVM submitted demonstrating that the site is viable at 50% affordable housing.
24. Can the site be delivered in the RLDP Plan Period?	Yes			
Availability				
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No		
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?		No		
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			Dŵr Cymru Welsh Water response to candidate site consultation: Subject to regulatory approval, the intention is to introduce phosphorous removal at the Llanfoist WwTW by the end of 2025.
28. If yes, have details been provided of how development will achieve phosphate neutrality?	Yes			Dŵr Cymru Welsh Water response to candidate site consultation: phosphorous removal will be delivered at the Llanfoist WwTW by the end of 2025.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Planning Statement notes that Candleston Homes will aim to achieve a pathway to zero carbon. It is their intention to achieve a minimum EPC A rating with the specification exceeding Building Regs.

Topic/Question	Yes	No	Not Stated	Commentary
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?			N/A	
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Access is proposed via a new access off Old Hereford Road. However, a vehicular link to the Hillside development is also requested as this will improve sustainable transport links (public transport) and provide more direct access to the schools in the area. Hillside is capable of being used and is already traffic calmed. This should include a bus route.
34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			From an active travel perspective, the site is suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA. The site sits within a designated locality and within the Active Travel strategic focus distance of 3 miles to key destinations (education, health, employment and shopping). Good walking links are made out of the site and off-road provision is given to walkers and wheelers. The site sits alongside ATNM route MCC-A27A (DL), this is a future route. This has a medium priority, meaning it should be developed within 10 years. Shared Use and it also `boards MCC-A15C (DL) which is future route This has a medium priority, meaning it should be developed within 10 years.
35. From a public transport perspective, is the site suitable to be developed for its intended purpose as	Yes			Abergavenny Bus Services (Source: Sustainable Settlement Appraisal – December 2022) Abergavenny to Merthyr Tydfil- Cardiff- X4 (hourly- 12 buses per day)

Topic/Question	Yes	No	Not Stated	Commentary
submitted, or with appropriate mitigation and further dialogue with the LPA?				- Abergavenny to Llanellen 47 (hourly 7 buses per day) - Abergavenny to Brecon 43 (11 buses per day) - Abergavenny to Cardiff X3 (6 buses per day) - Abergavenny to Hereford X3 (6 buses per day) - Abergavenny to Brynmawr 3 (3 buses per day) - Abergavenny to Builth Wells X12 (twice a week on Tuesdays & Thursdays only) Abergavenny Train Station and services to Newport to connect with line to London and services north to Manchester, Chester, Crewe.
36. Is access required directly on to the trunk road network?		No		
37. Are there any WG highways comments for this site?	Yes			Welsh Government Highways response: Query as to whether there is any further available capacity at Park Road A40 / Hereford Road Junction. Individual and cumulative impacts to be modelled A40 junction between Park Road and Hereford Road prior to inclusion.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk		No		SFCA High-level assessment – 0% of the site in Flood Zone 2 or 3 or Defended Zone. No significant flood risk considerations to allocation.
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination	Yes			MCC Drainage advise that there is no watercourse shown on mapping. Suspect that the watercourse which runs through King Henry VIII School has its origins in a culverted system emanating from the site. There is probably an opportunity to discharge to the culverted watercourse. This will require further consideration.
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as			N/A	

Topic/Question	Yes	No	Not Stated	Commentary
submitted, or with appropriate mitigation and further dialogue with the LPA?				
Ecology				
41. Has an ecological assessment been undertaken?	Yes			Ecological Solutions commissioned by Candleston Homes in July 2021 to undertake a Preliminary Ecological Appraisal.
	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site			Yes	Overall site evaluation: Medium- close proximity to designated sites From an ecological perspective the site may be suitable subject to the recommendations being demonstrated on masterplanning and further survey work being undertaken as part of further planning application process. Site of existing value for connecting semi-natural habitats in the landscape as identified in the ecological connectivity assessment and/or during field surveys. Site close / adjacent to a SAC/SPA/Ramsar/SSSI/LWS/SINC/ASNW. Protected species recorded / reasonable likely to be found on site but unlikely to prevent development if appropriate mitigation and compensation provided. NRW response: site is close to the Sugar Loaf Woodlands SSSI/ SAC, which is notified for its woodland features. Although the proposed development areas are outside the SSSI/ SAC boundary, the close proximity of these have the potential to increase access/recreational pressure and possibly enrichment issues through increased dog exercising on the SSSI/SAC, which should be considered in the Habitats Regulations Assessment. The sites are accessed from very narrow roads. The impact of construction/delivery

				vehicles on roadside hedgerows/ditches/trees should be considered to avoid unnecessary damage and, where appropriate mitigate impacts on them.
Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The landscape sensitivity to change is identified as High/Medium. From a landscape/GI perspective the site is suitable to be developed for its intended purpose with appropriate mitigation and further dialogue with the LPA. The applicant has undertaken a preliminary LVIA of the site. Although the site is in a visible location an increase in GI provision on areas sterilised from development by the high pressure gas main, a reduction in housing density and ridgelines, the retention and protection of the mature boundaries may reduce significant adverse impacts on the LCA and the distinct landscape relationship that Abergavenny urban edge has with the Usk valley and upland foot slopes leading to the upland landscape of BBNP. Development may increase opportunity to protect and improve the open countryside buffer, improve GI diversity and management of existing fields.
Heritage / Landscape				
44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Careful consideration of the wider views into and out of the development, concentration on boundary treatments and permeability of the site, integrating it into the open countryside using GI. The development should accord with best practice for placemaking, sustainability and Urban design.
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?		No		
46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?	Yes			Within 150m of Abergavenny Town Conservation Area and The Hill Registered Park and Garden. GGAT response: No recorded or known archaeological or historic environment issues.

Topic/Question	Yes	No	Not Stated	Commentary
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?	Yes			Site adjacent to BBNP.
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?	Yes			Site is not within Green Wedge in the Adopted LDP. Northern Section of site is proposed to be allocated as Green Wedge as part of the RLDP Green Wedge review.
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			
50. Is there a possibility that the site is contaminated?		No		No records on relevant Monmaps layer.
51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.				Not consulted.
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	N/A

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
0	+	++	+	++	+	++	+	-	+	+	--	+	?	-	?	+
Commentary																
The colour coding relates to a desk top GIS assessment of the ISA objective themes only (rather than the full detailed Candidate Site assessment). Below is a brief summary of these findings. Please refer to the full ISA Report for further information on the ISA objective questions and findings on the site. The site performs most positively against ISA themes relating to population and communities – placemaking, health & well-being (leisure & green spaces) and transport movements due to the site's proximity to a local school, open space facilities and active travel transport options. The site also performs well against a number of natural resource ISA themes, population and communities (homes) and climate change including flooding. The assessment recognises that ecological (SINC, ancient woodland, SAC & SSSI & priority habitat) and landscape (BBNP) designations are in close proximity to the site and therefore the potential impact on landscape and biodiversity ISA themes is uncertain at this stage. The site performs less well against the natural resources land theme due it being a greenfield site containing high value agricultural land.																

Site assessment conclusion			
	Yes	No	Commentary
Progress to RLDP allocation?			The site is not allocated as there is sufficient and more suitable land available for residential development within Abergavenny to accommodate its housing need.

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0220	Candidate Site Name	Land at Ross Road	Area (Ha)	9.56
Proposal	Residential – approx. 189 dwellings			Existing Use	Woodland, grassland and grazing land

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			The southern half of the site is included within the Ross Road SINC. The Cwm Mills SSSI also runs through the middle of the site between the southern and northern parcels. As outlined at question 3e, a small strip on the western boundary of the site of the site along the River Gavenny is located within flood zone C2. A number of TPO trees are also present along the boundaries of the site. Overhead power lines on site.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			Based on the predicative maps the site is a mixture of 3a and 3b on the site – 2.5ha (26%) 3a – 3.6ha (38%) 3b – 3.4ha (36%) not categorised. No ALC report submitted but form notes this could be commissioned should the site be assessed as having future potential.
5. Does the proposal result in the loss of amenity open space (DES2)?		No		Land adjoining the site is identified as a potential DES2 site as part of the review, but this does not include land in the Candidate Site.
6. Does the proposal result in the loss of community facilities?		No		

Topic/Question	Yes	No	Not Stated	Commentary
7. Does the site lie within a Minerals Safeguarding Area?		No		The land is identified as a Category 2 Sand & Gravel resource based on the British Geological Survey (BGS) maps, however there is not a requirement to safeguard this category. Not within Mineral Safeguarding Area based on the Adopted LDP.
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Site Layout indicates pedestrian access would be into Nantgavenny Lane. Ysgol Y Fenni – approx. 800m away. – 10 mins walk Llantilio Pertholey Church in Wales – approx. 1000m away – 9 mins walk Deri Primary School is approximately 1100m away – 14 mins walk
10. Is the site within an acceptable walking distance of a secondary school?	Yes			King Henry VIII Comprehensive approx. 1800m away – 24 mins walk
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Mardy Park Playground and football pitch approx. 600m away – 7 mins walk Abergavenny Train Station 38 mins walk away.
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			McColl's shop is 4 mins walk away. The Mardy Neighbourhood Centre approx. 400m away. Abergavenny Town Centre (NP7 5EH) 37 mins walk
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			Candleston Homes (part of the Melin Homes Group) have an option agreement with the Parfitt Family (who own the southern half of the site known as Ross Road) and

Topic/Question	Yes	No	Not Stated	Commentary								
				Mr Hawkins (who owns the northern half of the site (known as Land at Nantgavenny Lane) to promote and develop the site. The Parfitt Family and Mr Hawkins have recently entered into an option agreement with Candleston Homes.								
14. Is the site wholly in the ownership of the proposer?		No										
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No										
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)	Yes			Overhead power lines on site. Dŵr Cymru Welsh Water (DCWW) note that 100mm foul rising main crosses the site. There is a sewage pumping station adjacent to the site.								
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Site connects to Llanfoist Wastewater Treatment Works (WwTW).								
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			Form notes that all utilities are available at the site, with new supplies proposed by utilising new connections to the existing infrastructure in the area. DCWW note that there are no issues in the foul flows from these sites being accommodated at the Llanfoist Wastewater Treatment Works (WwTW).								
19. Is the site capable of connection to electricity?	Yes			As above.								
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			<table><tr><td>Gas supply</td><td>x</td><td>EV Charging</td><td>x</td></tr><tr><td>Broadband</td><td>x</td><td></td><td></td></tr></table>	Gas supply	x	EV Charging	x	Broadband	x		
Gas supply	x	EV Charging	x									
Broadband	x											

Topic/Question	Yes	No	Not Stated	Commentary				
				<table border="1"> <tr> <td>Landline telephone</td> <td>x</td> <td>Other (Please specify)</td> <td></td> </tr> </table>	Landline telephone	x	Other (Please specify)	
Landline telephone	x	Other (Please specify)						
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)				As above.				
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			Candleston Homes has agreed terms with both landowners to option and promote the site.				
23. Is affordable housing included as part of the proposal?				No updated DVM submitted. While the original submission sets out that the site is being promoted on a 50/50 basis with an accompanying DVM, requested update to reflect updated costs was not submitted.				
24. Can the site be delivered in the RLDP Plan Period?	Yes							
Availability								
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No						
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?		No						
Environmental								
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			DCWW note it will be delivering a phosphorous removal at the Llanfoist WwTW by the end of 2025.				

Topic/Question	Yes	No	Not Stated	Commentary
28. If yes, have details been provided of how development will achieve phosphate neutrality?	Yes			DCWW note it will be delivering a phosphorous removal at the Llanfoist WwTW by the end of 2025.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Candleston Homes will aim to achieve a pathway to zero carbon. Intention to achieve a minimum EPC A rating with the specification exceeding Building Regs. A fabric first approach that will achieve significant U values, airtightness and air quality and ventilation. Will provide electrical and renewables with technology, connectivity and controls with suitable heat and hot water distribution and storage. Will also include EV charging points to all dwellings.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			In addition to the above, the development will look to reduce energy demand (site layout and design; building layout; active travel, water use and waste).
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?			N/A	
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?		No		The Highway Authority has concerns that the site will be reliant on the private car for day-to-day trips and the local network is not capable of accommodating the increased vehicle movements associated with a development of this size and scale without mitigation and improvement works.

Topic/Question	Yes	No	Not Stated	Commentary
				The location of the development is located approximately 1500 metres from the centre of Abergavenny and the site is lacking in suitable walking and cycling provision and public transport. The Highway Authority has concerns that irrespective of the Welsh Governments aim to reduce the reliance on the car and develop alternatives modes of transport the development would impact on the capacity and safety of the immediate local network in particular the B4251, Ross Road and the junction thereof and in particular Grosvenor Road and Hereford etc.
34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			From an active travel perspective, the site is suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA. The site sits within a designated locality and within the Active Travel strategic focus distance of 3 miles to key destinations (education, health, employment and shopping). Good walking links are made out of the site and off-road provision is given to walkers and wheelers. The site sits alongside ATNM route MCC-A11B, this is a future route. This has a medium priority, meaning it should be developed within 10 years.
35. From a public transport perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Abergavenny Bus Services (Source: Sustainable Settlement Appraisal – December 2022) • Abergavenny to Merthyr Tydfil- Cardiff- X4 (hourly- 12 buses per day) • Abergavenny to Llanellen 47 (hourly 7 buses per day) • Abergavenny to Brecon 43 (11 buses per day) • Abergavenny to Cardiff X3 (6 buses per day) • Abergavenny to Hereford X3 (6 buses per day) • Abergavenny to Brynmawr 3 (3 buses per day) • Abergavenny to Builth Wells X12 (twice a week on Tuesdays & Thursdays only) Abergavenny Train Station and services to Newport to connect with line to London and services north to Manchester, Chester, Crewe.

Topic/Question	Yes	No	Not Stated	Commentary
36. Is access required directly on to the trunk road network?		No		
37. Are there any WG highways comments for this site?	Yes		N/A	WG Comments- significant development- cumulative impacts at Hereford Road/Park Road junction. Potential improvements to Junction with A465. No direct access with trunk road.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk	Yes			MCC Drainage Officer raises concerns due to a band of Zone 2 and 3 flood risk (rivers and sea) associated with River Gavenny (Main River) through the site. Narrow bands of flood risk zones 2 and 3 (small watercourse and surface water) related to three small watercourses crossing the site. River Gavenny and three small watercourses run through the site and offer potential destinations for surface water discharge. SFCA High level assessment notes that 4.01% of site is in Flood Zone 2 and 5.47% is in Flood Zone 3 for rivers. Overall summary – no significant flood risk considerations to allocation.
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination		No		
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	

Topic/Question	Yes	No	Not Stated	Commentary
Ecology				
41. Has an ecological assessment been undertaken?	Yes			
	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site		Yes		Overall Site Evaluation: High- Ross Road SINC within site, Cwm Mill Section, Mardy SSSI (geological interest) Site wholly designated as Local Wildlife Site/SINC/ASNW. Presence of Priority Habitat (Section 7) within the candidate site (except hedgerow).
Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The landscape sensitivity to change is identified as High/Medium. From a landscape/GI perspective the site is suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA. The higher elevations of the site will be clearly visible from wider receptor locations and may have a significant adverse impact on the quality of the landscape character area, however, lower elevations of development may be acceptable in the context of the site with the benefits of retaining existing mature tree and hedge buffers but without compromising the River Gavenny corridor and providing adequate mitigation and buffers for SSSI, SINC and TPO single and groups of trees. A reduction in housing density and ridgelines, well designed and appropriate assessment and material selection, the retention and protection of the mature

Topic/Question	Yes	No	Not Stated	Commentary
				boundaries may reduce significant adverse impacts on LCA and the distinct landscape relationship that Abergavenny urban edge has with the Gavenny corridor.
Heritage / Landscape				
44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	Not consulted.
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?		No		
46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?		No		GGAT Comments: Area includes a Water Mill, probably of Medieval origin, part of Mardy Park, also potentially of Medieval origin, and prehistoric artefacts noted. Desk-based assessment and geophysical survey prior to any determination of an application would inform mitigation, which may include further pre-determination work. GGAT ref: MON2539
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?	Yes			Northern boundary of site approx. 400m away from BBNP.
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Potential to be compatible with adjoining uses, but site does adjoin a railway line and A465.

Topic/Question	Yes	No	Not Stated	Commentary
50. Is there a possibility that the site is contaminated?	Yes			Contaminated line poly running along the southern part of site identified on Monmap layers. Environmental Health note: This appears to be a greenfield site, however there are nearby facilities that could have resulted in land contamination, including the A465, railway line, railway land (including junction with tanks), sewage farm including tanks and sewage line. The scale of the development would require the developer to investigate the site, risk assess, and submit their own remediation strategy, if necessary, in accordance with CLR11 "Model Procedures for the Management of Land Contamination".
51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.	Yes			From an environmental health perspective, the site is suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA. Further assessments required as set out in the Environmental Health response.
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	Not consulted

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
+	++	++	+	++	?	++	+	-	+	+	--	+	--	-	?	-

Commentary

The colour coding relates to a desk top GIS assessment of the ISA objective themes only (rather than the full detailed Candidate Site assessment). Below is a brief summary of these findings. Please refer to the full ISA Report for further information on the ISA objective questions and findings on the site.

The site performs most positively against the population and communities (homes and placemaking), health and wellbeing (green spaces) and transport and movement ISA themes due to the site's potential contribution to the provision of homes and its proximity to local schools and amenity space and public transport provision. It also performs well in relation to economy and employment and health and wellbeing themes due to the site's proximity to Ross Road industrial estate and health services. Several natural resources (air, SPZ, NVZ, minerals) themes also perform favourable due to the absence of that constraint on the site. The site's proximity to the River Gavenny has recorded the potential for negative effect on the water bodies ISA theme. Whilst the site is not immediately adjoining a listed building, the a potential negative effect is noted in relation to the historic environment ISA theme due to the size of the site and its potential impact on the setting of the historic assets. Potential for negative effect has also been recorded in relation to climate change due to flood risk area running through the site associated with the River Gavenny. Potential significant negative impacts are noted against the natural resources land theme due to the site being a greenfield site containing high agricultural land and against the biodiversity theme due to the site being a SINC and its proximity to an ancient woodland, priority habitat and SSSI.

Site assessment conclusion

	Yes	No	Commentary
Progress to RLDP allocation?			Site not progressing as insufficient information has been submitted in relation to viability to demonstrate the site is deliverable in accordance with key policy requirements. Significant concerns have also been raised in relation to highway and pedestrian access to the site and ecological impact given the SSSI and SINC designations relating to the site. Therefore, the site will not be allocated in the RLDP.

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0247	Candidate Site Name	Coopers III (Land east of James Jones Close)	Area (Ha)	3.41
Proposal	Residential development – circa 50 units			Existing Use	Vacant grassland

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Adjoins the settlement boundary.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		Greenfield.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)		No		Group TPOs along western boundary.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			Predictive ALC Maps indicate a mixture of Grade 2 and 3b BMV land – 2.2ha (65%) Grade 2 and 1.2ha (35%) grade 3b No ALC report submitted – form notes that there is no high grade BMV on site.
5. Does the proposal result in the loss of amenity open space (DES2)?		No		
6. Does the proposal result in the loss of community facilities?		No		
7. Does the site lie within a Minerals Safeguarding Area?	Yes			Site is situated within a Category 1 Sand & Gravel resource area, based on the British Geological Survey (BGS) maps. Category 1 resources form the basis of the Minerals Safeguarding Areas identified in the Deposit RLDP, in accordance with PPW. Not within a Mineral Safeguarding Area in the Adopted LDP.

Topic/Question	Yes	No	Not Stated	Commentary
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Llanfoist Fawr Primary School is approx. 1000m away. – 15 mins walk.
10. Is the site within an acceptable walking distance of a secondary school?		No		King Henry VIII Comprehensive more than 2000m away. – 36 mins walk
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Children's Play Area on Steele Crescent- approx. 400m away. – 6 mins walk Abergavenny Train Station 31 mins walk – (1.5 miles)
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			Waitrose approx. 800m away – 9 mins walk Abergavenny Town Centre (NP7 5EH) approx. 22 mins walk (1.1 miles)
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			
14. Is the site wholly in the ownership of the proposer?	Yes			
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		
16. Are there any other constraints/covenants on the site would need to be overcome before		No		Dŵr Cymru Welsh Water (DCWW) comments in response to candidate site consultation: 250mm foul sewer crosses the site.

Topic/Question	Yes	No	Not Stated	Commentary										
development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)														
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			DCWW advise that the site connects to the Llanfoist Wastewater Treatment Works (WwTw).										
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			DCWW comments in response to candidate site consultation: There are no issues in the foul flows from this site being accommodated at the Llanfoist Wastewater Treatment Works (WwTW).										
19. Is the site capable of connection to electricity?	Yes			No additional details given.										
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			<table><tr><td>Gas supply</td><td>x</td><td>EV Charging</td><td>x</td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table>	Gas supply	x	EV Charging	x	Broadband	x	Other (Please specify)		Landline telephone	x
Gas supply	x	EV Charging	x											
Broadband	x	Other (Please specify)												
Landline telephone	x													
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)		No		No additional details given.										
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			Johnsey Estate carried out a marketing exercise following the receipt of the pre-app advice. This demonstrated a varied and effective demand from the market for the residential development of this site.										
23. Is affordable housing included as part of the proposal?	Yes			Updated DVM submitted demonstrating the site is viable at the 50% threshold. Original submission on the basis of existing LDP policy compliant rate of 35% is proposed on the site.										
24. Can the site be delivered in the RLDP Plan Period?	Yes													

Topic/Question	Yes	No	Not Stated	Commentary
Availability				
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No		
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?		No		No relevant planning history but pre-app advice sought for the site (ref: MC.2017/ENQ/00477).
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			DCWW comments in response to candidate site consultation: phosphorous removal will be delivered at the Llanfoist WwTW by the end of 2025.
28. If yes, have details been provided of how development will achieve phosphate neutrality?	Yes			DCWW comments in response to candidate site consultation: phosphorous removal will be delivered at the Llanfoist WwTW by the end of 2025.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			No specific details provided other than a statement that new residential development that is brought forward could adopt energy efficiency measures in its design construction.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Limited details provided but form notes commitment to the proposal including design principles and mitigation measures which would address climate change.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?			N/A	

Topic/Question	Yes	No	Not Stated	Commentary
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Access from James Jones Close is achievable subject to land ownership and no issues with the capacity of the adjoining residential street and local highway network is anticipated, as detailed in the Highway Authority's response.
34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?		No		Not enough information provided to make recommendation. Information such as proposed site plan, travel plan / transport assessment, infrastructure, paths, pavements, walking routes, connections is required. The site sits within a designated locality and within the Active Travel strategic focus distance of 3 miles to key destinations (education, health, employment and shopping).
35. From a public transport perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Llanfoist Bus Services (Source: Sustainable Settlement Appraisal – December 2022) • Abergavenny to Llanellen 47 (hourly 7 buses per day) • Abergavenny-Merthyr Tydfil- Cardiff X4 (hourly 12 buses a day) • Cardiff Merthyr Tydfil- AbergavennyX4 (hourly 10 buses a day) • Brynmawr to Abergavenny 3 (3 buses per day) • Abergavenny to Brynmawr 3 (3 buses per day) Abergavenny Train Station and services to Newport to connect with line to London and services north to Manchester, Chester, Crewe.
36. Is access required directly on to the trunk road network?		No		
37. Are there any WG highways comments for this site?	Yes			WG Highways response: No interference with trunk road highway boundary, soft estate, drainage systems, embankments.

Topic/Question	Yes	No	Not Stated	Commentary
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk	Yes			MCC Drainage Officer raised concerns due to the southern section of proposed site being within Flood Zone 2 and Flood Zone 3. Roughly 20% of total site area is in Flood Zone 2, 10% of total site is within Flood Zone 3. Surface Water: Area in centre of northern section of proposed site is in Flood Zone 2. This constitutes about 10% of the total site area. It is a different part of the site to that affected by flooding from rivers and sea. SFCA High-level Assessment – 16.03% in flood zone 3 for rivers and 10.14% in flood zone 2. 7.86% in flood zone 2 for surface water. Major concerns for allocation. Unlikely to be suitable as greater than 15% of the site is within a flood zone. Supplementary comments note that the site may be suitable for allocation provided that a sequential approach is adopted for the site and design and the highly vulnerable aspects of the development (e.g. dwellings) can be situated outside of areas within flood zones 2 & 3.
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination		No		
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	
Ecology				
41. Has an ecological assessment been undertaken?	Yes			

	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site				Overall site evaluation – High – adjacent to River Usk SAC, priority habitat present, insufficient net benefit provided.
Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?		No		The landscape sensitivity to change is identified as High/Medium. From a landscape/GI perspective the site is not suitable to be developed for its intended purpose. The proposed development location and initial layout in combination with existing adjacent development in the valley floor will have a significant adverse impact on the Upper Usk Valley and valley floor landscape character. The proximity to the River Usk and flood plain may require engineering solutions to protect development that will impact further upon existing GI, habitats, SSSI and visual integrity. This has not been considered fully in the supporting information. There may be additional impacts on existing TPO groups, GI connectivity and underlying habitats that cannot be adequately mitigated for when also considering provisions for SUDS, POS and buffers. There may not be sufficient allocation for GI.
Heritage / Landscape				
44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Careful consideration of the wider views into and out of the development, concentration on boundary treatments and permeability of the site, integrating it into the open countryside using GI. The development should accord with best practice for placemaking, sustainability and Urban design.
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?		No		

Topic/Question	Yes	No	Not Stated	Commentary
46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?	Yes			Adjoining Abergavenny Town Conservation Area. GGAT response: The HER notes earthworks, agricultural features and boundaries. Desk-based assessment and geophysical survey prior to any determination of an application would inform mitigation, which may include further pre-determination work. GGAT Ref: MON2540.
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?		No		
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Site has potential to accommodate proposed use, but Environmental Health comments required as adjoining the A465.
50. Is there a possibility that the site is contaminated?	Yes			No information on Monmap layers to indicate possibility of contamination. Environmental Health Officers note: The site appears to be greenfield, however historical mapping identified industrial use land to the west, that was confirmed to be contaminated (both soil and groundwater) during the development of Coopers Filter 1 and 2. In addition there is a sewage works to the west.
51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.	Yes			From an environmental health perspective, the site is suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA. Further assessments required as set out in the Environmental Health response.

Topic/Question	Yes	No	Not Stated	Commentary
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	N/A

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
+	+	-	+	++	-	+	+	-	+	+	--	+	?	--	?	-
Commentary																
The colour coding relates to a desk top GIS assessment of the ISA objective themes only (rather than the full detailed Candidate Site assessment). Below is a brief summary of these findings. Please refer to the full ISA Report for further information on the ISA objective questions and findings on the site. The site performs most favourably against the health & wellbeing (green spaces) ISA theme due to the close proximity to amenity space. The site's proximity to Westgate Business Park, Union Road industrial estate, services and public transport facilities are reflected in the performance against the economy and employment, health and well-being and transport and movement ISA themes. The potential contribution to homes also scores favourably against the population and communities (homes) theme. Positive results are also recorded in relation to several natural resources themes (air, SPZ, NVZ and minerals) due to these constraints not applying to the site. The potential for negative effects is noted in relation to a number of ISA themes including waterbodies and climate change due to the site's proximity to the River Usk and flood risk area covering the south-eastern corner. Potential significant negative impacts are noted against the natural resources land theme due to the site being a greenfield site containing high agricultural land and against the historic environment theme due to the site's being adjacent to Abergavenny Conservation Area and proximity to the ASA and listed buildings.																

Site assessment conclusion			
	Yes	No	Commentary
Progress to RLDP allocation?			The site is not allocated as there is sufficient and more suitable land available for residential development within the primary settlement of Abergavenny including Llanfoist to accommodate its housing need.

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0248	Candidate Site Name	Land adjacent to Llanfoist Fawr Primary School (Whole Site)	Area (Ha)	2
Proposal	Residential – approx. 36 dwellings			Existing Use	Northern parcel – overgrown scrub land, southern parcel – agricultural field parcel.

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Adjoins settlement boundary.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		Greenfield
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			Group TPO on north-western boundary. Northern parcel of land is heavily vegetated.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			Predictive ALC maps indicate the site is a mixture of grades 2 and 3b. ALC report submitted – concludes that 46% (1.1ha of the site on the southern section) is grade 2 and 54% (1.3ha – northern section) is non-agricultural.
5. Does the proposal result in the loss of amenity open space (DES2)?	Yes			Approximately 0.08ha of land is identified as an Area of Amenity Importance in the Deposit RLDP following a review undertaken as supporting evidence to the Plan.
6. Does the proposal result in the loss of community facilities?		No		

Topic/Question	Yes	No	Not Stated	Commentary
7. Does the site lie within a Minerals Safeguarding Area?	Yes			Site is situated within a Category 1 Sand & Gravel resource area, based on the British Geological Survey (BGS) maps. Category 1 resources form the basis of the Minerals Safeguarding Areas identified in the Deposit RLDP, in accordance with PPW Not within a Mineral Safeguarding Area in the Adopted LDP.
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Site immediately adjoining Llanfoist Fawr Primary School. 7 mins walking
10. Is the site within an acceptable walking distance of a secondary school?		No		King Henry VIII Comprehensive more than 2000m away. 1.8 miles – 38 mins walk.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Two Children's Play Areas within 500m. St Faiths Close, Llanfoist 6 mins walk away. Additional information on accessibility of other services in the area set out in Appendix 3.1 of the supporting information. Abergavenny Train station 1.7 miles – 34 mins walk.
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			Waitrose approx. 950m away. 12 mins walk Town Centre (NP7 5EH) 25 mins walk (1.2 miles)
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			

Topic/Question	Yes	No	Not Stated	Commentary										
14. Is the site wholly in the ownership of the proposer?	Yes													
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No												
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)		No												
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Form notes that there have been no identified local network capacity issues in respect of any of the above services. It is intended to undertake updated capacity analysis to support any future application as required. Dŵr Cymru Welsh Water (DCWW) response to candidate site consultation: Site connects to Llanfoist Wastewater Treatment Works (WwTW).										
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			As above. DCWW response to candidate site consultation: There are no issues in the foul flows from this site being accommodated at the Llanfoist Wastewater Treatment Works (WwTW).										
19. Is the site capable of connection to electricity?	Yes			As above.										
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			<table><tr><td>Gas supply</td><td>x</td><td>EV Charging</td><td>x</td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table>	Gas supply	x	EV Charging	x	Broadband	x	Other (Please specify)		Landline telephone	x
Gas supply	x	EV Charging	x											
Broadband	x	Other (Please specify)												
Landline telephone	x													

Topic/Question	Yes	No	Not Stated	Commentary
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)		No		As above.
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			Form notes that initial discussions with local developers have identified a significant level of interest in developing the site on the basis which it is promoted.
23. Is affordable housing included as part of the proposal?	Yes			Updated DVM submitted demonstrating that the site is not viable at the 50% threshold. Original submission promoted on the basis of an on-site 35% affordable provision in accordance with the existing LDP policy threshold.
24. Can the site be delivered in the RLDP Plan Period?	Yes			
Availability				
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No		
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?		No		
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			DCWW response to candidate site consultation: phosphorous removal will be delivered at the Llanfoist WwTW by the end of 2025.
28. If yes, have details been provided of how development will achieve phosphate neutrality?	Yes			DCWW note it will be delivering phosphorous removal at the Llanfoist WwTW by the end of 2025.

Topic/Question	Yes	No	Not Stated	Commentary
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Scheme proposes PV Cells and battery storage to all properties.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Supporting information notes commitment to working towards net zero carbon aspirations, including: reducing energy demand; decarbonising heat systems through the use of ground source heat pumps for the heating systems; and EV charging points on each home. The cost of incorporating these items is noted as being fully costed in the Viability Assessment.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?			N/A	
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?		No		The site is land locked and has no means of access from a publicly maintained (adopted) highway. The Highway Authority does not consider that that a suitable means of access can be provided to the site that accords with current local and national standards. The Highway Authority considers that the site cannot be suitability accessed and any subsequent means of access if promoted is likely to be detrimental to the capacity and safety of the local network from where any such access would be proposed.
34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?		No		Not enough information provided to make recommendation – require additional information including proposed site plan, travel plan / transport assessment, infrastructure, paths, pavements, walking routes, connections.

Topic/Question	Yes	No	Not Stated	Commentary
				The site sits alongside ATNM route MCC-A39B, this is a future route. This has a low priority, meaning it should be developed within 15 years.
35. From a public transport perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Llanfoist Bus Services (Source: Sustainable Settlement Appraisal – December 2022) • Abergavenny to Llanellen 47 (hourly 7 buses per day) • Abergavenny-Merthyr Tydfil- Cardiff X4 (hourly 12 buses a day) • Cardiff Merthyr Tydfil- AbergavennyX4 (hourly 10 buses a day) • Brynmawr to Abergavenny 3 (3 buses per day) • Abergavenny to Brynmawr 3 (3 buses per day) Abergavenny Train Station and services to Newport to connect with line to London and services north to Manchester, Chester, Crewe.
36. Is access required directly on to the trunk road network?		No		
37. Are there any WG highways comments for this site?	Yes			WG Highways response: Presumed access and active travel connections northbound into the Westgate development.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk		No		SFCA High Level Assessment: No significant risk considerations to allocation.
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination	Yes			No watercourses mapped within site boundaries. Some present across farmland to the east.
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	

Topic/Question	Yes	No	Not Stated	Commentary
Ecology				
41. Has an ecological assessment been undertaken?	Yes			
	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site		Yes		Overall Site Evaluation: High- Insufficient space for mitigation/compensation. Protected/priority species recorded/reasonably likely to be found on site.
Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?		No		The landscape sensitivity to change is identified as Medium. The proposed development location and initial layout in combination will have a significant adverse impact on the existing landscape features, GI Assets and Upper Usk Valley landscape character as well as the Llanfoist settlement fringe. The site topography and area shape in combination with existing landscape and GI assets does not lend itself to extensive development. There may be additional impacts on existing TPO groups, GI connectivity and underlying habitats that cannot be adequately mitigated for when also considering provisions for topographical grading, RPA, SUDS, POS and buffers. Adjacent to the site also on the Llanfoist fringe are areas of GI and biodiversity value that create a GI corridor from A465 corridor to upland foot slopes and towards the River Usk SAC / SSSI. The current site plays an important visual and GI connection.

Topic/Question	Yes	No	Not Stated	Commentary
Heritage / Landscape				
44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?				Very close proximity to Grade II* farmhouse and outbuildings. No additional development is considered acceptable, retention and use of existing buildings only. Farmhouse and associated buildings form an important complex in an open countryside setting. The gap between Llanfoist Primary and the development of Gypsy Lane is acceptable to be 'infilled'. Essentially the northern arm. Development to the south of the Primary School and adjacent to Grove Farm is unacceptable in Heritage terms. Significant development would also have a detrimental impact on the World Heritage Site. Sufficiently far from the Conservation Area as to not have any impact. Northern arm: sensitive setting around the Listed Building – important to preserve open countryside setting around the Listed Building. A significant buffer is required. Any development north of the buffer should have careful consideration of the wider views into and out of the development, concentration on boundary treatments and permeability of the site, integrating it into the open countryside using GI. The development should accord with best practice for placemaking, sustainability and Urban design. Southern field is unacceptable.
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?	Yes			Grove Farm House Listed Building less than 100m from the site's southern boundary.
46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?	Yes			Site's southern boundary is within approx. 400m of World Heritage Site. GGAT response: The HER notes earthworks, agricultural features and boundaries. Desk-based assessment and geophysical survey prior to any determination of an application would inform mitigation, which may include further pre-determination work. GGAT ref MON2540

Topic/Question	Yes	No	Not Stated	Commentary
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?		No		Site is located approx. 500m from boundary of the BBNP.
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Form notes that there are farm buildings to the south which might give rise to some low-level conflict, but this is unlikely. There is also a primary school to the west which might generate noise, but again this is not a fundamentally problematic relationship and is common in residential areas.
50. Is there a possibility that the site is contaminated?		No		Form notes that: It is understood that the northern parcel of the Site has been subject to some working in the past, which will merit further investigation of land contamination as part of any future application. The southern parcel of the Site is greenfield site with no known previous uses other than agriculture and so there is no reason to suspect the presence of contamination here.
51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.			N/A	Not consulted.
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	N/A

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
+	+	+	+	++	-	+	+	-	+	+	--	+	?	-	?	-
Commentary																
The colour coding relates to a desk top GIS assessment of the ISA objective themes only (rather than the full detailed Candidate Site assessment). Below is a brief summary of these findings. Please refer to the full ISA Report for further information on the ISA objective questions and findings on the site. The site performs most favourably against the health & wellbeing (green spaces) ISA theme due to the close proximity to amenity space. It also performs well against employment and economy, population and communities and transport and movement ISA themes due to its proximity to Westgate Business Park and other facilities and public transport services. Positive results are also recorded in relation to several natural resources themes (air, SPZ, NVZ and minerals) due to these constraints not applying to the site. The site's proximity to a water body and section of surface water flood risk on the site has highlighted the potential for negative effect in relation to the water bodies and climate change ISA themes. Similarly, the site's proximity to heritage assets including a grade II* listed building and World Heritage Site has identified the potential for negative effect on the historic environment ISA theme. There is an element of uncertainty relating to the potential for significant effects in relation to biodiversity theme (SINC, priority habitat, ancient woodland, SAC and SSSI) and landscape theme due to the proximity to the BBNP. Potential significant negative impacts are noted against the natural resources land theme due to the site being a greenfield site containing high agricultural land.																

Site assessment conclusion			
	Yes	No	Commentary
Progress to RLDP allocation?		No	Site not progressing as fundamental highways concerns have been raised as there is no adopted highway access available. Concerns have also been raised in relation to landscape and ecological impact. Overall, there are other sites in Abergavenny that are considered to be more suitable. Therefore, this site will not be allocated in the RLDP.

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0249	Candidate Site Name	Land at Red Barn Farm (RBF2)	Area (Ha)	2
Proposal	Residential – 55 units (but only accessible in connection with RBF (1) – 60 dwellings)			Existing Use	Agriculture

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Site adjoins the development boundary.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			Supporting Statement notes that the site is also traversed by a high-pressure water main along its eastern boundary which requires a 4m easement either side of it. Topography – site slopes from west to east.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			Welsh Government Predictive ALC maps indicate the site is a mixture of 3a and 3b. ALC Report submitted concludes the site is predominantly 3a with a couple of pockets of 3b on the site. Approximately 1.5ha Grade 3a 75% and 0.5ha Grade 3b (25%). (Note that this site is being pursued in combination with CS0164 which is grade 2).
5. Does the proposal result in the loss of amenity open space (DES2)?		No		
6. Does the proposal result in the loss of community facilities?		No		

Topic/Question	Yes	No	Not Stated	Commentary
7. Does the site lie within a Minerals Safeguarding Area?	Yes			Site is situated within a Category 1 Sand & Gravel resource area, based on the British Geological Survey (BGS) maps. Category 1 resources form the basis of the Minerals Safeguarding Areas identified in the Deposit RLDP, in accordance with PPW. Not within the Mineral Safeguarding Area in the Adopted LDP.
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Cantref Primary School is approx. 900m away. 13 mins walk using the same access point as CS0164 RBF1.
10. Is the site within an acceptable walking distance of a secondary school?	Yes			King Henry VIII Comprehensive School is approx. 1700m away. 1.2 miles – 25 mins walk using the same access point as CS0164 RBF1.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Belgrave Park approx. 400m away. – 5 mins walk using the same access point as CS0164 RBF1. Nevill Hall Hospital approx. 200m away
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			BP Garage approx. 600m away – 7 mins walk using the same access point as CS0164 RBF1. Abergavenny Town Centre (NP7 5EH) approx. 1 mile away – 19 mins walk using the same access point as CS0164 RBF1.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			

Topic/Question	Yes	No	Not Stated	Commentary
14. Is the site wholly in the ownership of the proposer?	Yes			
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)	Yes			Supporting Statement notes that there are no insurmountable constraints to the development of this site but highlight: There is a high pressure water main that traverses the site from north to south, which has an 8 metre easement, subject to the consent of DC/WW this can be diverted and integrated into the development. There is also an intermediate pressure gas main which crosses the site in an east / west direction which, subject to the consent of British Gas, can also be diverted and accommodated / serve the site. Dŵr Cymru Welsh Water (DCWW) comments: 12" trunk main crossing the site.
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Utilities Report submitted as supporting information. Form notes: DCWW plans show a 12" Asbestos Cement (AC) main within the redline boundary of the site entering the site to the west of Rholben View, additional mains of 100mm/125mm & 180mm diameter are shown on the A40 Brecon Road. Depending on the site layout, the 12" main will require diversion on site, with suitable access provide for DCWW repair and maintenance purposes. DCWW response to candidate site consultation: Site connects to Llanfoist Wastewater Treatment Works (WwTW).
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			DCWW response to candidate site consultation: There are no issues in the foul flows from the site being accommodated at the Llanfoist Wastewater Treatment Works (WwTW).
19. Is the site capable of connection to electricity?	Yes			

Topic/Question	Yes	No	Not Stated	Commentary													
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			<table><tr><td>Gas supply</td><td>x</td><td>EV Charging</td><td>x</td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table>				Gas supply	x	EV Charging	x	Broadband	x	Other (Please specify)		Landline telephone	x
Gas supply	x	EV Charging	x														
Broadband	x	Other (Please specify)															
Landline telephone	x																
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)		No		Utility Report submitted as supporting information which sets out the arrangements required for different utilities.													
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			Informal discussions have been undertaken with a range of house builders of various sizes with regard to housing mix / delivery timescales over the last 18 months.													
23. Is affordable housing included as part of the proposal?				No updated DVM submitted. Original submission proposed an LDP policy compliant rate of 35% applied to the scheme.													
24. Can the site be delivered in the RLDP Plan Period?	Yes																
Availability																	
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No															
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?		No															

Topic/Question	Yes	No	Not Stated	Commentary
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			DCWW response: phosphorous removal will be delivered at the Llanfoist WwTW by the end of 2025.
28. If yes, have details been provided of how development will achieve phosphate neutrality?	Yes			DCWW response: phosphorous removal will be delivered at the Llanfoist WwTW by the end of 2025.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Planning Statement recognises the need to address low and carbon energy generation/climate change measures and sets out high level principles. Form notes that as sites progress through the Plan process further details may be required in the form of a Sustainability/Energy Masterplan Statement.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			As above.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)	Yes			Within Nevill Hall RIG
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?			N/A	
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The site has no access; access is only achievable via Candidate Site CS0164. The additional development off Candidate Site CS0164 is considered to be capable of being accommodated on the A40(T) and is not considered to be detrimental the capacity or safety on the local network. When considered in association with CS0164, a suitable mean of access off the A40 is achievable and the increase in traffic generated by the development can be

Topic/Question	Yes	No	Not Stated	Commentary
				accommodated on the A40 and the adjoining network subject to Welsh Government approval. Generally, the Highway Authority considers the site to be reasonably well located in Abergavenny albeit on the northern periphery of the town, but it does benefit from reasonably accessible amenities and attractors and improvements to encourage and promote more sustainable transport modes such as walking and cycling are achievable.
34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			From an active travel perspective, the site is suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA. The site sits within a designated locality and within the Active Travel strategic focus distance of 3 miles to key destinations (education, health, employment and shopping). Good walking links are made out of the site and off-road provision is given to walkers and wheelers. The site sits alongside ATNM route MCC-A17A, this is a future route. This has a medium priority, meaning it should be developed within 10 years.
35. From a public transport perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Abergavenny Bus Services (Source: Sustainable Settlement Appraisal – December 2022) • Abergavenny to Merthyr Tydfil- Cardiff- X4 (hourly- 12 buses per day) • Abergavenny to Llanellen 47 (hourly 7 buses per day) • Abergavenny to Brecon 43 (11 buses per day) • Abergavenny to Cardiff X3 (6 buses per day) • Abergavenny to Hereford X3 (6 buses per day) • Abergavenny to Brynmawr 3 (3 buses per day) • Abergavenny to Builth Wells X12 (twice a week on Tuesdays & Thursdays only) Abergavenny Train Station and services to Newport to connect with line to London and services north to Manchester, Chester, Crewe.

Topic/Question	Yes	No	Not Stated	Commentary
36. Is access required directly on to the trunk road network?	Yes			
37. Are there any WG highways comments for this site?	Yes			Discussions have not taken place with WG by the site promoters – TA submitted as supporting evidence. Welsh Government Highways response: Need to know access strategy beforehand as per CS0164. CS0164 comments: Demonstration of access point/DMRB compliant access prior to consideration. Potential to incorporate county road into site access with improved alignment.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk	Yes			SFCA High-level assessment: 9.81% of site in Flood Zone 2 (rivers) and 5.65% in Flood Zone 3 (rivers) (38.9% of site in Zone C2). Concerns as more than 15% of the site is within a Flood Zone. Not previously developed land. Justification test fail. Supplementary Review Comments: Flood risk from the Cibi Brook- extremely shallow depths predicted. There is also a flood alleviation scheme on the Cibi Brook. Given very limited extent of Flood Zone 2 development of the site is likely to be possible subject to further detailed flood modelling and FCA work. N.B. this site is being promoted in conjunction with CS0164 – RBF1 which has Flood Zone 2 across the access point.
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination	Yes			No watercourse within site although there is one very close to southern corner of site. May need 3rd party agreement to discharge.
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	

Topic/Question	Yes	No	Not Stated	Commentary
Ecology				
41. Has an ecological assessment been undertaken?	Yes			
	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site			Yes	Overall Site Evaluation: Medium- No details of net benefit measures provided. Close proximity to River Usk SAC, may be suitable if housing density reduced, due to gradient of site and access requirements. From an ecological perspective the site may be suitable subject to the recommendations being demonstrated on masterplanning and further survey work being undertaken as part of further planning application process.
Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?		No		The site was not assessed as part of the Landscape Sensitivity study. However, the site is immediately adjacent to CS0164 and also sits within the A09 local LCA. The landscape sensitivity to change is High / Medium From a landscape/GI perspective the site is not suitable to be developed for its intended Purpose. The proposed development location and initial layout in combination will likely have a significant adverse impact on the existing landscape features, GI Assets and Upper Usk Valley landscape character both day and night. The LVIA does not fully cover the location in question and the site depends on access subject to another candidate site being included in the RLDP.

Topic/Question	Yes	No	Not Stated	Commentary
				The site topography and area shape in combination with existing landscape and GI assets does not lend itself to extensive development. There may be additional impacts on existing GI connectivity and underlying habitats that cannot be adequately mitigated for when also considering provisions for topographical grading, RPA, SUDS, POS and buffers.
Heritage / Landscape				
44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?				Careful consideration of the wider views into and out of the development, concentration on boundary treatments and permeability of the site, integrating it into the open countryside using GI. The development should accord with best practice for placemaking, sustainability and Urban design. N.B. this site is to be developed in conjunction with CS0164 – RBF1 which scored a red for heritage impact due to impact on the setting of the adjoining listed building.
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?	Yes			Red Barn Farm Listed Building and Nevill Hospital Listed Building adjacent to site (although not immediately adjoining CS0249).
46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?				GGAT comments: Formerly part of Neville Hall Park (Neville Court; The Brooks). Built 1860s; previously existing manor. Unlikely to require mitigation. GGAT Ref: MON2542.
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?	Yes			Adjacent BBNP.
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?				

Topic/Question	Yes	No	Not Stated	Commentary
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Site adjoins the A40 – potential noise mitigation needed.
50. Is there a possibility that the site is contaminated?	Yes			Environmental Health Officers advise that this appears to be a greenfield site, however there are nearby facilities that could have resulted in land contamination during their construction, including the A40 and the hospital. The scale of the development would require the developer to investigate the site, risk assess, and submit their own remediation strategy if necessary, in accordance with CLR11 “Model Procedures for the Management of Land Contamination”.
51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.	Yes			From an environmental health perspective, the site is suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA, subject to satisfactory assessments being submitted as set out in the Environmental Health response.
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	N/A

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
+	+	-	++	++	?	+	+	-	+	+	--	+	-	-	-	-

Commentary

The colour coding relates to a desk top GIS assessment of the ISA objective themes only (rather than the full detailed Candidate Site assessment). Below is a brief summary of these findings. Please refer to the full ISA Report for further information on the ISA objective questions and findings on the site.

The site performs most positively against the health and wellbeing ISA themes due to the site's proximity to health services and amenity space. It also performs well against the economy and employment, homes and transport and movement due to the site's potential to contribute to homes and proximity to a protected employment site (Union Road) and access to public transport services. Positive scores are also recorded against several natural resources themes (air, SPZ, MVZ, minerals) due to those constraints not applying to the site. The site performed less well against placemaking ISA theme due to its proximity to local schools and the water bodies, biodiversity and climate change theme due to its proximity to a water body and biodiversity designations including SINC, ancient woodland, SAC, SSSI and priority habitat, and flood risk area covering the north-western corner of the site. Given the site's proximity to the BBNP, the potential for a negative effect has also been noted in relation to the landscape theme as well as the potential for a significant negative effect on the historic environment due to the proximity to a listed building and Abergavenny Conservation Area. Potential significant negative impacts are noted against the natural resources land theme due to the site being a greenfield site containing high agricultural land.

Site assessment conclusion

	Yes	No	Commentary
Progress to RLDP allocation?			Site not progressing as insufficient information has been submitted in relation to viability to demonstrate the site is deliverable in accordance with key policy requirements. There are also landscape impact concerns associated with development of the site. Delivery of this site is dependent on the allocation of CS0164 – Red Barn Farm (1), which has been deemed unsuitable for allocation. Therefore, the site will not be allocated in the RLDP.

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0250	Candidate Site Name	Land at Evesham Nurseries	Area (Ha)	6.44
Proposal	Residential – circa 100 dwellings			Existing Use	Agriculture

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Adjoins the settlement boundary.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		Greenfield.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			Overhead power line in the north corner of the site and projects parallel to the northern boundary.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			Predictive ALC maps indicate a mixture of grades 2, 3a and 3b. ALC report submitted which concludes: 6% (0.5ha) is grade 2, 29% (2.4ha) is grade 3a, 57% (4.7ha) is grade 3b and 8% (0.7ha) is non-agricultural. This covers a larger area than the submitted red line. If the extra land is deducted revised proportions are: 0.5ha (8%) Grade 2; 1.3ha (20%) grade 3a; 3.9ha (61%) Grade 3b and 0.7ha non-agricultural.
5. Does the proposal result in the loss of amenity open space (DES2)?		No		
6. Does the proposal result in the loss of community facilities?		No		

Topic/Question	Yes	No	Not Stated	Commentary
7. Does the site lie within a Minerals Safeguarding Area?	Yes			Site is situated within a Category 1 Sand & Gravel resource area, based on the British Geological Survey (BGS) maps. Category 1 resources form the basis of the Minerals Safeguarding Areas identified in the Deposit RLDP, in accordance with PPW. Not within Mineral Safeguarding Area in the Adopted LDP.
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Llanfoist Fawr Primary School approx. 1000m away. 0.5 miles – 10 mins walk.
10. Is the site within an acceptable walking distance of a secondary school?		No		King Henry VIII Comprehensive more than 2000m away. – 1.9 miles – 39 mins walk.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Llanfoist Village Hall and playing fields/children's play area approx. 150m away. 1 mins walk Abergavenny Train Station – 1.7 miles – 35 mins walk
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			Abergavenny Garden Centre approx. 350m away Waitrose approx. 1200m away – 14 mins walk Abergavenny town centre (NP7 5EH) is approximately 1.3 miles – 26 mins walk
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			

Topic/Question	Yes	No	Not Stated	Commentary
14. Is the site wholly in the ownership of the proposer?		No		Bellway have undertaken detailed engagement with the landowners regarding the site and promotion. Bellway are currently progressing the option, and a further update will be provided on this matter.
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)	Yes			Overhead power line in the north corner of the site and projects parallel to the northern boundary.
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Dŵr Cymru Welsh Water (DCWW) comments to candidate site consultation: Site connects to the Llanfoist Wastewater Treatment Works (WwTW).
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			Utility and Services Statement submitted as supporting evidence. Notes that DCWW has confirmed the existing main within Merthyr Road has sufficient capacity to serve the site. DCWW confirmed capacity is available for foul flows. DCWW comments to candidate site consultation: There are no issues in the foul flows from these sites being accommodated at the Llanfoist Wastewater Treatment Works (WwTW).
19. Is the site capable of connection to electricity?	Yes			
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			Electricity- 1 new substation to be connected to the existing WPD HV cable north of the site. Capacity to be confirmed as part of detailed application. Gas – WWU have confirmed capacity to serve the site based on estimated gas consumption (and therefore not guaranteed).

Topic/Question	Yes	No	Not Stated	Commentary										
				<table border="1"> <tr> <td>Gas supply</td> <td>x</td> <td>EV Charging</td> <td>x</td> </tr> <tr> <td>Broadband</td> <td>x</td> <td rowspan="2">Other (Please specify)</td> <td rowspan="2"></td> </tr> <tr> <td>Landline telephone</td> <td>x</td> </tr> </table>	Gas supply	x	EV Charging	x	Broadband	x	Other (Please specify)		Landline telephone	x
Gas supply	x	EV Charging	x											
Broadband	x	Other (Please specify)												
Landline telephone	x													
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)		No		Full details set out in the Utilities and Servicing Statement.										
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			Bellway Homes has an interest in the land and are actively engaged with the landowner.										
23. Is affordable housing included as part of the proposal?	Yes			Updated DVM submitted demonstrating that the site is viable based on a 50% affordable housing threshold. Original submission put forward on the basis of the Adopted LDP affordable housing threshold of 35%.										
24. Can the site be delivered in the RLDP Plan Period?	Yes													
Availability														
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No												
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?		No												

Topic/Question	Yes	No	Not Stated	Commentary
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			DCWW comments to candidate site consultation: Subject to regulatory approval, DCWW are intending to introduce phosphorous removal at the Llanfoist WwTW by the end of 2025.
28. If yes, have details been provided of how development will achieve phosphate neutrality?	Yes			DCWW comments to candidate site consultation: Subject to regulatory approval, DCWW are intending to introduce phosphorous removal at the Llanfoist WwTW by the end of 2025.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Limited details provided but Planning Statement does express a commitment to explore opportunities to increase the renewable and low carbon energy generation capacity of the site.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			As above.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)	Yes			Nevill Hall RIG approx. 600m away as the crow flies.
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?			N/A	
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Updated Highway comments following review of additional information submitted Feb 2023: The details submitted to address the Highway Authority's concerns with particular regard to the re-location and re-engineering of the existing junction onto the B4246 are considered appropriate to address those particular concerns that includes the provision of:

Topic/Question	Yes	No	Not Stated	Commentary
				Footways on both the western and eastern side of the junction. Widening of the existing footway on the northern edge of the B4246. The Highway Authority agree that the details submitted indicate that the required highway improvements are possible but are still reliant on land (car park) owned by the Council and further detailed assessment (Transport Assessment) that would be required to support a future planning application. The Highway Authority would not support the site allocation unless the land in the ownership of the Council is secured to facilitate the required re-location and re-engineering of the existing junction.
34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			From an active travel perspective, the site is suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA. The site sits within a designated locality and within the Active Travel strategic focus distance of 3 miles to key destinations (education, health, employment and shopping). Good walking links are made out of the site and off-road provision is given to walkers and wheelers. The site sits alongside ATNM route MCC-G10A, this is a current route cycling only with plans to upgrade to shared route. This has a low priority, meaning it should be developed within 15 years. Also route MCC-A48A is a future route with a medium priority meaning it should be developed within 10 years.
35. From a public transport perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Llanfoist Bus Services (Source: Sustainable Settlement Appraisal – December 2022) • Abergavenny to Llanellen 47 (hourly 7 buses per day) • Abergavenny-Merthyr Tydfil- Cardiff X4 (hourly 12 buses a day) • Cardiff Merthyr Tydfil- AbergavennyX4 (hourly 10 buses a day) • Brynmawr to Abergavenny 3 (3 buses per day) • Abergavenny to Brynmawr 3 (3 buses per day) Abergavenny Train Station and services to Newport to connect with line to London and services north to Manchester, Chester, Crewe.

Topic/Question	Yes	No	Not Stated	Commentary
36. Is access required directly on to the trunk road network?		No		
37. Are there any WG highways comments for this site?	Yes			Welsh Government comments: No specific trunk road comments other than no direct access to the A465. Monmouthshire highways should be consulted.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk		No		SFCA High-level assessment: 0% of the site within flood risk area.
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination		No		
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	
Ecology				
41. Has an ecological assessment been undertaken?	Yes			
	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site			Yes	Overall site evaluation: Medium

				Site of existing value for connecting semi-natural habitats in the landscape as identified in the ecological connectivity assessment and/or during field surveys. Protected species recorded / reasonable likely to be found on site but unlikely to prevent development if appropriate mitigation and compensation provided. NRW's comments: For protected species, the Llanfoist area is known to support a metapopulation of Great Crested Newt. Over the past decade or so there has been significant development in this area and for any future proposals the authority should consider the potential to impact on / fragment the habitats (both aquatic and terrestrial) that support this species. Development here would need to ensure the retention/creation of suitable ecological corridors to the wider countryside so the great crested newt populations associated with the Llanfoist area are able to move through the landscape.
Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The landscape sensitivity to change is Medium. From a landscape/GI perspective the site is suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA. The assessment of the site and preliminary layout has considered visual impact and impact on LCA, retention of GI assets and enhancements. The site is bounded and includes existing features, gradients, mature boundaries and infrastructure that would assist in minimising impact on LCA, valued landscape, designated areas and nearby residencies
Heritage / Landscape				
44. From a heritage perspective, is the site suitable to be developed for its intended purpose	Yes			From a heritage perspective, the site is potentially suitable as some sites are acceptable, having regard to the very sensitive setting around the World Heritage Site. Any development adjacent to the buffer shall have careful consideration of the wider

Topic/Question	Yes	No	Not Stated	Commentary
as submitted, or with appropriate mitigation and further dialogue with the LPA?				views into and out of the development, concentrating on boundary treatments and permeability of the site, integrating it into the open countryside using GI. The development should accord with best practice for placemaking, sustainability and Urban design.
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?	Yes			Listed building adjacent to the southern site boundary. Archaeology & Heritage Report submitted.
46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?	Yes			Adjacent to Blaenavon World Heritage Site. Archaeology & Heritage Report submitted. GGAT comments: Consult Cadw regarding the need for an ASIDOHL to determine the impact on the adjoining Blaenavon Registered Landscape of Outstanding Historic Interest (HL (Gt)1). The Blaenavon Industrial Landscape World Heritage Site (984) also adjoins and assessment of the impact of the proposal on this is needed. Other features are noted in the area. Desk-based assessment prior to any determination of an application would inform mitigation, which may include further pre-determination work. GGAT ref: MON2508
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?	Yes			Adjacent BBNP.
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Overhead power line on site and proximity to the A465 may need further consideration and mitigation.

Topic/Question	Yes	No	Not Stated	Commentary
50. Is there a possibility that the site is contaminated?	Yes			Ground Investigations Report submitted. Environmental Health advise: The site appears to be greenfield, however historical mapping identified a heap/mount on the site, and former railway line on the southern boundary that could have resulted in land contamination. The developer would need to investigate the site and submit their own remediation strategy, if necessary, in accordance with CLR11 “Model Procedures for the Management of Land Contamination”.
51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.	Yes			From an environmental health perspective, the site is suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA. Further assessments set out in the Environmental Health response.
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	N/A

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
+	++	-	+	++	-	+	+	-	+	+	--	+	?	--	-	-

Commentary

The colour coding relates to a desk top GIS assessment of the ISA objective themes only (rather than the full detailed Candidate Site assessment). Below is a brief summary of these findings. Please refer to the full ISA Report for further information on the ISA objective questions and findings on the site.

The site performs most positively against the population and communities (homes) and health & wellbeing ISA themes recognising the contribution the site can make to the provision of new homes and its proximity to open space. The site also performs well against the economy & employment, health and wellbeing, transport and movement due to its proximity to health services and public transport services. It performs less well against the natural resources (land) theme due to it being a greenfield site containing high value agricultural land and the historic environment theme due to its proximity to several heritage assets and potential impact on their setting. The ISA recognises the site is within close proximity to an ancient woodland, a SINC, SSSI and SAC and there is therefore an element of uncertainty relating to the potential for significant effects.

Site assessment conclusion

	Yes	No	Commentary
Progress to RLDP allocation?		No	Site is not allocated as there is sufficient and more suitable land available for residential development within the primary settlement of Abergavenny, including Llanfoist to accommodate its housing need.

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0263	Candidate Site Name	Land adjacent to Llanfoist Fawr Primary School- northern parcel	Area (Ha)	0.69
Proposal	Residential – approx. 13 dwellings.			Existing Use	Scrub land

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Adjoins settlement boundary.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		Greenfield
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			Group TPO on north-western boundary. Site is heavily vegetated.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?		No		Predictive ALC maps indicate the site is grade3b. ALC report submitted for sites CS0248 & CS0263– concludes that 46% (1.1ha of the site on the southern section) is grade 2 and 54% (1.3ha – northern section) is non-agricultural. This CS is graded as being wholly non-agricultural.
5. Does the proposal result in the loss of amenity open space (DES2)?	Yes			Approximately 0.08ha of land is identified as an Area of Amenity Importance in the Deposit RLDP following a review undertaken as supporting evidence to the Plan.
6. Does the proposal result in the loss of community facilities?		No		
7. Does the site lie within a Minerals Safeguarding Area?	Yes			Site is situated within a Category 1 Sand & Gravel resource area, based on the British Geological Survey (BGS) maps. Category 1 resources form the basis of the Minerals Safeguarding Areas identified in the Deposit RLDP, in accordance with PPW.

Topic/Question	Yes	No	Not Stated	Commentary
				Not in a Mineral Safeguarding Area in the Adopted LDP.
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Site immediately adjoining Llanfoist Fawr Primary School. However, due to access points it is 11 mins walk.
10. Is the site within an acceptable walking distance of a secondary school?		No		King Henry VIII Comprehensive more than 2000m away. 38 mins walk.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Two Children's Play Areas within 500m. St Faith's Crescent POS 6 mins walk. Additional information on accessibility of other services in the area set out in Appendix 3.1 of the supporting information. Abergavenny Train Station 34 mins walk.
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			Waitrose approx. 950m away. 12 mins walk Abergavenny Town Centre (NP7 5EH) 25 mins walk.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			
14. Is the site wholly in the ownership of the proposer?	Yes			

Topic/Question	Yes	No	Not Stated	Commentary										
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No												
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)		No												
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Form notes that there have been no identified local network capacity issues in respect of any of the above services. It is intended to undertake updated capacity analysis to support any future application as required. Dŵr Cymru Welsh Water response to candidate site consultation: Site connect to Llanfoist WwTW.										
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			As above. Dŵr Cymru Welsh Water response to candidate site consultation: There are no issues in the foul flows from these sites being accommodated at our Llanfoist Wastewater Treatment Works (WwTW)										
19. Is the site capable of connection to electricity?	Yes			As above.										
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			<table><tr><td>Gas supply</td><td>x</td><td>EV Charging</td><td>x</td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table>	Gas supply	x	EV Charging	x	Broadband	x	Other (Please specify)		Landline telephone	x
Gas supply	x	EV Charging	x											
Broadband	x	Other (Please specify)												
Landline telephone	x													
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)		No		As above.										

Topic/Question	Yes	No	Not Stated	Commentary
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			Form notes that initial discussions with local developers have identified a significant level of interest in developing the site on the basis which it is promoted.
23. Is affordable housing included as part of the proposal?	Yes			Updated DVM submitted demonstrating that the site is not viable at a 50% affordable housing threshold. The original site submission was being promoted on the basis of an on-site 35% affordable provision in accordance with the existing LDP policy threshold.
24. Can the site be delivered in the RLDP Plan Period?	Yes			
Availability				
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No		
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?		No		
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			Dŵr Cymru Welsh Water Response to candidate site consultation: phosphorous removal will be delivered at the Llanfoist WwTW by the end of 2025.
28. If yes, have details been provided of how development will achieve phosphate neutrality?	Yes			Dŵr Cymru Welsh Water Response to candidate site consultation: phosphorous removal will be delivered at the Llanfoist WwTW by the end of 2025.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Scheme proposes PV Cells and battery storage to all properties.

Topic/Question	Yes	No	Not Stated	Commentary
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Supporting information notes commitment to working towards net zero carbon aspirations, including: reducing energy demand; decarbonising heat systems through the use of ground source heat pumps for the heating systems; and EV charging points on each home.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?			N/A	
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?		No		The site is land locked and has no means of access from a publicly maintained (adopted) highway.
34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			From an active travel perspective, the site is suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA. The site sits within a designated locality and within the Active Travel strategic focus distance of 3 miles to key destinations (education, health, employment and shopping). Good walking links are made out of the site and off-road provision is given to walkers and wheelers. The site sits alongside ATNM route MCC-A39B, this is a future route. This has a low priority, meaning it should be developed within 15 years.
35. From a public transport perspective, is the site suitable to be developed for its intended purpose as	Yes			Llanfoist Bus Services (Source: Sustainable Settlement Appraisal – December 2022) Abergavenny to Llanellen 47 (hourly 7 buses per day)

Topic/Question	Yes	No	Not Stated	Commentary
submitted, or with appropriate mitigation and further dialogue with the LPA?				- Abergavenny-Merthyr Tydfil- Cardiff X4 (hourly 12 buses a day) - Cardiff Merthyr Tydfil- AbergavennyX4 (hourly 10 buses a day) - Brynmawr to Abergavenny 3 (3 buses per day) - Abergavenny to Brynmawr 3 (3 buses per day) Abergavenny Train Station and services to Newport to connect with line to London and services north to Manchester, Chester, Crewe.
36. Is access required directly on to the trunk road network?		No		
37. Are there any WG highways comments for this site?	Yes			WG Highways comments: Presumed access and active travel connections northbound into the Westgate development.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk		No		SFCA High-Level Assessment: Site not in flood risk zones – No significant flood risk considerations to allocation.
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination	Yes			No watercourse on site.
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	
Ecology				
41. Has an ecological assessment been undertaken?	Yes			

	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site		Yes		Overall Site Evaluation: High- Insufficient space for mitigation/compensation. Protected/priority species recorded/reasonably likely to be found on site.
Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?		No		The landscape sensitivity to change is identified as Medium. From a landscape/GI perspective the site is not suitable to be developed for its intended purpose. The proposed development location and initial layout in combination will have a significant adverse impact on the existing landscape features, GI Assets and Upper Usk Valley landscape character as well as the Llanfoist fringe. The site topography and area shape in combination with existing landscape and GI assets does not lend itself to extensive development. There may be additional impacts on existing TPO groups, GI connectivity and underlying habitats that cannot be adequately mitigated for when also considering provisions for topographical grading, RPA, SUDS, POS and buffers. Adjacent to the site also on the Llanfoist fringe are areas of GI and biodiversity value that create a GI corridor from A465 corridor to upland foot slopes and towards the River Usk SAC / SSSI. The current site plays an important visual and GI connection.
Heritage / Landscape				
44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Very sensitive setting around the Listed Building – important to preserve open countryside setting around the Listed Building. A significant buffer is required. Any development north of the buffer shall have careful consideration of the wider views into and out of the development, concentration on boundary treatments and permeability of the site, integrating it into the open countryside using GI. The

Topic/Question	Yes	No	Not Stated	Commentary
				development should accord with best practice for placemaking, sustainability and Urban design.
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?	Yes			Grove Farm House Listed Building less than 300m from the site's southern boundary.
46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?	Yes			Site's southern boundary is within approx. 400m of World Heritage Site GGAT's response: No recorded or known archaeological or historic environment issues. GGAT ref: MON2543.
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?		No		Site is located approx. 500m from boundary of the BBNP.
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Form notes that there are farm buildings to the south which might give rise to some low-level conflict, but this is unlikely. There is also a primary school to the west which might generate noise, but again this is not a fundamentally problematic relationship and is common in residential areas.
50. Is there a possibility that the site is contaminated?		No		Form notes that: It is understood that the northern parcel of the Site has been subject to some working in the past, which will merit further investigation of land contamination as part of any future application. The southern parcel of the Site is greenfield site with no known previous uses other than agriculture and so there is no reason to suspect the presence of contamination here.

Topic/Question	Yes	No	Not Stated	Commentary
51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.				Not consulted.
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	N/A

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
+	+	+	+	++	-	+	+	-	+	+	--	+	?	?	?	-
Commentary																
The colour coding relates to a desk top GIS assessment of the ISA objective themes only (rather than the full detailed Candidate Site assessment). Below is a brief summary of these findings. Please refer to the full ISA Report for further information on the ISA objective questions and findings on the site. The site performs most favourably against the health & wellbeing (green spaces) ISA theme due to the close proximity to amenity space. It also performs well against economy and economy, population and communities and transport and movement ISA themes due to its proximity to Westgate Business Park and other facilities and public transport services. Positive results are also recorded in relation to several natural resources themes (air, SPZ, NVZ and minerals) due to these constraints not applying to the site. The site's proximity to a water body and section of surface water flood risk on the site has highlighted the potential for negative effect in relation to the water bodies and climate change ISA themes. There is an element of uncertainty relating to the potential for significant effects in relation to biodiversity theme (SINC, priority habitat, ancient woodland, SAC and SSSI), heritage theme due to proximity to heritage assets including a grade II* listed building and World Heritage Site																

and landscape theme due to the proximity to the BBNP. Potential significant negative impacts are noted against the natural resources land theme due to the site being a greenfield site containing high agricultural land.

Site assessment conclusion			
	Yes	No	Commentary
Progress to RLDP allocation?		No	Site note progressing as fundamental highways concerns have been raised as there is no adopted highway access available. Concerns have also been raised in relation to landscape and ecological impact. Overall, there are other sites that are considered to be more suitable in Abergavenny. Therefore, this site will not be allocated in the RLDP.

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0264	Candidate Site Name	Land north of St Teilos	Area (Ha)	0.82
Proposal	Residential – approx. 8 units			Existing Use	Agriculture

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Edge of settlement.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			Group TPO running through middle of site.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			Predictive ALC maps indicate that the site is predominantly 3a – 0.65ha (79%) with a small parcel of 3b 0.17ha (21%) at the eastern end of the site. Letter regarding ALC submitted as supporting information which confirms the site is a mixture of grades 3a and 3b. There is no plan to identify the extent of each. Form notes that there is a ‘negligible’ amount of BMV land – “less than half an acre, deemed mitigated by planning inspector”.
5. Does the proposal result in the loss of amenity open space (DES2)?		No		
6. Does the proposal result in the loss of community facilities?		No		
7. Does the site lie within a Minerals Safeguarding Area?		No		Not within an identified mineral resource area on the British Geological Survey maps or the Adopted LDP.

Topic/Question	Yes	No	Not Stated	Commentary
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Llantilio Pertholey Primary School is approx. 800m away. 0.6 miles – 13mins walk
10. Is the site within an acceptable walking distance of a secondary school?		No		King Henry VIII Comprehensive is 2200m away. 1.3 miles – 27 mins walk
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			St Teilos Church adjoins site. Children's play area/pitch approx. 900m away. – 0.5 miles – 10 mins walk Abergavenny Train Station 2.1 miles – 41 mins walk
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			McColl's approx. 700m away. 0.3 miles – 6 mins walk Abergavenny Town Centre (NP7 5EH) – 1.8 miles – 34 mins walk
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			
14. Is the site wholly in the ownership of the proposer?	Yes			
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		

Topic/Question	Yes	No	Not Stated	Commentary										
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)		No												
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Full viability assessment for services provided as part of planning app DM/2018/01858. No concerns raised by any mains service provider. Site will be electric and is capable of connecting to the mains sewer. Dŵr Cymru Welsh Water comments to candidate site consultation: site connects to Llanfoist WwTW.										
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			As above. Dŵr Cymru Welsh Water comments to candidate site consultation: There are no issues in the foul flows from this site being accommodated at our Llanfoist Wastewater Treatment Works (WwTW).										
19. Is the site capable of connection to electricity?	Yes			As above.										
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			<table><tr><td>Gas supply</td><td>x</td><td>EV Charging</td><td>x</td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table>	Gas supply	x	EV Charging	x	Broadband	x	Other (Please specify)		Landline telephone	x
Gas supply	x	EV Charging	x											
Broadband	x	Other (Please specify)												
Landline telephone	x													
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)		No												
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			Form notes that a developer is on board.										

Topic/Question	Yes	No	Not Stated	Commentary
23. Is affordable housing included as part of the proposal?	Yes			Existing policy compliant rate of 35% is proposed. Updated DVM not requested due to scale of proposal.
24. Can the site be delivered in the RLDP Plan Period?	Yes			
Availability				
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No		
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?	Yes			DM/2018/01858 – Residential development of 11 units. Refused – Dismissed at Appeal.
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			Dŵr Cymru Welsh Water comments to candidate site consultation: phosphorous removal will be delivered at the Llanfoist WwTW by the end of 2025.
28. If yes, have details been provided of how development will achieve phosphate neutrality?	Yes			Dŵr Cymru Welsh Water comments to candidate site consultation: phosphorous removal will be delivered at the Llanfoist WwTW by the end of 2025.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Form notes that the development will be constructed using SIP panels, green roofs, air source heat pumps and rainwater harvesting.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Form notes that the site will be all electric, using air-source heat pumps, a quick and suitable SIPS method of construction that provides super levels of insulation, green roofs to provide greater insulation and new habitat for ecology, a range of SUD's and EV charging to promote electric vehicle ownership.

Topic/Question	Yes	No	Not Stated	Commentary
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?			N/A	
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The Highway Authority consider that the site does not have a detrimental impact on the capacity and safety of the immediate local network and the required improvements and mitigation works to provide a safe means of access are considered achievable within the highway and land in the control/ownership of the applicant.
34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			From an active travel perspective, the site is suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA. The site sits within a designated locality and within the Active Travel strategic focus distance of 3 miles to key destinations (education, health, employment and shopping). Good walking links are made out of the site and off-road provision is given to walkers and wheelers. The site sits alongside ATNM route MCC-A20A, this is a future route. This has a medium priority, meaning it should be developed within 10 years.
35. From a public transport perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Abergavenny Bus Services (Source: Sustainable Settlement Appraisal – December 2022) • Abergavenny to Merthyr Tydfil- Cardiff- X4 (hourly- 12 buses per day) • Abergavenny to Llanellen 47 (hourly 7 buses per day) • Abergavenny to Brecon 43 (11 buses per day) • Abergavenny to Cardiff X3 (6 buses per day)

Topic/Question	Yes	No	Not Stated	Commentary
				- Abergavenny to Hereford X3 (6 buses per day) - Abergavenny to Brynmawr 3 (3 buses per day) - Abergavenny to Builth Wells X12 (twice a week on Tuesdays & Thursdays only) Abergavenny Train Station and services to Newport to connect with line to London and services north to Manchester, Chester, Crewe.
36. Is access required directly on to the trunk road network?		No		
37. Are there any WG highways comments for this site?			N/A	
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk	Yes			Flood Zone associated with River Gavenny in centre of site. Known surface water and small water flooding issues immediately to the east (Mitre Cottage culverts) and west (Ty Gwyn Lane) of the site which may affect the site itself. SFCA High-Level Assessment – 1.4% of site in Flood Zone 2 (rivers) and 23.10% in Flood Zone 3 (rivers). 25% in flood zone 3. Average flood depths during the extreme event (1 in 1000 CC rivers) indicate average flood depths of 0.89m which is in excess of tolerable conditions for an extreme flood. Consequently, the justification test is likely failed for this site.
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination		No		
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as			N/A	

Topic/Question	Yes	No	Not Stated	Commentary
submitted, or with appropriate mitigation and further dialogue with the LPA?				
Ecology				
41. Has an ecological assessment been undertaken?	Yes			
	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site				Overall Site Evaluation: High MCC Ecologist has concerns due to the site being wholly designated as Local Wildlife Site/SINC/ASNW. The site is of existing value for connecting semi-natural habitats in the landscape which is considered to be critical in the context of a protected species or protected site. Net benefit also unlikely to be achievable
Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?				The landscape sensitivity to change is identified as High/Medium. From a landscape/GI perspective the site is suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA. The site will be clearly visible and may have an adverse impact on the setting of the church and environs as viewed from the Hereford Road. However, focussing development on the paddock to the west of the site along the Hereford Road corridor in combination with architectural form, strong GI, green roof concepts and retaining vistas into the church in combination with a strengthening of the river corridor GI and

Topic/Question	Yes	No	Not Stated	Commentary
				no development within valley floor or eastern field may be acceptable. Impacts on SINC could be mitigated for in valley bottom and eastern field if improved management for GI and biodiversity benefits.
Heritage / Landscape				
44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?		No		Close proximity to St Teilo's Church. Land to the north has been subject to a planning application for development previously and refused. The topography of the site means that the site is difficult to develop in a sensitive way. As the ground rises up development is close to and in an elevated position from the Church resulting in an overbearing impact. Some very low scale development at the rear of the site could be acceptable, however, this would be in the BBNP. Site is not suitable due to the detrimental and overbearing impact on setting of Listed Building.
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?	Yes			Adjacent to St Teilo's Church Listed Building and Listed Memorial Cross in grounds of St Teilo's Church.
46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?		No		GGAT comments: HER notes the area has a corn mill, and a post Medieval bridge is at the edge of the site. Less than 30m to the Medieval church enclosure. Desk-based assessment prior to any determination of an application would inform mitigation, which may include further pre-determination work. GGAT ref: MON2544
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?	Yes			Adjacent to BBNP.
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		

Topic/Question	Yes	No	Not Stated	Commentary
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Edge of residential area but does adjoin a railway line and A465.
50. Is there a possibility that the site is contaminated?	Yes			Site adjoins St Teilos Church and graveyard. Ground conditions report accompanies the submission and considered as part of planning app. DM/2018/01858. Environmental Health advise: A prior application on the site submitted a desk top land contamination study, that made proposals for further intrusive site investigation. As such the developer should a site investigation/risk assessment procedure be undertaken by the developer in accordance with CLR11 "Model Procedures for the Management of Land Contamination".
51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.	Yes			From an environmental health perspective, the site is suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the Local Planning Authority. Further assessments are required as detailed in the Environmental Health response to enable proper consideration.
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	N/A

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
-	+	-	+	++	-	++	+	-	+	+	--	+	-	-	-	-
Commentary																
The colour coding relates to a desk top GIS assessment of the ISA objective themes only (rather than the full detailed Candidate Site assessment). Below is a brief summary of these findings. Please refer to the full ISA Report for further information on the ISA objective questions and findings on the site. The site performs most positively against the health and well-being (green spaces) and transport movement ISA themes due to the site's proximity to amenity space and public transport services. It also performs well against the population and communities (homes) and health and well-being ISA themes due to the potential contribution to homes and access to services. Positive scores are also recorded against several natural resources themes (air, SPZ, MVZ, minerals) due to those constraints not applying to the site. The site performs less well against a number of ISA themes including economy and employment and placemaking due to the distance to the nearest industrial estates and local schools. The site's proximity to the river Gavenny and overlap with flood risk zones has resulted in the potential for negative effects in relation to the waterbodies and climate change ISA themes. The site's relationship with several biodiversity, historic environment and landscape assets has highlighted the potential for negative effects in relation to the relevant ISA themes. Potential significant negative impacts are noted against the natural resources land theme due to the site being a greenfield site containing high agricultural land.																

Site assessment conclusion			
	Yes	No	Commentary
Progress to RLDP allocation?			Site not progressing as significant concerns raised in relation to the heritage and ecological impact of developing the site. The central section of the site is also within a flood risk area. Therefore, the site will not be allocated in the RLDP.

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0265	Candidate Site Name	Tredilion Park, Abergavenny	Area (Ha)	14
Proposal	Leisure/tourism			Existing Use	Part hotel/wedding function venue and vacant land.

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?		No		Site in open countryside but proposed uses are appropriate outside the settlement/in countryside subject to detailed considerations.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)	Yes			The form notes that the site is 70% greenfield and 30% brownfield.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)		No		
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			Predictive ALC maps indicate that the site is predominantly 3a with parcels of 3b. ALC report submitted that concludes the site is: 23% (3.7ha) subgrade 3a and 77% (12.4ha) subgrade 3b.
5. Does the proposal result in the loss of amenity open space (DES2)?		No		
6. Does the proposal result in the loss of community facilities?		No		
7. Does the site lie within a Minerals Safeguarding Area?		No		The land is identified as a Category 2 Sandstone resource based on the British Geological Survey (BGS) maps, however there is not a requirement to safeguard this category.

Topic/Question	Yes	No	Not Stated	Commentary
				Not in a Mineral Safeguarding Area in the Adopted LDP.
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?			N/A	
10. Is the site within an acceptable walking distance of a secondary school?			N/A	
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Abergavenny Train Station is 1.6 miles – 32 mins walk.
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			Abergavenny Town Centre 1.6 miles – 32 mins walk (NP7 5EH) The old General Store is approximate 30 mins walk.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			
14. Is the site wholly in the ownership of the proposer?	Yes			
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		

Topic/Question	Yes	No	Not Stated	Commentary										
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)		No												
17. Is the site capable of connection to an existing mains water/mains sewerage service?		No		The site has all main services, excluding gas and mains sewerage. Capacities are adequate to serve the proposal, although broadband will need boosting. A private treatment plant (already approved) is proposed for sewage disposal. EV charging will be provided as part of the proposed development. Dŵr Cymru Welsh Water response to candidate site consultation: No public sewerage network in vicinity of site – circa 500m to nearest connection point.										
18. Is there capacity within the mains water/sewerage to serve the proposed development?		No		Dŵr Cymru Welsh Water response to candidate site consultation: No public sewerage network in vicinity of site – circa 500m to nearest connection point.										
19. Is the site capable of connection to electricity?	Yes			As above (Q17)										
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			<table><tr><td>Gas supply</td><td></td><td>EV Charging</td><td>x</td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table>	Gas supply		EV Charging	x	Broadband	x	Other (Please specify)		Landline telephone	x
Gas supply		EV Charging	x											
Broadband	x	Other (Please specify)												
Landline telephone	x													
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)	Yes			As above.										
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?			N/A	Landowner intends to develop the site so need to engage with developers.										

Topic/Question	Yes	No	Not Stated	Commentary
23. Is affordable housing included as part of the proposal?			N/A	
24. Can the site be delivered in the RLDP Plan Period?	Yes			Form notes that subject to planning permission the site is deliverable in the short term.
Availability				
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No		
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?	Yes			DM/2019/01917, Approved 20 February 2020- Change of use of existing dwelling to create a 17-bed hotel, wedding and function venue with ancillary accommodation. DM/2020/01019, Approved 4 September 2020- Proposed orangery and associated single storey extensions, alterations, external works and parking.
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			Dŵr Cymru Welsh Water response to candidate site consultation: phosphorous removal will be delivered at the Llanfoist WwTW by the end of 2025. (Note site does not connect to the treatment works)
28. If yes, have details been provided of how development will achieve phosphate neutrality?	Yes			A private treatment plant for the disposal of waste has been approved for the already consented development. This would be modified and enlarged to accommodate the requirements of the proposal.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Commitment noted but no details specified – form notes details to be considered at application stage.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Commitment noted but no details specified – form notes details to be considered at application stage.

Topic/Question	Yes	No	Not Stated	Commentary
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?	Yes			As noted above, planning permission approved for some elements of the proposal. The first permission noted above coincided with the outbreak of the pandemic, which severely damaged viability prospects in the short term, and meant that only preparatory work have commenced on site. The proposer seeks a site-specific allocation for tourism and associated facilities at Tredilion, in the interests of certainty as to policy. The aim is to create high quality conversions and new build units within parts of the grounds, together with associated facilities, as shown on the master plan. The proposer has recently developed a facility of this type in a rural area in the Vale of Glamorgan. Although that scheme is based on the refurbishment of outbuildings within the grounds of a restored listed building, proposals for some new-build units are the subject of current discussions with the LPA. Details of the Cwrt-yr-Ala scheme are available to view on its website: https://www.cwrtyralabarns.co.uk/ The units proposed for Tredilion would be of a similar, high quality. Illustrations of the form of development proposed are attached to the submission.
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The Highway Authority considers that the intended development / expansion of the tourist location can be accommodated on the immediate local network and is not considered to be detrimental to the safety and capacity of the local network.
34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?		No		Not provided comment at this time as difficult to provide a view due to limited information and tourism proposal. No AT plan, paths and connecting network, number of units proposed to be built. Submission says it is a rural location but is 1.6 miles to Morrisons in Abergavenny

Topic/Question	Yes	No	Not Stated	Commentary
				centre, saying users will be primarily dependant on motor vehicle does not align with Active travel. The site sits near a designated locality and within the Active Travel strategic focus distance of 3 miles to key destinations (education, health, employment and shopping). The site sits alongside ATNM route MCC-A11C, this is a future route. This has a low priority, meaning it should be developed within 15 years.
35. From a public transport perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?		No		Abergavenny Bus Services (Source: Sustainable Settlement Appraisal – December 2022) • Abergavenny to Merthyr Tydfil- Cardiff- X4 (hourly- 12 buses per day) • Abergavenny to Llanellen 47 (hourly 7 buses per day) • Abergavenny to Brecon 43 (11 buses per day) • Abergavenny to Cardiff X3 (6 buses per day) • Abergavenny to Hereford X3 (6 buses per day) • Abergavenny to Brynmawr 3 (3 buses per day) • Abergavenny to Builth Wells X12 (twice a week on Tuesdays & Thursdays only) Abergavenny Train Station and services to Newport to connect with line to London and services north to Manchester, Chester, Crewe.
36. Is access required directly on to the trunk road network?		No		
37. Are there any WG highways comments for this site?	Yes			TA access strategy etc. More information required as per use at this location.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk		No		SFCA High Level Assessment: No significant flood risk considerations to allocation.

Topic/Question	Yes	No	Not Stated	Commentary
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination		No		
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The proposed premium lodge accommodation will support the viability of the premium wedding venue / business event space already developed at this location. Accommodation development of this type fits with several destination objectives to increase the benefits of tourism in Monmouthshire and distribute benefits more evenly across the year and county: • to increase tourism revenue across the county and year • to increase visitor yield The fact that the proposer already operates a similar and successful development in the Vale of Glamorgan demonstrates a good understanding of the market and is a good indicator of viability for this proposed development. The forthcoming visitor levy (if implemented in Monmouthshire) together with rising inflation and energy costs will however inevitably impact on affordability for consumers, and on competitive advantage and occupancy for operators of all types of visitor accommodation.
Ecology				
41. Has an ecological assessment been undertaken?	Yes			
	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site			Yes	Overall Site Evaluation: Medium

				Presence of Priority Habitat (Section 7) within the candidate site (except hedgerow). Veteran / over mature tree(s) present. Site of existing value for connecting semi-natural habitats in the landscape as identified in the ecological connectivity assessment and/or during field surveys. Protected species recorded / reasonable likely to be found on site but unlikely to prevent development if appropriate mitigation and compensation provided.
Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The landscape sensitivity to change for housing development with regard to LLCA A03 is identified as High/Medium (it is noted that this is for tourism – Landscape Sensitivity Update methodology only looked at residential). From a landscape/GI perspective the site is suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA. It is not clear where and to what extent tourism leisure facility will extend. The higher elevations of the site will be clearly visible from wider receptor locations and inappropriate development may have a significant adverse impact on the quality of the landscape character however lower elevations of development may be acceptable in the context of the site with the benefits of retaining existing mature tree and hedge buffers. Well designed and appropriate tourism development supported by appropriate assessment and design, material selection, the retention and protection of the mature boundaries may reduce significant adverse impacts on LCA.
Heritage / Landscape				
44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	Not consulted.

Topic/Question	Yes	No	Not Stated	Commentary
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?		No		
46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?		No		GGAT response: Tredilion Park; noted as Post-Medieval Park. Also, traditional burial place of an Orgo the Giant, said to be pre AD634. Desk-based assessment and geophysical survey prior to any determination of an application would inform mitigation, which may include further pre-determination work. GGAT ref: MON2545.
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?	Yes			Site is approximately 500m away from BBNP boundary.
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			
50. Is there a possibility that the site is contaminated?		No		
51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.			N/A	Not consulted.

Topic/Question	Yes	No	Not Stated	Commentary
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	Consulted but relying on Tourism comments.

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
++	0	0	0	0	?	0	+	-	+	+	--	+	--	-	?	-
Commentary																
The colour coding relates to a desk top GIS assessment of the ISA objective themes only (rather than the full detailed Candidate Site assessment). Below is a brief summary of these findings. Please refer to the full ISA Report for further information on the ISA objective questions and findings on the site. The site performs most positively against the economy and employment ISA theme reflecting the submission's leisure and tourism proposal. It also performs well against several natural resources (air, SPZ, NVZ and minerals) ISA themes due to the relevant constraint not applying to the land. Several themes just as population and communities (homes and placemaking) are not as applicable due to the leisure and tourism proposal. The site performs less well against waterbodies, climate change and historic environment ISA themes due to its proximity to a water course and surface water flood areas on site and its proximity to a grade II listed building. Potential significant negative effects are noted in relation to the land ISA theme due to the site containing Best and Most Versatile agricultural land and in relation to the biodiversity ISA theme due to proximity to biodiversity assets including ancient woodland and priority habitat.																

Site assessment conclusion			
	Yes	No	Commentary
Progress to RLDP allocation?		No	While internal and external consultee comments were obtained on tourism sites, the proposed tourism policy approach in the Deposit Plan more appropriately allows for consideration of sustainable tourism related proposals, including beyond identified settlement boundaries. It is therefore not considered appropriate/necessary to identify site specific tourism related allocations in the RLDP.

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0267	Candidate Site Name	Waterloo Court, Llanfoist	Area (Ha)	0.3
Proposal	Residential – approx. 5 dwellings			Existing Use	Set to pasture

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Adjoining the settlement boundary.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			Slope to the site – Topographical survey submitted.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?		No		
5. Does the proposal result in the loss of amenity open space (DES2)?		No		
6. Does the proposal result in the loss of community facilities?		No		
7. Does the site lie within a Minerals Safeguarding Area?		No		Not within a Mineral Safeguarding Area in either the British Geological Survey maps or the Adopted LDP.
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		

Topic/Question	Yes	No	Not Stated	Commentary
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Llanfoist Fawr Primary School approx. 800m away. 10 mins walk.
10. Is the site within an acceptable walking distance of a secondary school?		No		King Henry VIII Comprehensive School more than 2000m away. 1.6 miles – 34 mins walk
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			POS approx. 0.4 miles – 8 mins away. Llanfoist Village Hall and sporting facilities approx. 500m away. Abergavenny Train Station 1.5 miles – 30 mins walk.
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			Waitrose approx. 500m away. 0.4 miles – 9 mins walk. Abergavenny Town Centre (NP7 5EH) 1 mile away – 22 mins walk
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			
14. Is the site wholly in the ownership of the proposer?	Yes			
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)		No		Dŵr Cymru Welsh Water response to candidate site consultation: 150mm combined sewer crossing the site.

Topic/Question	Yes	No	Not Stated	Commentary										
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Dŵr Cymru Welsh Water response to candidate site consultation: Site connects to the Llanfoist WwTW.										
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			Form notes that connection to mains sewerage/amount of waste sent to mains sewerage will depend on waste management consultant’s recommendations at planning stage. Dŵr Cymru Welsh Water response to candidate site consultation: There are no issues in the foul flows from these sites being accommodated at our Llanfoist Wastewater Treatment Works (WwTW).										
19. Is the site capable of connection to electricity?	Yes													
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)				<table><tr><td>Gas supply</td><td>x</td><td>EV Charging</td><td>x</td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table>	Gas supply	x	EV Charging	x	Broadband	x	Other (Please specify)		Landline telephone	x
Gas supply	x	EV Charging	x											
Broadband	x	Other (Please specify)												
Landline telephone	x													
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)			Not stated	Form notes that this has not been determined at this time, but the services are available within close proximity to the site, mostly in the adjoining road, The Cutting.										
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?			Not stated											
23. Is affordable housing included as part of the proposal?	Yes			No updated DVM submitted as not required due to the size of the scheme. 2 out of the 5 dwellings are proposed to be affordable.										
24. Can the site be delivered in the RLDP Plan Period?	Yes													

Topic/Question	Yes	No	Not Stated	Commentary
Availability				
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No		
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?		No		
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			Dŵr Cymru Welsh Water response to candidate site consultation: phosphorous removal will be delivered at the Llanfoist WwTW by the end of 2025.
28. If yes, have details been provided of how development will achieve phosphate neutrality?	Yes			Dŵr Cymru Welsh Water response to candidate site consultation: phosphorous removal will be delivered at the Llanfoist WwTW by the end of 2025.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Commitment but no details given.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Viability notes take into account Climate Change adaptation measures.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)	Yes			Nevill Hall RIG is approx. 800m away as the crow flies.
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?			N/A	

Topic/Question	Yes	No	Not Stated	Commentary
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			No significant off-site mitigation and improvements works are considered likely although improvements to The Cutting are anticipated to provide a suitable junction/means of access.
34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?				Active Travel noted that the proposal is too small to provide detailed comments on but did note that the site sits within a designated locality and within the Active Travel strategic focus distance of 3 miles to key destinations (education, health, employment and shopping). The site sits alongside ATNM route MCC-A01C, this is a current route shared use it has also been identified as a future route for cycling with upgrades needed. This has a low priority, meaning it should be developed within 15 years.
35. From a public transport perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Abergavenny Bus Services (Source: Sustainable Settlement Appraisal – December 2022) • Abergavenny to Merthyr Tydfil- Cardiff- X4 (hourly- 12 buses per day) • Abergavenny to Llanellen 47 (hourly 7 buses per day) • Abergavenny to Brecon 43 (11 buses per day) • Abergavenny to Cardiff X3 (6 buses per day) • Abergavenny to Hereford X3 (6 buses per day) • Abergavenny to Brynmawr 3 (3 buses per day) • Abergavenny to Builth Wells X12 (twice a week on Tuesdays & Thursdays only) Abergavenny Train Station and services to Newport to connect with line to London and services north to Manchester, Chester, Crewe.
36. Is access required directly on to the trunk road network?		No		

Topic/Question	Yes	No	Not Stated	Commentary
37. Are there any WG highways comments for this site?			N/A	
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk		No		SFCA High-Level Assessment: 0% of the site is within flood risk zones. No significant flood risk considerations to allocation.
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination	Yes			The most likely surface water discharge destination is a watercourse close to the western site boundary. Third party permission may be required.
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	
Ecology				
41. Has an ecological assessment been undertaken?	Yes			
	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site		No		Overall Site Evaluation: High- site is within Waterloo Court SINC, no compensation details provided, could be suitable if development is reduced. Site wholly designated as Local Wildlife Site/SINC/ASNW.

Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The landscape sensitivity to change is High/Medium. The assessment of the site and preliminary layout has considered visual impact and impact on LCA, Llanfoist edge and some retention of GI assets and enhancements. Due to the constraints of topography and number of units inadequate space within the development plot has been provided to mitigate for visual impacts of dwellings, to provide strategic GI outside of private ownership and to provide adequate space for SINC mitigation, SUDs and associated GI.
Heritage / Landscape				
44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Sensitive setting around the Listed Building – important to preserve open space to the north of the Listed Building and setting around the Listed Building. A buffer is required. Any development north-west of the buffer shall have careful consideration of the wider views into and out of the development, concentration on boundary treatments and permeability of the site, integrating it into the open countryside using GI. The development should accord with best practice for placemaking, sustainability and Urban design.
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?	Yes			Site adjacent to Waterloo House Listed Building
46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?	Yes			Blaenavon World Heritage site approx. 400m away. GGAT response: Part of the area falls within the Historic Landscape Character Area HLCA012 Llanfoist. Buildings noted as tenements on the Tithe Map & Apportionment of 1843 on the roadside. Assessment of the proposal, on the HLCA, an archaeological desk-based assessment and geophysical survey prior to any determination of an application would inform mitigation, which may include further pre-determination work. GGAT ref: MON2547

Topic/Question	Yes	No	Not Stated	Commentary
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?	Yes			BBNP Boundary approx. 600m away.
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			
50. Is there a possibility that the site is contaminated?		No		
51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.				Not consulted.
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	N/A

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
+	+	-	+	++	-	+	+	-	+	+	?	+	-	--	?	+
Commentary																
The colour coding relates to a desk top GIS assessment of the ISA objective themes only (rather than the full detailed Candidate Site assessment). Below is a brief summary of these findings. Please refer to the full ISA Report for further information on the ISA objective questions and findings on the site. The site performs most positively against the health and well-being (green spaces) ISA theme due to the site's proximity to amenity space. The site's location, close to employment opportunities, services and public transport provision has resulted in the potential for positive effects in relation to economy and employment, homes, health and well-being and transport and movement ISA themes. Positive scores are also recorded against several natural resources themes (air, SPZ, MVZ, minerals) and climate change due to those constraints not applying to the site. It scores less favourably in relation to the waterbodies and biodiversity ISA themes due to the site's proximity to a water body and biodiversity assets including a SINC and priority habitat. Uncertain potential negative effects are noted in relation to the landscape ISA theme due to the site's proximity to the BBNP. Potential significant negative impacts are noted against the historic environment ISA theme reflecting the site's proximity to heritage assets including grade II listed building and World Heritage Site.																

Site assessment conclusion			
	Yes	No	Commentary
Progress to RLDP allocation?			The small-scale nature of the site does not justify an allocation in the Plan. Further consideration will be given to the site as part of the settlement boundary review.

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0268	Candidate Site Name	Westgate Gardens	Area (Ha)	0.23
Proposal	Residential – approx. 6 dwellings			Existing Use	Vacant land

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Site adjoins the settlement boundary.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		Greenfield
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			Form notes that there is a slight slope to the site.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			Predictive ALC maps indicate that the site is part grade 2 BMV. 0.19 ha (83%) grade 2 and 0.04ha (17%) no grading
5. Does the proposal result in the loss of amenity open space (DES2)?		No		Site adjoins DES2 land but is not part of it.
6. Does the proposal result in the loss of community facilities?		No		
7. Does the site lie within a Minerals Safeguarding Area?		No		Site is partially situated within a Category 1 Sand & Gravel resource area, based on the British Geological Survey (BGS) maps. Category 1 resources form the basis of the Minerals Safeguarding Areas identified in the Deposit RLDP, in accordance with PPW. Not within a Mineral Safeguarding Area in the Adopted LDP.

Topic/Question	Yes	No	Not Stated	Commentary
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Cantref Primary School (primary catchment) 0.5 miles – 11 mins walk Our Lady and St Michael's RC Primary School is approx. 800m away.
10. Is the site within an acceptable walking distance of a secondary school?	Yes			King Henry VIII Comprehensive is approx. 1500m away. 1 mile – 21 mins walk
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Adjoins Linda Vista Gardens. – approx. 3 mins walk Abergavenny Train Station – 0.9 miles 20 mins walk
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			Abergavenny Market 0.4 miles – 8 mins walk Waitrose is approx. 0.5 miles – 9 mins walk Abergavenny Town Centre is approx. 500m away. – 0.4 miles – 8 mins walk
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			
14. Is the site wholly in the ownership of the proposer?	Yes			
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		
16. Are there any other constraints/covenants on the site would need to be overcome before		No		

Topic/Question	Yes	No	Not Stated	Commentary										
development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)														
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Dŵr Cymru Welsh Water response to candidate site consultation: site connects to the Llanfoist WwTW.										
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			Dŵr Cymru Welsh Water response to candidate site consultation: There are no issues in the foul flows from this site being accommodated at our Llanfoist Wastewater Treatment Works (WwTW).										
19. Is the site capable of connection to electricity?	Yes													
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			<table><tr><td>Gas supply</td><td>x</td><td>EV Charging</td><td>x</td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table>	Gas supply	x	EV Charging	x	Broadband	x	Other (Please specify)		Landline telephone	x
Gas supply	x	EV Charging	x											
Broadband	x	Other (Please specify)												
Landline telephone	x													
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)			Not stated											
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?			Not stated											
23. Is affordable housing included as part of the proposal?	Yes			No updated DVM submitted as not required due to proposed numbers. 2 out of the proposed 6 dwellings will be affordable.										
24. Can the site be delivered in the RLDP Plan Period?	Yes													

Topic/Question	Yes	No	Not Stated	Commentary
Availability				
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No		
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?	Yes			DC/2007/00210 – Single dwelling (outline) – refused 20/06/2007 – outside development boundary; impact on street scene and impact on Conservation Area.
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			Dŵr Cymru Welsh Water response to candidate site consultation: phosphorous removal will be delivered at the Llanfoist WwTW by the end of 2025.
28. If yes, have details been provided of how development will achieve phosphate neutrality?	Yes			Dŵr Cymru Welsh Water response to candidate site consultation: phosphorous removal will be delivered at the Llanfoist WwTW by the end of 2025.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Solar Panels – Report prepared to support this question.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Report prepared to support the consideration of this question.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)	Yes			Nevill Hall RIG approx. 750m away.
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?			N/A	

Topic/Question	Yes	No	Not Stated	Commentary
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The size and scale of the proposal is not considered to warrant any significant improvements to the highway.
34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?				AT note that the proposal is too small give detailed an active travel response but do note that the site sits within a designated locality and within the Active Travel strategic focus distance of 3 miles to key destinations (education, health, employment and shopping). The site sits alongside ATNM route MCC-A25A, this is a future route. This has a high priority, meaning it should be developed within 5 years.
35. From a public transport perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Abergavenny Bus Services (Source: Sustainable Settlement Appraisal – December 2022) • Abergavenny to Merthyr Tydfil- Cardiff- X4 (hourly- 12 buses per day) • Abergavenny to Llanellen 47 (hourly 7 buses per day) • Abergavenny to Brecon 43 (11 buses per day) • Abergavenny to Cardiff X3 (6 buses per day) • Abergavenny to Hereford X3 (6 buses per day) • Abergavenny to Brynmawr 3 (3 buses per day) • Abergavenny to Builth Wells X12 (twice a week on Tuesdays & Thursdays only) Abergavenny Train Station and services to Newport to connect with line to London and services north to Manchester, Chester, Crewe.
36. Is access required directly on to the trunk road network?		No		
37. Are there any WG highways comments for this site?			N/A	

Topic/Question	Yes	No	Not Stated	Commentary
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk	Yes			Lowest 10 to 20% of site is within Zone 2 (rivers) with a much smaller area of Zone 3 (rivers). SFCA High-Level Assessment: 15.8% in flood zone 2 for rivers and 4.05% in flood zone 3. 0.15% in flood zone 2 for surface water. Development is not allowed on greenfield sites in the floodplain. Consequently, the justification test is failed for this site.
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination	Yes			No watercourse within site boundary.
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	
Ecology				
41. Has an ecological assessment been undertaken?	Yes			
	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site				Overall Site Evaluation: Medium- adjacent to Castle Meadows, priority habitats present, further surveys needed. Site of existing value for connecting semi-natural habitats in the landscape as identified in the ecological connectivity assessment and/or during field surveys. Protected

				species recorded / reasonable likely to be found on site but unlikely to prevent development if appropriate mitigation and compensation provided.
Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?		No		The landscape sensitivity to change is High. The assessment of the site has considered visual impact and impact on LCA, Castle Meadows, Abergavenny urban edge and some retention of GI assets and enhancements. Due to the constraints of topography, number and mass of units with associated infrastructure it is considered that there is inadequate space within the development plot to mitigate for visual impacts of dwellings, to provide strategic GI outside of private ownership and to provide adequate space for SUDs and associated GI.
Heritage / Landscape				
44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?		No		Close proximity to Linda Vista RP&G this area of woodland forms an important green buffer between the existing terrace to the west and the complimentary landscape next to the town Gardens of Linda Vista and that of the wider setting of the fields adjacent. Site forms a green buffer to the RP&G and the wider setting of the edge of the Victorian suburb and key edge of town buildings. CADW comments: Candidate site should not be included in LDP until the applicant has provided an assessment showing that development will not have a significant adverse impact on the setting of PGW(Gt)59(MON) Linda Vista Gardens registered historic park and garden.
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?	Yes			Listed Buildings opposite site.
46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?	Yes			Adjoins Registered Park and Garden and Abergavenny Town Conservation Area. GGAT response: Adjoins the Registered Park of Linda Vista PGW(Gt)59(MON), and the Essential Setting. Assessment of the impact will need to be undertaken to Cadw Guidance. GGAT ref: MON2548.

Topic/Question	Yes	No	Not Stated	Commentary
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?		No		
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			
50. Is there a possibility that the site is contaminated?		No		
51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.				Not consulted.
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	N/A

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
0	+	+	++	++	?	++	+	-	+	+	--	+	?	--	?	-
Commentary																
The colour coding relates to a desk top GIS assessment of the ISA objective themes only (rather than the full detailed Candidate Site assessment). Below is a brief summary of these findings. Please refer to the full ISA Report for further information on the ISA objective questions and findings on the site. The site performs most favourably against the health and well-being and transport and movement ISA themes due to the site's sustainable location close to health facilities, amenity space and public transport services. It also performs well against the placemaking theme due to the site's proximity to local schools. It performs less favourably against the water bodies and climate change ISA themes due to its proximity to a water body and slight overlap with flood risk area on the southern boundary of the site. An element of uncertainty relating to the potential for a negative effect is noted in relation to biodiversity and landscape ISA themes due to the site's proximity to the BBNP and a number of biodiversity assets including SAC and SSSI. Potential significant negative impacts are noted against the historic environment theme due to the site's location within Abergavenny Conservation Area and proximity to a listed building. Potential significant negative impacts are also noted against the natural resources land theme due to the site being a greenfield site containing high agricultural land.																

Site assessment conclusion			
	Yes	No	Commentary
Progress to RLDP allocation?			The small-scale nature of the site does not justify an allocation in the Plan. Further consideration will be given to the site as part of the settlement boundary review.

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0269	Candidate Site Name	Land at Grove Farm	Area (Ha)	13.2
Proposal	Retirement Village (Senior neighbourhood) – Use class C2? 60 bed Nursing Home, 90 homes for sale, 60 homes for rent and communal uses including leisure, restaurant and shop.			Existing Use	Equestrian Farm including residential

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Northern edge of site adjoins the settlement boundary.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)	Yes			Total site – 13.2ha Greenfield – 12.46ha Brownfield – 0.74ha
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			Vegetation cover.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			Predictive ALC maps indicate that the site is a mixture of grades 2 and 3b. ALC Report submitted which concludes that the site is made up of: 13% (1.6ha) grade 2 10% (1.2ha) grade 3a 27% (3.4ha) grade 3b 3% (0.4ha) grade 4 47% (5.8ha) non agricultural
5. Does the proposal result in the loss of amenity open space (DES2)?		No		

Topic/Question	Yes	No	Not Stated	Commentary
6. Does the proposal result in the loss of community facilities?		No		
7. Does the site lie within a Minerals Safeguarding Area?	Yes			Site is situated within a Category 1 Sand & Gravel resource area, based on the British Geological Survey (BGS) maps. Category 1 resources form the basis of the Minerals Safeguarding Areas identified in the Deposit RLDP, in accordance with PPW. Not within a Mineral Safeguarding Area in the Adopted LDP.
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?			N/A	
10. Is the site within an acceptable walking distance of a secondary school?			N/A	
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Llanfoist Village Hall and sports facilities approx. 1000m away. 0.7 miles – 13 mins walk. Costa and McDonalds approx. 1000m away Abergavenny Train Station 1.9 miles – 38 mins walk. SSA: Llanfoist has the following low frequency services: • Abergavenny to Llanellen – 47 (hourly – 7 buses per day) • Abergavenny-Merthyr Tydfil- Cardiff – X4 (hourly 12 buses a day) • Cardiff – Merthyr Tydfil- AbergavennyX4 (hourly 10 buses a day) Daily frequency services: • Brynmawr to Abergavenny – 3 (3 buses per day) • Abergavenny to Brynmawr – 3 (3 buses per day)

Topic/Question	Yes	No	Not Stated	Commentary
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			Waitrose approx. 1000m away. 0.8 miles – 17 mins walk. Abergavenny Town Centre (NP7 5EH) 1.5 miles (30 mins walk)
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			
14. Is the site wholly in the ownership of the proposer?	Yes			
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)	Yes			WW Comments to candidate site consultation: 300mm water trunk main and 4" water trunk main crossing the site. 150mm sewer and 150mm foul sewer crossing the site.
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			WW comments to candidate site consultation: site connects to the Llanfoist WwTW.
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			WW Comments to candidate site consultation: There are no issues in the foul flows from these sites being accommodated at our Llanfoist Wastewater Treatment Works (WwTW).
19. Is the site capable of connection to electricity?	Yes			

Topic/Question	Yes	No	Not Stated	Commentary										
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)				<table><tr><td>Gas supply</td><td>x</td><td>EV Charging</td><td>x</td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table>	Gas supply	x	EV Charging	x	Broadband	x	Other (Please specify)		Landline telephone	x
Gas supply	x	EV Charging	x											
Broadband	x	Other (Please specify)												
Landline telephone	x													
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)		No		As above.										
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?			Not stated	Paragraph 3.13 of the Planning Statement states that the Senior Neighbourhood will set up a Development Company and Management Company to build and run the village respectively. Further details are set out in the Planning Statement.										
23. Is affordable housing included as part of the proposal?			N/A	Updated DVM submitted but no affordable housing included as promoting a retirement village.										
24. Can the site be delivered in the RLDP Plan Period?	Yes													
Availability														
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No												
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?	Yes			DC/2006/00127 – Proposed conversion and extension of barns for 13 units of holiday accommodation. Approved 04.02.2008 DC/2013/00332 – Removal of conditions restricting use to holiday accommodation. Approved 18.09.2013										

Topic/Question	Yes	No	Not Stated	Commentary
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			WW Comments to candidate site consultation: phosphorous removal will be delivered at the Llanfoist WwTW by the end of 2025.
28. If yes, have details been provided of how development will achieve phosphate neutrality?	Yes			WW Comments to candidate site consultation: phosphorous removal will be delivered at the Llanfoist WwTW by the end of 2025.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Site promoters demonstrate a willingness to incorporate low/zero carbon energy generating technologies.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Site promoters demonstrate a willingness to address climate change as part of proposal.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?	Yes			Planning Statement and Promotional Brochure submitted setting out details of need of retirement units in Abergavenny/County and the business plan to evidence delivery.
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?		No		The Highway Authority considers that the proposed development would be detrimental to the safety and capacity of the immediate local network. The Highway Authority has concerns that the proposed size and scale of development cannot be accommodated on the immediate local network in particular the B4269 Gypsy Lane and the B4246 Merthyr Road and the junctions between the proposed site and the A465 and A4042 at Llanellen.

Topic/Question	Yes	No	Not Stated	Commentary
34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The site sits within a designated locality and within the Active Travel strategic focus distance of 3 miles to key destinations (education, health, employment and shopping). Good walking links are made out of the site and off-road provision is given to walkers and wheelers. The site sits alongside ATNM route MCC-A39B, this is a future route. This has a low priority, meaning it should be developed within 15 years.
35. From a public transport perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Llanfoist Bus Services (Source: Sustainable Settlement Appraisal – December 2022) Abergavenny to Llanellen 47 (hourly 7 buses per day) Abergavenny-Merthyr Tydfil- Cardiff X4 (hourly 12 buses a day) Cardiff Merthyr Tydfil- AbergavennyX4 (hourly 10 buses a day) Brynmaur to Abergavenny 3 (3 buses per day) Abergavenny to Brynmaur 3 (3 buses per day) Abergavenny Train Station and services to Newport to connect with line to London and services north to Manchester, Chester, Crewe.
36. Is access required directly on to the trunk road network?		No		
37. Are there any WG highways comments for this site?	Yes			WG Highways Comments: Significant development – access strategy required with impacts to trunk road connections prior to planning.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk	Yes			Limited areas of Flood Zone 2 and Flood Zone 3 (rivers) along the eastern site boundary. A larger patch of flood Zone 2 in the south of the site (approximately 5% of site area). Small patches and lines of Flood Zone 2 and 3 (surface water and small watercourses). A larger area of Flood Zone 3 represents an existing pond. Lines may be associated with existing watercourses.

Topic/Question	Yes	No	Not Stated	Commentary
				SFCA High Level Assessment: 5.63% in Flood Zone 2 River and 6.25% in Flood Zone 3 Rivers. 1.74% in Flood Zone 2 Surface Water and 4.59% in Flood Zone 3 Surface Water. No significant flood risk considerations to allocation.
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination		No		
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	
Ecology				
41. Has an ecological assessment been undertaken?	Yes			
	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site				Overall site evaluation: High- 50% of the site is SINC, net benefit unlikely to be achievable. Site wholly designated as Local Wildlife Site/SINC/ASNW.

Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The landscape sensitivity to change is identified as Medium. The proposed development location and initial layout in combination with undefined ridge heights, units' mass and volumes, lighting will have an adverse impact on the existing landscape, GI Assets and Upper Usk Valley landscape character as well as the Llanfoist fringe. There will be an adverse impact on existing SINC however there may be opportunities to utilise wayleave and northern sections of the site for SINC mitigation and buffers to south and internally to mitigate for visual impact in combination with a more sympathetic development form and lighting strategy. There may be additional impacts on existing TPO groups, GI connectivity and underlying habitats that will need to be mitigated for when also considering provisions for topographical grading, RPA, SUDS, POS and buffers.
Heritage / Landscape				
44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?		No		Significant detrimental impact on highly grade Listed Building and impact on World Heritage Site.
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?	Yes			Grove Farm House Listed Building on site.
46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?	Yes			Blaenavon World Heritage Site adjoins the site's southern boundary. GGAT Comments: Red rating: The HER notes the area as forming part of a 17th century park and house, both with likely Medieval origins. Desk-based assessment and geophysical survey prior to any determination of an application would inform mitigation, which may include further pre-determination work. GGAT Ref: MON2549

Topic/Question	Yes	No	Not Stated	Commentary
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?	Yes			BBNP boundary approx. 300m away from site's southern boundary.
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			
50. Is there a possibility that the site is contaminated?		No		
51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.				Not consulted.
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	N/A

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
+	++	+	+	++	-	+	+	-	+	+	--	+	-	--	?	-
Commentary																
The colour coding relates to a desk top GIS assessment of the ISA objective themes only (rather than the full detailed Candidate Site assessment). Below is a brief summary of these findings. Please refer to the full ISA Report for further information on the ISA objective questions and findings on the site. The site performs most positively against the homes and health and well-being (greenspaces) ISA themes due to the potential contribution the site could make to residential care homes and its proximity to amenity space. It also performs well against the economy and employment, placemaking, health and well-being and transport and movement themes reflecting the proposals potential contribution to the economy and its proximity to services and public transport links. Potential negative effects are noted in relation to the waterbodies and climate change themes due to its proximity to a water course and the presence of surface water and fluvial flood zones on the site. The southern half of the site overlaps with a SINC and has therefore recorded the potential for negative effects in relation to the biodiversity ISA theme. Significant negative effects are noted in relation to the historic environment as the site contains a Grade II* Listed Building and is in very close proximity to the World Heritage Site. The presence of high-quality agricultural land on the site has also recorded the potential for significant negative effects in relation to the land ISA theme.																

Site assessment conclusion			
	Yes	No	Commentary
Progress to RLDP allocation?			Site not progressing as significant concerns have been raised in relation to highway and pedestrian access to the site and ecological and heritage impact. Therefore, the site will not be allocated in the RLDP.

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0284	Candidate Site Name	Pen-Y-Worlod Stables	Area (Ha)	0.3
Proposal	Residential – 5 dwellings			Existing Use	Storage barn and yard

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?		No		Site is detached from settlement boundary – would need to be pursued in tandem with CS0250 – Evesham Nurseries.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)	Yes			Form notes the sites as being 100% brownfield, however, this requires further evidence. Existing use is noted as being a storage barn and yard. If this is for agricultural purposes, this would not be consistent with the definition of previously developed land in PPW.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)		No		
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			Predictive ALC maps indicate that the site is made up of grades 2 and 3a – 0.19ha (63%) and 0.11ha (37%) grade 3a.
5. Does the proposal result in the loss of amenity open space (DES2)?		No		
6. Does the proposal result in the loss of community facilities?		No		
7. Does the site lie within a Minerals Safeguarding Area?	Yes			Site is situated within a Category 1 Sand & Gravel resource area, based on the British Geological Survey (BGS) maps. Category 1 resources form the basis of the Minerals Safeguarding Areas identified in the Deposit RLDP, in accordance with PPW. Not within a Mineral Safeguarding Area in the Adopted LDP.

Topic/Question	Yes	No	Not Stated	Commentary
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Llanfoist Fawr Primary School within 2000m. – 0.8 miles – 17 mins walk
10. Is the site within an acceptable walking distance of a secondary school?		No		King Henry VIII Comprehensive School more than 2000m away – 2.2 miles – 46 mins walk
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Llanfoist Village Hall and sports facilities within 800m away. – 0.5 miles – 10 mins walk Abergavenny Train Station – 2.1 miles – 44 mins walk
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			Waitrose approx. 1500m away. – 1 mile – 21 mins walk Abergavenny Town Centre (NP7 5EH) – 1.6 miles – 33 mins walk
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			
14. Is the site wholly in the ownership of the proposer?	Yes			
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		

Topic/Question	Yes	No	Not Stated	Commentary										
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)		No		Dŵr Cymru Welsh Water notes a 12” trunk water main crossing the site.										
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Dŵr Cymru Welsh Water response to candidate site consultation: The site connects to Llanfoist WwTW										
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			Dŵr Cymru Welsh Water Response to candidate site consultation: There are no issues in the foul flows from this site being accommodated at our Llanfoist Wastewater Treatment Works (WwTW)										
19. Is the site capable of connection to electricity?	Yes			No further details given.										
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes in part			<table><tr><td>Gas supply</td><td>x</td><td>EV Charging</td><td>x</td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table>	Gas supply	x	EV Charging	x	Broadband	x	Other (Please specify)		Landline telephone	x
Gas supply	x	EV Charging	x											
Broadband	x	Other (Please specify)												
Landline telephone	x													
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)			Not stated											
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?		No		Form notes the site is being pursued as a small, private development.										
23. Is affordable housing included as part of the proposal?	Yes			No updated DVM submitted due to numbers of the scheme. Form notes site is viable based on current 35% affordable threshold.										

Topic/Question	Yes	No	Not Stated	Commentary
24. Can the site be delivered in the RLDP Plan Period?	Yes			
Availability				
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No		
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?		No		
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			Dŵr Cymru Welsh Water response to candidate site consultation: phosphorous removal will be delivered at the Llanfoist WwTW by the end of 2025.
28. If yes, have details been provided of how development will achieve phosphate neutrality?	Yes			Dŵr Cymru Welsh Water response to candidate site consultation: phosphorous removal will be delivered at the Llanfoist WwTW by the end of 2025.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Heat pumps, water tanks.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)	Yes			Within 1000m buffer of Nevill Hall RIG.
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its			N/A	

Topic/Question	Yes	No	Not Stated	Commentary
intended purpose including marketing details and infrastructure requirements?				
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/S	No information provided to offer an opinion.
34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/S	Limited information provided so no comments.
35. From a public transport perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Llanfoist Bus Services (Source: Sustainable Settlement Appraisal – December 2022) • Abergavenny to Llanellen 47 (hourly 7 buses per day) • Abergavenny-Merthyr Tydfil- Cardiff X4 (hourly 12 buses a day) • Cardiff Merthyr Tydfil- AbergavennyX4 (hourly 10 buses a day) • Brynmawr to Abergavenny 3 (3 buses per day) • Abergavenny to Brynmawr 3 (3 buses per day) Abergavenny Train Station and services to Newport to connect with line to London and services north to Manchester, Chester, Crewe.
36. Is access required directly on to the trunk road network?		No		
37. Are there any WG highways comments for this site?	Yes			WG highways comments: No interference with trunk road highway boundary, soft estate, drainage systems, highway embankments.

Topic/Question	Yes	No	Not Stated	Commentary
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk		No		SFCA High-Level Assessment: No significant flood risk considerations to allocation.
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination	Yes			OS mapping does not identify any watercourses in close proximity to the site.
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	
Ecology				
41. Has an ecological assessment been undertaken?		No		
	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site				Insufficient information provided to make an overall site evaluation.
Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed				The landscape sensitivity to change is High / Medium.

Topic/Question	Yes	No	Not Stated	Commentary
for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?				There is insufficient information about the site and proposal to determine likely effects or proposed mitigation to support inclusion in the RLDP. The site is separate and isolated from the urban development of Llanfoist.
Heritage / Landscape				
44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Careful consideration of the wider views into and out of the development, concentration on boundary treatments and permeability of the site, integrating it into the open countryside using GI. The development should accord with best practice for placemaking, sustainability and Urban design.
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?		No		
46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?	Yes			Adjacent to Blaenavon World Heritage Site GGAT comments: No recorded or known archaeological or historic environment issues. GGAT ref: MON2550
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?	Yes			Adjacent to BBNP.
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Site is within close proximity of the A465.

Topic/Question	Yes	No	Not Stated	Commentary
50. Is there a possibility that the site is contaminated?	Yes			Environmental Health advise that the site appears to be brownfield. The developer would need to investigate the site and submit their own remediation strategy, if necessary, in accordance with CLR11 “Model Procedures for the Management of Land Contamination”
51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.	Yes			From an Environmental Health perspective, the site is suitable for development subject to satisfactory findings of the assessments required in the Environmental Health response.
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	N/A

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
0	+	-	+	++	-	+	+	-	+	+	++	+	?	++	-	-
Commentary																
The colour coding relates to a desk top GIS assessment of the ISA objective themes only (rather than the full detailed Candidate Site assessment). Below is a brief summary of these findings. Please refer to the full ISA Report for further information on the ISA objective questions and findings on the site. The site performs most favourably against the health and well-being (green spaces) due to its proximity to an amenity space and natural resource land as the site is currently used as storage. The site's proximity to the World Heritage Site and potential to improve the setting from the existing situation has also performed favourably																

against the historic environment ISA theme. It also performs well against the homes, health and well-being and transport and movement themes due to the site's access to services and public transport services. Distance to the local schools, however, performs less favourably. Positive scores are also recorded against several natural resources themes (air, SPZ, MVZ, minerals) due to those constraints not applying to the site. Potential negative effects are recorded against the water bodies, landscape and climate change ISA themes due to the site's proximity to a water body and the BBNP.

Site assessment conclusion			
	Yes	No	Commentary
Progress to RLDP allocation?			Site not progressing as it does not provide a natural and logical extension to the settlement and does not relate physically, functionally or visually to the existing settlement pattern. Given the small numbers proposed the site would result in a pocket development detached from the main settlement of Llanfoist. Furthermore, insufficient information has been submitted in order to conduct a full assessment of the site in relation ecology and highways. Therefore, the site will not be allocated in the RLDP.

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0286	Candidate Site Name	Abergavenny Workhouse, Hatherleigh Place.	Area (Ha)	0.6
Proposal	Mixed Use: Retail/Professional services/Food outlets (A1/A2/A3), Employment (B1/B2/B8), Health/leisure (D1/D2), Suis Generis and residential C3.			Existing Use	Protected Employment Site with mixture of uses (SAE2d – Hatherleigh Place).

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Within the existing settlement.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)	Yes			Brownfield land.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)		No		Site is a protected employment site.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?		No		
5. Does the proposal result in the loss of amenity open space (DES2)?		No		
6. Does the proposal result in the loss of community facilities?		No		
7. Does the site lie within a Minerals Safeguarding Area?		No		

Topic/Question	Yes	No	Not Stated	Commentary
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Cantref Primary is the catchment school – 0.4 miles – 9 mins walk Our Lady & St Michael's RC Primary School approx. 700m away.
10. Is the site within an acceptable walking distance of a secondary school?	Yes			King Henry Viii Comprehensive School approx. 900m away. – 0.9 miles – 20 mins walk
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Playground immediately opposite the site. Abergavenny Train Station – 1.2 miles – 24 mins walk
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			Abergavenny Town Centre approx. 600m away. – 0.6 miles – 13mins walk Waitrose approx. 700m away.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			
14. Is the site wholly in the ownership of the proposer?		No		No details provided on whether other landowners have been notified.
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		

Topic/Question	Yes	No	Not Stated	Commentary										
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)	Yes			Form notes that agreement with Heritage Officer over the core important structures on site and listed building. Work is continuing on this through the Candidate Site advice service. Dŵr Cymru Welsh Water comments: 2” distribution main and 1125mm combined sewer crossing the site.										
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Site is a functioning industrial estate. Dŵr Cymru Welsh Water comments to candidate site consultation: Site connects to Llanfoist WwTW.										
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			Dŵr Cymru Welsh Water comments to candidate site consultation: There are no issues in the foul flows from this site being accommodated at our Llanfoist Wastewater Treatment Works (WwTW).										
19. Is the site capable of connection to electricity?	Yes													
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			<table><tr><td>Gas supply</td><td>x</td><td>EV Charging</td><td>x</td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table>	Gas supply	x	EV Charging	x	Broadband	x	Other (Please specify)		Landline telephone	x
Gas supply	x	EV Charging	x											
Broadband	x	Other (Please specify)												
Landline telephone	x													
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)	Yes			Form notes that ultra-fast broadband would be needed to support the proposed future uses of the site. All other services are either on site or available.										
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?		No												
23. Is affordable housing included as part of the proposal?			Not Stated	No updated DVM submitted.										

Topic/Question	Yes	No	Not Stated	Commentary
				No supporting information or viability assessment submitted in support of the proposal.
24. Can the site be delivered in the RLDP Plan Period?			Not Stated	No information provided on the form.
Availability				
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?	Yes			Site is a protected employment allocation SAE2d – Hatherleigh Place protected for B1, B2 and B8 uses. This allocation is proposed to be continued under policy EA2d.
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?		No		Multiple planning applications on the site relating to individual employment premises but not as a whole site.
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			Dŵr Cymru Welsh Water comments to candidate site consultation: phosphorous removal will be delivered at the Llanfoist WwTW by the end of 2025.
28. If yes, have details been provided of how development will achieve phosphate neutrality?	Yes			Dŵr Cymru Welsh Water comments to candidate site consultation: phosphorous removal will be delivered at the Llanfoist WwTW by the end of 2025.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Form notes yes but no details provided.
30. Will appropriate measures be taken as part of the proposal to address climate change?			Not stated	Form notes: The proposals are intended to find a commercially viable approach that would enable owners who have not already improved the energy efficiency of their properties to bring them up to current Building regulations.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)	Yes			Site is approx. 500m away from Nevill Hall RIG.

Topic/Question	Yes	No	Not Stated	Commentary
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?		No		Form notes that this will be discussed with the Planning Policy team in conjunction with work with the Heritage Officer and the Economic Development Officer.
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The site is well located has an extant use and the likely scale of any future re-development is unlikely to be detrimental to the safety and capacity of the local highway network.
34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?		No		Not enough details provided to make an assessment need to provide more details, detailed proposed plan, planned infrastructure, transport assessment. The site sits alongside ATNM route MCC-AO4C, this is a current route. This has a high priority, meaning it should be upgraded within 5 years. Walking Use. Also, the MCC AO4B runs across bottom of site This is a current route and has a high priority, meaning it should be upgraded within 5 years.
35. From a public transport perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Abergavenny Bus Services (Source: Sustainable Settlement Appraisal – December 2022) • Abergavenny to Merthyr Tydfil- Cardiff- X4 (hourly- 12 buses per day) • Abergavenny to Llanellen 47 (hourly 7 buses per day) • Abergavenny to Brecon 43 (11 buses per day) • Abergavenny to Cardiff X3 (6 buses per day) • Abergavenny to Hereford X3 (6 buses per day) • Abergavenny to Brynmawr 3 (3 buses per day) • Abergavenny to Builth Wells X12 (twice a week on Tuesdays & Thursdays only)

Topic/Question	Yes	No	Not Stated	Commentary
				Abergavenny Train Station and services to Newport to connect with line to London and services north to Manchester, Chester, Crewe.
36. Is access required directly on to the trunk road network?	Yes			
37. Are there any WG highways comments for this site?			N/A	Access to the site off the A4143 already exists.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk		No		SFCA High-Level assessment: No significant considerations to allocation.
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination	Yes			No watercourse mapped close to site in OS mapping.
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	
Ecology				
41. Has an ecological assessment been undertaken?		No		

	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site			Yes	Overall site evaluation: Medium- not enough info submitted.
Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The site is located within the Abergavenny urban development boundary and Abergavenny conservation area. The site is not included in the current landscape sensitivity study. The site is currently allocated as employment and has multiple existing uses, mixed built form and buildings. A sympathetic development proposal could provide opportunities for GI and visual enhancement without detracting from underlying intrinsic landscape and conservation character values.
Heritage / Landscape				
44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Outside, but adjacent to the Abergavenny Conservation Area. Hatherleigh Place forms the former workhouse buildings, a landmark in Abergavenny. The proposals for a mixed-use development could be acceptable subject to detailed design and consideration of materials, scale and details. Adjacent to Old Workhouse main Listed Building. Forms part of the complex of workhouse buildings in an urban setting. Sympathetic development could provide the opportunity to enhance the remaining buildings and improve their setting. Careful consideration of repairs/extensions and new build, incorporating some contemporary development and sensitive conservation could enhance the site.
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?	Yes			Grade II Listed Building – The Old Workhouse on site

Topic/Question	Yes	No	Not Stated	Commentary
46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?		No		GGAT Comments: Built 1837-9 as a Workhouse, some alteration and restoration, any change will need mitigation; building recording and potentially archaeological monitoring of ground disturbance by condition, in accordance with an agreed Written Scheme of Historic Environment Mitigation. GGAT ref: MON2551
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?		No		
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?		No		Site is an existing employment allocation which has potential to conflict with the proposed residential element. Further employment uses to north and south of site and residential to east and west. (Please note that there is another submission in this site for the same proposed mixed uses excluding the residential element – see CS0178 for the submission including residential use).
50. Is there a possibility that the site is contaminated?		Yes		North-eastern corner of the site is within a contaminated land polygon on Monmaps. Whole site is in industrial use. Environmental Health advise: This is a brownfield site, that could have resulted in land contamination. The developer should investigate the site, risk assess, and submit their own remediation strategy, if necessary, in accordance with CLR11 “Model Procedures for the Management of Land Contamination”.
51. From an environmental health perspective is the site suitable to be developed for its intended				No view given due to insufficient information. Assessments are required as detailed above to enable proper consideration.

Topic/Question	Yes	No	Not Stated	Commentary
purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.				
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Given the current presence of residential accommodation both on this site and adjacent to it, it is not considered to be a suitable location for B2 uses. B8 uses may also need to be conditioned. E.g. operating hours etc. The significant changes that have been taking place in retailing in recent years are unlikely to result in unmet demand for A1 floorspace in Abergavenny. Furthermore, the development of additional A1 premises in this location may be detrimental to the town's Central Shopping Area. In view of this it is also not considered to be a suitable location for A1 uses. However, this is considered a suitable site for A2/A3, B1 and D1/D2 uses and there is potential demand for sites in these use classes. No indication of the size of the proposed residential development is provided. MCC's Economic Development team is open to a degree of additional residential development on this site to enable redeveloped commercial space to be brought forward. However, it is requested that the team be involved in future discussions re: the degree of residential development to be permitted on site. The current occupiers of this site include a diverse range of commercial enterprises. Changing the mix of occupiers would require alternative sites to be found for some businesses, which is likely to be a challenge at present given the limited availability of suitable premises locally.

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
++	?	++	++	++	?	++	+	-	+	+	++	+	?	+	?	+
Commentary																
The colour coding relates to a desk top GIS assessment of the ISA objective themes only (rather than the full detailed Candidate Site assessment). Below is a brief summary of these findings. Please refer to the full ISA Report for further information on the ISA objective questions and findings on the site. The site's previously developed land status and proximity to a range of services and public transport facilities has resulted in a strong positive effect recorded against economy and employment, placemaking, health and well-being, transport and movement and land ISA themes. It also performs well against several natural resources (air, SPZ, NVZ, minerals) and climate change due to the relevant constraints not applying to the site. Whilst the site contains a grade II listed building the potential to improve the setting has resulted in a positive outcome in relation to the historic environment ISA theme. An element of uncertainty relating to the potential for a negative effect is noted in relation several ISA themes, partly due to the limited information provided as part of the submission.																

Site assessment conclusion			
	Yes	No	Commentary
Progress to RLDP allocation?			Site not progressing as while it performs well against the search sequence criteria, insufficient information has been submitted to undertake a full assessment including in relation to viability to demonstrate the site is deliverable in accordance with key policy requirements. Therefore, the site will not be allocated in the RLDP, however, given the site's location within the settlement boundary proposals can be pursued via the planning application system as a windfall site.

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