



Monmouthshire Replacement Local Development Plan 2018-2033

Candidate Site Assessment Proformas

Primary Settlements

Monmouth

October 2024



monmouthshire
sir fynwy

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**'.

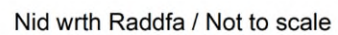
How to use this document

- 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.

Legend

☐ Candidate Sites

 Allocated Sites



Monmouth

Candidate Site Ref No.	Allocation Ref	Site Name	Electoral Ward	Current Use	Proposed Use	Site Proposer	Page No.
CS0270	HA4	Land at Leasbrook	Osbaston	Agricultural	Residential – 270 homes	Mr David and Mrs Florence Jones (Lichfields)	
CS0076	HA6	Land at Rockfield Road	Drybridge	Agricultural	Residential – 60 dwellings	Morspan Pension Scheme (Asbri)	
CS0277	HA7	Land at Drewen Farm	Drybridge, Overmonnow	Agricultural	Residential – 110 homes	Vistry Group (RPS Planning)	
CS0189	HA8	Land at Tudor Road, Wyesham	Wyesham	Agricultural	Residential – 50 dwellings	Edenstone Homes Ltd (LRM Planning)	
CS0272	EA1b	Land at former Poultry Units at Rockfield Road	Drybridge	Sui Generis Poultry Units	New Build B1 floorspace	Morspan Pension Scheme	
CS0274	EA1c	Land north of Wonastow Road	Drybridge, Overmonnow	Agricultural	B1, B2, B8 Employment (previously submitted for mixed use residential)	Richborough Estates (Turley)	
CS0006		Land at Osbaston Road	Osbaston	Agricultural	Wellbeing Facility/Health Centre	NHS Estates (Arup)	
CS0051		Land at Croft y Bwla Farm	Drybridge	Agricultural	Residential and Employment – 900 dwellings	Mr C J Jones (Boyer)	
CS0074		Land rear of The Royal Oak	Osbaston	Partial stationing of 5 caravans under caravan club exemption and partial grazing.	Land rear of The Royal Oak	Mr & Mrs DN Morris (Tompkins Thomas Planning)	
CS0078		Land adjacent to Croft y Bwla Farm	Drybridge	Agricultural	Residential – 300 dwellings	Taylor Wimpey Limited (Boyer Ltd)	
CS0099		Land at Drybridge Farm	Drybridge	Agricultural	Residential – 563-675 dwellings.	Mr & Mrs Griffiths (James Spreckley Ltd.)	

Candidate Site Ref No.	Allocation Ref	Site Name	Electoral Ward	Current Use	Proposed Use	Site Proposer	Page No.
<u>CS0136</u>		Land at former Poultry Units, Rockfield Road	Drybridge	Poultry Units	Residential and 600m2 B1 & D1 use – 48 dwellings	Morspan Pension Scheme (Asbri)	
<u>CS0151</u>		Former Troy Rail Yard	Overmonnow	Former Rail Yard (Vacant)	Residential – 26 dwellings	Launchbury Property Company (LRM Planning)	
<u>CS0216</u>		Land at Hereford Road	Osbaston	Agricultural	Residential – 65 dwellings	Monmouthshire Housing Association (LRM Planning)	
<u>CS0271</u>		Land at Vauxhall Fields	Drybridge	Agricultural	Mixed-use residential led development – 200 dwellings	Edenstone (Barton Willmore)	
<u>CS0273</u>		Rhossili, Hadnock Road, Monmouth	Wyesham	Residential dwelling and associated small holding	Residential – 50-60 dwellings	Mr Simon Ellis (Philippa Cole)	
<u>CS0275</u>		Land off Wonastow Road Industrial Estate	Overmonnow	Agricultural	Industrial	Mr Richard Coulton	
<u>CS0292</u>		Rhossili, Hadnock Road, Monmouth	Wyesham	Residential dwelling and associated small holding	Employment (B1/B8) and possible hotel	Mr Simon Ellis (Philippa Cole)	

Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0270	Allocation Ref	HA4 – Leasbrook, Monmouth	Area (Ha)	11
Proposal	Residential – 270 homes			Existing Use	Agricultural

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Yes, site is located on edge of settlement adjacent to the Monmouth development boundary.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		No. Relates to a greenfield agricultural site currently used for grazing.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			Ranging topography running north to south across the site.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			Yes the Agricultural Land Classification (ALC) predictive maps identify the site as predominately Grade 2 with a lesser amount of subgrade 3a and urban land. An Agricultural Land Classification Survey Report identifies the site as 1% Grade 2 (0.2ha), 75% Subgrade 3a (9.5ha) and 24% Subgrade 3b (3.0ha).
5. Does the proposal result in the loss of amenity open space (DES2)?	Yes			Yes, the site contains part of an Area of Amenity Importance designated in the Adopted LDP. The Areas of Amenity Importance Review, however, recommends this designation should be deleted as an Area of Amenity Importance on the grounds it is a designation linked with the school and not a publicly accessible space. The area is, however, safeguarded under the Community and Recreation Facilities policies within the Deposit Plan. A play area and open space will be included on site in accordance with the Policy framework and Infrastructure Delivery Plan Background Paper. The inclusion of any

Topic/Question	Yes	No	Not Stated	Commentary
				such open space as an Area of Amenity Importance will be considered in future Development Plans once the development has been completed.
6. Does the proposal result in the loss of community facilities?		No		No.
7. Does the site lie within a Minerals Safeguarding Area?	Yes			Part of the site is located in a Category 1 Superficial Sand and Gravel Safeguarding Area (BGS). The site is nevertheless located on the edge of the settlement of Monmouth and as a consequence mineral extraction would not be feasible in this location.
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		No.
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Yes the site is located approximately a 16 minute walk (1290m) from Osbaston Church in Wales School. The catchment Primary School for the site is Osbaston Church in Wales.
10. Is the site within an acceptable walking distance of a secondary school?	Yes			Yes. The site is located approximately a 10 minute walk (800m) from the main entrance of Monmouth Comprehensive School (accessed via the footpath adjacent Burgage). The catchment Secondary School is Monmouth Comprehensive.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Yes. The site is located within walking distance of a number of facilities including a GP surgery 7 minutes (640m), Monmouth Leisure Centre 11 minutes (965m) and the Monmouth Library/Community Hub 11 minutes (965m). The majority of the facilities in the town centre are located within 20 minutes of the site. The site is located within walking distance of open space along the riverbank approximately

Topic/Question	Yes	No	Not Stated	Commentary
	Yes			1000m (12 minute walk accessed via the footpath adjacent Burgage) and within 20 minutes of both Vauxhall Fields and Chippenham Fields.
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			Yes the Iceland convenience store is located approximately a 12 minute walk (960m) from the site along with Church Street in the Town Centre. The site is located approximately 13 minutes (1125m) from the Shire Hall and 18 minutes (1450m) from Waitrose. The majority of the shops in the Town Centre are located within 20 minutes of the site.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			Yes.
14. Is the site wholly in the ownership of the proposer?	Yes			Yes.
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		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			Dŵr Cymru Welsh Water have noted a 5" diameter watermain crosses the site.
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Dŵr Cymru Welsh Water (February 2024) note a Hydraulic Modelling Assessment is required.
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			Dŵr Cymru Welsh Water (February 2024) note there are no issues with the foul flows from the site being accommodated at the Monmouth Wastewater Treatment Works.

Topic/Question	Yes	No	Not Stated	Commentary										
				A Hydraulic Modelling Assessment is required. From a phosphorus perspective, DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025. 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			An energy supply report (December 2023) has been submitted to support the allocated site. This notes that there appears to be some capacity within the existing 11kV electricity network to deliver the required capacity (1,215 kVA) for this development. However, it is likely that some off-site reinforcement and cable replacement would be required to accommodate this and for which some developer contribution may be required.										
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			Due to location on edge of urban area, connection to all of the above is assumed possible subject to detailed survey. <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			The energy supply report (December 2023) notes that there is capacity headroom at Monmouth Primary Substation, however, there may be need for some upstream network reinforcement in order to release some of this headroom for the development. The report notes it is not expected that the developer to contribute towards these works but the timing of any reinforcement would need to be considered.										
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			The land promoter is Redrow Homes South Wales.										

Topic/Question	Yes	No	Not Stated	Commentary
23. Is affordable housing included as part of the proposal?	Yes			An updated DVM has been submitted prior to Deposit allocation showing the site is viable based on 50% affordable housing provision.
24. Can the site be delivered in the RLDP Plan Period?	Yes			Yes, the Housing Trajectory (Appendix 9 of the Deposit RLDP) notes a build rate for the HA4 allocation of 25 in 2027-2028, 50 a year for 2028-2029, 2029-2030, 2030-2031, 2031-2032 and 45 in 2032-2033. 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		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.
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			Yes the site is located in the River Wye Catchment Area. DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025. 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			Candidate Sites stage: An Assessment of Phosphate Related Matters Note has been submitted in support of the proposal. The position in relation to phosphates has progressed since the Candidate Site was submitted. DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025.

Topic/Question	Yes	No	Not Stated	Commentary
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Redrow have noted they are continually reviewing and making improvements to its residential developments through research and testing. Decarbonisation is currently the main focus as a business, and there will be various measures that will be brought forward over the coming years. As these start to roll out the Tackling Climate Change paper can be updated and shared, providing more detail and assurances on the additional measures that Redrow can commit to as part of the delivery of Leasbrook.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			A Tackling Climate Change paper has been submitted to support the proposal. Redrow's proposed approach to addressing the climate change agenda is primarily through the design of the building fabric, noting matters of site layout and design are important factors also. This approach enables Redrow to continue to design to achieve carbon reductions, keeping ahead of the new Part L standards due to come into force in 2025.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		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			Generally, the highway authority considers the site to be reasonably well sited. Direct access off the A466 Dixton Road is considered achievable within existing highway boundaries or the development site. The applicant will need to enter into a S278 agreement with the highway authority to facilitate the construction of the access. Improvements to the A40/Dixton Road junction and the A466 Dixton Road, the Hereford Road / Dixton Road / Priory Street / Whitecross Street signalised junction are likely. A secondary / emergency access is promoted off the A466 Hereford Road

Topic/Question	Yes	No	Not Stated	Commentary
				but will be subject to detailed review. Pedestrian and cycling improvements should be incorporated. A preliminary assessment was undertaken against the Transport Assessment Executive Summary by colleagues in Highways in August 2023 and fed back to the site promoter.
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.
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			Public Transport comments on Current Provision: • Dixon Road, at the southern edge of the site, is served by bus route 3, and also routes 69 and W3 in one-direction only. • Service level on route 34 (Monmouth-Ross) is 7 journeys Mon-Fri, 6 on Saturdays and 4 on Sundays • Route 34 is financially supported by Herefordshire CC • Routes 69 (Monmouth-Chepstow) and W3 (town service to Wyesham) use Dixon Rd towards Chepstow/Wyesham. The return is via St James Square. • Combined service level for routes 69 and W3 is 20 journeys Mon-Fri, 11 on Saturdays and none on Sundays. • Routes 69 and W3 are financially supported by MCC. Route W3 is partly directly operated by MCC. • A substantial part of the site will be more than 400m from the bus stops on Dixon Rd. • There does not appear to be any walk links to Hereford Road, 60m beyond the western edge off the site, which is served by routes 36 and W4. • Service level on route 36 (Monmouth-Hereford) is 4 journeys Mon-Fri, 4 on Saturdays and none on Sundays. • Route W4 (town service to Osbaston) uses Hereford Rd in the Monmouth direction only (outbound is via Osbaston Rd). • Service level for route W4 is 9 journeys Mon-Fri, 7 on Saturdays and none on Sundays.

Topic/Question	Yes	No	Not Stated	Commentary
				- Without any further measures the public transport mobility of the site is poor Public Transport comments on Improved Provision: - A new local bus service would likely be required. The whole site could then be within 400m of a bus stop with a reasonable service level. - Any new service is likely to require ongoing revenue support. As the development is limited in size and the route would serve few other residential areas or attractions, is it likely to have low patronage and high costs. MCC would not be able to fund this, it would have to be continuously funded by the development. - If links (bus-only?) to Hereford Rd and Dixon Close were established, then routes 34, 36 and W4 may be rerouted through the site. Any service rerouted through the site may gain some additional patronage. However some additional funding may still be required to improve the service level to a reasonable level. - Without a costly new local service public transport mobility of the site continues to be poor. With a new local service it can be average (o), with rerouted and improved services it can be above average
36. Is access required directly on to the trunk road network?		No		No
37. Are there any WG highways comments for this site?	Yes			Welsh Government Highways note potential cumulative development in Monmouth-impacts at trunk road junctions to be modelled. Access location and modelling to ensure no blocking back to Dixon Road roundabout.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk	Yes			The SFCA notes that there are no significant flood risk considerations to allocation. The Flooding and Drainage Team note that part of the site may be unsuitable due to flood risk as the lowest (southern) part of site is within Flood Zone 2 (rivers) covering

Topic/Question	Yes	No	Not Stated	Commentary
				approximately 6% of the site, along with a lesser amount of Flood Zone 3 (0.3%) within the same area (May 2022). It is noted that the storage is outside the floodplain and rain gardens are proposed to hold water across the site not relying on the proposed basins. Further work to be undertaken on layout at the planning application stage (April 2024).
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 comments (Feb 2022): No concern.
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			Yes an Ecological Report and Summary have been submitted in support of the proposal.
	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 for its intended purpose. The overall site value is high. 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. Further survey work to be undertaken. River Wye (Lower Wye) SSSI / River Wye SAC (within 250m buffer)

				• Newton Court Stable Block SSSI / Wye Valley and Forest of Dean Bats Sites SAC (within 250m buffer) • Mally Brook SINC (within 500m buffer) • Cross Wood SINC (within 500m buffer) • Newton Court Farm Orchard SINC (within 500m buffer) • Orles Wood SINC (within 500m buffer) • River Monnow SINC (within 500m buffer) • Buckholt SINC (within 500m buffer)
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			Landscape Sensitivity of the site is high/medium in the Landscape Sensitivity Update (October 2020). Landscape officer comments May 2022: It is considered from a Landscape and GI perspective that the site could be suitable to accommodate development subject to further discussion and appropriate design, assessment and mitigation to reduce any significant adverse visual impact on Monmouthshire's valued landscape. Issues include visual impacts on skylines, gradients of the site, gateway approach to Monmouth from the east and relationship with the wider LCA. Sufficient GI must be provided within the site.
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			Heritage officer comments: Sensitive setting around the Listed Building – Any development will require a buffer around the school and Listed Buildings within the Dixon Conservation Area. 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 Green Infrastructure. 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		No.

Topic/Question	Yes	No	Not Stated	Commentary
				Cadw note that the 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 scheduled monument MM125 Dixon Mound (approximately 211m to the east of the site). A Heritage Desk Based Assessment was submitted as part of the wider Candidate Site submission, further detailed work on the revised site boundary is underway.
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			The site is located adjacent the Dixon Conservation Area. GGAT note previous responses for proposed development at this location for pre-determination geophysical survey to inform archaeological evaluation and our understanding of the archaeological resource has not changed, and recommendation remains the same. Desk-based assessment and geophysical survey, prior to any determination of an application would inform mitigation, which may include further pre-determination work.
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?	Yes			Yes, a very small portion of the southern part of the site is located within the Lower Wye Valley Landscape of Historic Interest.
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		No.
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Yes, the site is adjacent to existing residential, a school and farm land.
50. Is there a possibility that the site is contaminated?		No		No.

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			Environmental Health comments October 2023: Note there has previously been concern of air quality levels at the nearby Dixon Roundabout. High-level consideration of impact on air quality as part of any TA should therefore be included.
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 the desk top GIS assessment of the site which notes the site performs most positively against ISA themes relating to population and communities – homes along with both of the health and well-being themes. The site also performs well against population & communities – placemaking; transport & movement; natural resources – air; natural resources- source protection zone, nitrate vulnerable zone and minerals safeguarding due to its location away from these areas. The assessment recognises the site is within reasonable walking distance of schools, bus stops and the town centre. The assessment also notes the site has reasonable access to existing employment. The site performs less well against equalities, diversity and inclusion as it falls amongst the 20-30% least deprived LSOAs in Wales. It also performs less well against; the natural resources water bodies theme owing to its location in the River Wye catchment area and; Climate Change including flooding as a small area in the south eastern boundary of the site is located within floodplain. The site nevertheless has the potential for a significant negative effect on the natural resources theme relating to land as a result of the site being wholly greenfield land, containing best and most versatile land and being used for agriculture. It																

also has the potential for a significant negative effect on the historic environment due to its location adjacent to the Lower Wye Valley historic landscape. The impact on biodiversity & geodiversity along with landscape is uncertain at this stage.

SA/SEA assessment – ISA detailed summary

Economy & Employment	Population & Communities	Health & well-being	Equalities, diversity & inclusion	Transport & Movement	Natural Resources	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
Yes – positive	Yes – positive	Uncertain	Yes – positive	No	Yes – negative	Uncertain	Yes – negative	Yes – negative	No

Commentary

A detailed assessment has been undertaken of the Leasbrook site, a summary of which is noted below. Full details are set out in an addendum to the ISA report.

Economy & Employment

Minor positive effects are predicted in relation to the Leasbrook site. This reflects the delivery of new homes within Monmouth, which is a key, sustainable settlement with a considerable employment offer. By facilitating growth, it also increases the local working population, supporting the local/ wider economy, and increasing levels of self-containment. The site is reasonably well located for the town centre, which connects to the site via bus, and is 1.1km on foot, supporting sustainable travel use and modal shift. However, the location of the site on the A466/ A40 roundabout, on the other side of the town to key employment sites, could see some continued reliance on the private vehicle for access to employment within and outside the County.

Population and Communities

Positive effects are likely to prevail, given the site will support the sustainable growth of Monmouth as a key settlement. Where there is the potential for negative effects in terms of settlement pattern and community cohesion, this will be better explored through the next stage of plan-making, informed by detailed masterplanning and design. Long-term positive significant effects at this stage reflect the delivery of new homes in one of the County's top tier, sustainable settlements.

Health and Well-being

The site performs relatively positively in relation to health and wellbeing objectives. However, it is recognised that poor access to a train station alongside excellent access to the strategic road network could see high private vehicle reliance, which could negatively impact healthy lifestyles.

Equalities, diversity and inclusion

The site performs positively against this ISA topic and long-term significant positive effects are anticipated as a result of development at this location. Development at the site will support cohesive communities central and north of Monmouth, provide good access to the town centre and its services, and contribute towards addressing local demographic issues.

Transport and Movement

The site performs well against this ISA theme, providing access via sustainable travel to the town centre, and to neighbouring centres by bus. However, access to the railway network is limited and the site is located along the strategic transport route (A40/ A449). As such it is considered that the delivery of 270 homes at the site would likely lead to further reliance on the road network, which could result in increased congestion at peak times within and around the town. While a level of infrastructure may be delivered alongside new homes, reflecting the scale of growth proposed, this is uncertain at this stage. Minor negative effects are therefore concluded.

Natural Resources

The site performs negatively against this ISA topic given that development of the site has some potential to lead to an increase in vehicular emissions within and around the town, and reflecting the likely significant loss of BMV/ greenfield land. However, it is recognised that there are limited opportunities within Monmouthshire for development on lower grades of agricultural land/ brownfield land. Nevertheless, significant long-term negative effects are considered likely as a result of development.

Biodiversity and Geodiversity

The Leasbrook site has the potential to lead to adverse effects on biodiversity given the proximity to the River Wye and Wye Valley SACs, SSSIs, and National Nature Reserve. At the site level, the site is notably not particularly constrained, although the greenfield nature of the site does lend itself to potential local constraints and opportunities. In this respect, it is noted that there is the potential for the site to deliver positive effects through biodiversity enhancement/ net gain. Taking a precautionary approach ahead of the HRA AA, significant negative effects are concluded at this stage.

Historic Environment

Taking a precautionary approach, in light of the assets present, the open greenfield nature of the site, and considering the CAA findings, significant negative effects are concluded at this stage. In addition to the above, it is recognised that Monmouthshire's cultural assets also include the use of the Welsh language. However, the strategic site is not considered likely to have a significant effect on the Welsh language.

Landscape

The site is considered particularly sensitive in terms of the landscape, with the potential for significant long-term negative effects. The site is significantly constrained, being greenfield in nature and in close proximity to the AONB and Landscapes of Outstanding or Special Historic Interest. It is recognised that mitigation (which reduces the extent of development to avoid the most sensitive areas) could reduce the significance of the potential negative effects (for example through sensitive masterplanning and design). However, taking a precautionary approach, significant negative effects are concluded at this stage.

Climate Change including Flooding

The scale of development proposed is unlikely to have a significant effect on climate change when considered in isolation. Minor negative effects relate to the likely continued reliance on the private vehicle for travel, and associated increase in emissions. However, the site has potential to deliver a level of infrastructure provision, will support the use of sustainable modes of transport where possible, deliver energy/ water-saving measures, and reduce flood risk in the wider area which would see residual positive effects.

Site assessment conclusion			
	Yes	No	Commentary
Progress to RLDP allocation?			Yes, it is proposed to allocate the site as a Strategic Allocation for approximately 270 homes. The allocation is a sustainably located edge of settlement site, north of Dixon Road. The site performs well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. 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 RLD: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0076	Allocation Ref	HA6 – Land at Rockfield Road, Monmouth	Area (Ha)	1.5
Proposal	Residential – 60 dwellings			Existing Use	Agricultural

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Site is located on the edge of the settlement adjacent the Monmouth Development Boundary.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		No. Relates to a greenfield agricultural site currently used for grazing.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)		No		No.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			Yes the Agricultural Land Classification (ALC) predictive maps identify the site as predominantly Grade 2 with some urban. An Agricultural Quality and Use report produced indicates the site is 85% Grade 2 (3.6ha) and 15% (0.7ha) Sub-grade 3a.
5. Does the proposal result in the loss of amenity open space (DES2)?		No		No.
6. Does the proposal result in the loss of community facilities?		No		No.
7. Does the site lie within a Minerals Safeguarding Area?	Yes			The site is located in a Category 1 Superficial Sand and Gravel Safeguarding Area (BGS).

Topic/Question	Yes	No	Not Stated	Commentary
				The site is nevertheless located on the edge of the settlement of Monmouth and as a consequence mineral extraction would not be feasible in this location.
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		No.
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Yes. The site is located approximately 15 minutes walking distance (1200m) from Overmonnow Primary School. The catchment Primary School for the site is Overmonnow.
10. Is the site within an acceptable walking distance of a secondary school?		No		No. The site is located approximately 32 minutes walking distance from the site (2500m) to Monmouth Comprehensive School. The catchment Secondary School is Monmouth Comprehensive.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Yes, the site is located approximately 13 minutes (800m) from the Rockfield Community Centre and designated Amenity Open Space. It is also located within 10 minutes (800m) of play areas in the Kingswood Gate site.
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			The site is approximately 13 minutes (1150m) from the Cooperative Shop on Rockfield Road. The site is also approximately 19 minutes from the southern entrance to the Town Centre.
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		The site promoter has an interest in the land.

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		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)			N/A	N/A										
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Dŵr Cymru Welsh Water February 2024 response: Dŵr Cymru Welsh Water have noted there are no issues in relation to connection to mains water/sewerage.										
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			The Service Supply Statement notes that there is likely to be insufficient capacity within the local public sewerage system without local improvements for the proposed development foul flows. Dŵr Cymru Welsh Water February 2024 response: Dŵr Cymru Welsh Water note there are no issues in the foul flows from this site being accommodated at the Monmouth WwTW. It is noted from a phosphorus perspective that NRW have completed the permit review process and have confirmed that the consent limit of 2mg/l is applicable. DCWW are currently compliant with this limit and have dosing arrangements in place and ready to use when required.										
19. Is the site capable of connection to electricity?	Yes			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													

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		No.
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			Yes, Hallam Land Development has an interest in the land and have agreed terms with a housebuilder.
23. Is affordable housing included as part of the proposal?	Yes			An updated DVM has been submitted prior to Deposit allocation showing the site is viable based on 50% affordable housing provision.
24. Can the site be delivered in the RLDP Plan Period?	Yes			Yes, the Housing Trajectory (Appendix 9 of the Deposit RLDP) notes a build rate for the HA6 allocation of 40 in 2028-2029 and 20 in 2029-2030. 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		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			Yes, there is a live outline planning application for 130 dwellings (submitted in 2016 DM/2016/00870) and a live outline planning permission for 70 dwellings granted in 2019 (DC/2017/00539) relating to the adjacent site. A reserved matters planning application is in progress for 70 homes on the adjacent site (DM/2020/00189). These applications are supported by a full suite of technical documents, which are already in the public domain (with the exception of the phosphate mitigation strategy and viability assessment) and go above and beyond what is necessarily expected to support the promotion of a candidate site. Note the only reason 130 units were not granted in 2019, when the 70 unit scheme was, was due to foul drainage capacity issues which have since been resolved with Welsh Water. Moreover, the sole reason for the delay to the NMA and RM applications is due to phosphates, a technical issue affecting all proposed development in the north of the

Topic/Question	Yes	No	Not Stated	Commentary
				County. A phosphates technical note has been submitted in support of the Candidate Site submission and demonstrates the site promoter's commitment to overcome this issue.
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			Yes the site is located in the River Wye Catchment Area. DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025. 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			Candidate Sites stage: A Nutrient Assessment report has been submitted as part of the proposal. The position in relation to phosphates has progressed since the Candidate Site was submitted. DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Note in promotional report that 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			Provides details in the promotional report about energy efficiency measures that will be put in place.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		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			From a highways perspective the site is suitable to be developed for its intended purpose. The Highway Authority considered that the transport assessment and its conclusions and recommendations regarding the proposed means of access, the site junction and the impact the development traffic on the immediate local network is acceptable to support the allocation.
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.
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			Public Transport comments on current provision: • Kingswood Road, a little further south, is served by bus route W5 (town service to Rockfield Estate). This is a circular service; Kingswood Road is the outermost part of the loop. • Service level on route W5 is 7 journeys Mon-Fri, 6 on Saturdays and none on Sundays. • Route W5 is financially supported by MCC. It is partly directly operated by MCC. • Route W5 operates as a hail & ride service along Kingswood Road. Consequently all of the site appears to be more than 400m of the nearest bus stop. • Without any further measures the public transport mobility of the site is poor.

Topic/Question	Yes	No	Not Stated	Commentary
				Public Transport comments on improved provision: - The new development should be planned so that it can be served by a rerouted W5 service. This would require a link (one-way only, potentially bus-only) from Kingswood Road and an exit onto the B4233. - Route W5 would require improvement. The whole site could then be within 400m of a bus stop with a reasonable service level. - The development is likely to improve the viability of route W5. Conversely, the necessary extended operation is likely to require additional revenue support. - With these measures the public transport mobility of the site can be average.
36. Is access required directly on to the trunk road network?		No		No.
37. Are there any WG highways comments for this site?	Yes			Welsh Government Highways note potential cumulative development in Monmouth-impacts at trunk road junctions to be modelled.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk	Yes			The Flooding and Drainage Team note that part of the site may be unsuitable due to flood risk as there is a small amount of Zone 2 and 3 Flood Zone along the north-eastern boundary, adjacent to watercourse. A very small amount of Zone 2 in south of site. The SFCA notes this relates to 2.98% of the site and that there is 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		No.

Topic/Question	Yes	No	Not Stated	Commentary
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			Yes a Preliminary Ecological Appraisal has been submitted along with an Ecological Site Summary Form and Ecology Shapefiles. An ecology covering letter has also been submitted which notes that while the ecological appraisal was undertaken in August 2019, subsequent survey work has been undertaken as well as a walkover survey. This confirms there has been no material change in baseline conditions since 2019.
	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 is suitable for its intended purpose. The overall site value is medium. The layout includes appropriate GI and biodiversity benefit. River Monnow SINC within 250m buffer.
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			Landscape Sensitivity of the site is high/medium in the Landscape Sensitivity Update (October 2020). Landscape officer comments May 2022: It is considered that from a Landscape and GI perspective that an appropriately designed development with good GI buffers and connectivity that responds to LVIA analysis may be acceptable providing the intrinsic

Topic/Question	Yes	No	Not Stated	Commentary
				values that underpin the landscape character are carefully considered and the quality of the landscape setting at this location is not adversely impacted. From a landscape scale perspective the site and its geographic alignment will not appear to overly extend development into the landscape.
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	N/A
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?		No		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		No. GGAT note an archaeological desk-based assessment and archaeological trench evaluation have been undertaken at this site ahead of proposed development. Whilst archaeological remains have been identified nearby, in this case, taking into account the results of the assessment and evaluation, it was considered that there was a very low potential and no further mitigation works were proposed.
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?		No		No.
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		No.

Topic/Question	Yes	No	Not Stated	Commentary
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Yes adjacent uses relate to residential.
50. Is there a possibility that the site is contaminated?		No		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.	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.
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 the desk top GIS assessment of the site which note the site performs most positively against ISA themes relating to population and communities – homes, and health and well-being (leisure & green spaces). The site also performs well against the general health and well-being theme, transport/movement and the majority of natural resources themes; minimising exposure to air pollution; located away from a Groundwater Source Protection Zone, a Nitrate Vulnerable Zone and Mineral Safeguarding Zone. The site performs less well against equalities, diversity and inclusion as it falls amongst the 30-40% least deprived LSOAs in Wales. It also performs less well against the natural resources water bodies theme owing to its location in the River Wye catchment area and populations & communities – placemaking due to its distance from Monmouth comprehensive school. The site also has the potential for negative effects on the historic environment, and climate change. The site also has the potential for a significant negative effect on the natural resources theme relating to land as a result of the site being wholly greenfield land, being best and most versatile land and being used for agriculture.

Please refer to the full ISA Report for further information on the ISA objective questions and significant effect findings on the Candidate Site.

Site assessment conclusion

	Yes	No	Commentary
Progress to RLDP allocation?			Part of this Candidate Site submission has extant planning permission for 70 dwellings. The remainder of the site sits neatly within a gap between the permitted site to the east, residential development to the south and west and consequently has limited landscape impact. While the site is Best and Most Versatile agricultural Land, the principle of development in this location has been established through the permission of the adjacent site. The site benefits from good access to a range of services including a primary school, open space and neighbourhood centre. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. It is therefore proposed to allocate the site for approximately 60 homes.

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0277	Allocation Ref	HA7 – Land at Drewen Farm, Monmouth	Area (Ha)	6.6
Proposal	Residential – 110 homes			Existing Use	Agricultural

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			A small portion of the site is located within the Monmouth development boundary, however, the majority is located on the edge of the settlement adjacent to the Monmouth development boundary.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		No. Relates to a greenfield agricultural site currently used for grazing.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			There are several TPO's within and on the boundary of the site. The form notes that the site has been the subject of a number of site investigations which have all confirmed that the site holds no 'in principle' constraints that would preclude its future development.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			Yes the Agricultural Land Classification (ALC) predictive maps identify the site as primarily subgrade 3a with a lesser amount of Grade 2 and subgrade 3b. An Agricultural Land Classification Report has been produced and identifies the site as 75% Grade 2 (13.3ha), 15% Grade 3a (2.6ha), 9% Grade 3b (1.7ha) and 1% Non-agricultural (0.2ha).
5. Does the proposal result in the loss of amenity open space (DES2)?		No		No.
6. Does the proposal result in the loss of community facilities?		No		No.

Topic/Question	Yes	No	Not Stated	Commentary
7. Does the site lie within a Minerals Safeguarding Area?	Yes			Part of the site is located in a Category 1 Superficial Sand and Gravel Safeguarding Area (BGS). The site is nevertheless located on the edge of the settlement of Monmouth and as a consequence mineral extraction would not be feasible in this location. Part of the site is also located in a Category 2 Superficial Sand and Gravel Safeguarding Area (BGS), however, there is no requirement to safeguard Category 2 areas.
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		No.
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Yes. The site is located approximately 11 minutes (966m) from Overmonnow Primary School. The catchment Primary School for the site is Overmonnow.
10. Is the site within an acceptable walking distance of a secondary school?	Yes			Yes. The site is approximately a 29 minute walk (2253m) from Monmouth Comprehensive School. The catchment Secondary School is Monmouth Comprehensive.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Yes, the site is located approximately 11 minutes (966m) from the Rockfield Community Centre and designated Amenity Open Space. The site is located approximately 12 minutes (1046m) from a Post Office (part of Spar shop). It is also located within 5 minutes (400m) of Open Space in the Wonastow Road site.
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			The site is approximately 11 minutes (1000m) from the Cooperative Shop on Rockfield Road and 12 minutes (1046m) from the Overmonnow Spar shop/Post Office. The site is also approximately 18 minutes (1450m) from the southern entrance to the Town Centre.

Topic/Question	Yes	No	Not Stated	Commentary
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			The site is owned by a single landowner who has entered into a development agreement with Vistry Group.
14. Is the site wholly in the ownership of the proposer?	Yes			The site is owned by a single landowner who has entered into a development agreement with Vistry Group.
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?	Yes			Yes. There is a requirement for the landowner to secure agreement with an intervening land interest (of a strip of land) between the site and the Barratt David Wilson/Taylor Wimpey land within the allocation. An agreement between the parties has now been reached which will facilitate the delivery of the proposed site that is subject to this submission. No known other legal constraints exist.
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			While the form suggests there are not any constraints, the constraints and opportunities plan shows details of overhead cables. There are no other technical constraints that would prohibit the site from coming forward. A constraints and opportunities plan has been produced and technical reports (Flood risk and drainage/Utilities/Heritage and Archaeology/Highways/ALC etc) demonstrate deliverable solutions to those minor constraints onsite.
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Yes. An Initial Civil Constraints Report has been submitted to support the proposal. Dŵr Cymru Welsh Water response February 2024: Note a Hydraulic Modelling Assessment is required.
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			An Initial Civil Constraints Report has been submitted to support the proposal. The CS submission information notes that a Welsh Water pre-development enquiry has been submitted. Dŵr Cymru Welsh Water February 2024 response note there are no issues with the foul flows from the site being accommodated at the Monmouth Wastewater Treatment Works.

Topic/Question	Yes	No	Not Stated	Commentary										
				A Hydraulic Modelling Assessment is required. From a phosphorus perspective, DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025. 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			Yes. An Initial Civil Constraints Report has been submitted to support the proposal.										
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> An Initial Civil Constraints Report has been submitted to support the proposal. The report confirms that all utilities are available at the site, with new supplies proposed by utilising new connections to the existing infrastructure in the area.	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.										
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			The site is owned by a single landowner who has entered into a development agreement with Vistry Group.										
23. Is affordable housing included as part of the proposal?	Yes			Updated viability evidence not submitted as landowner is progressing with a planning application based on 35% affordable homes which is based on the current Adopted LDP requirement of 35% Affordable Homes for sites of 5 or more dwellings in the Main Town of Monmouth.										

Topic/Question	Yes	No	Not Stated	Commentary
24. Can the site be delivered in the RLDP Plan Period?	Yes			Yes, the Housing Trajectory (Appendix 9 of the Deposit RLDP) notes a build rate for the HA7 allocation of 10 in 2026-2027, 50 in 2027-2028 and 50 in 2028-2029. These rates were not disputed at 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?	Yes			Yes part of the site is allocated in SAH4 of the Adopted LDP as a Strategic Mixed Use site for residential and employment. Candidate Site stage: The Drewen Farm site is allocated in the adopted LDP for 110 units and lies adjacent to the Wonastow Road site, which is being developed by Barratt David Wilson Homes. The reason the Drewen Farm scheme has not come forward is due to a legal agreement between the original landowner (SWLD Ltd) and Barratt David Wilson to install a road which will provide an uninterrupted highways connection to Drewen Farm from the Wonastow Road site. This legal agreement has been necessary as SWLD Ltd still has ownership of a small area of land between this candidate site and the adjacent Wonastow Road site. The date for completion of those highways connections was not required until May 2022 and this has therefore created an uncertain (or at least protracted) timescale for the Wonastow Road site to deliver a highway connection into Drewen Farm. In addition to the above, the separate s38 Agreement for the Barratt David Wilson Wonastow Road has only recently (2021) been confirmed as signed by Barratt David Wilson/Taylor Wimpey and MCC. The proposed adopted road, as agreed with MCC and now constructed on the ground, does not extend to the boundary of the residual allocation land. A further agreement has therefore been required between the landowner of Drewen Farm and Barratt David Wilson for the transfer of the intervening land (between the s38 extents and the site) to facilitate construction and completion of an uninterrupted highway from Wonastow Road to Drewen Farm. An agreement between the parties has now been reached (also incorporating the transfer referred to above) which will facilitate the delivery of the proposed site that is subject to this submission.

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?	Yes			Yes several applications have been permitted relating to the SAH4 mixed use allocation. Update October 2024: An outline planning application for residential development of up to 110 homes with landscaping, public open space and associated infrastructure works with all matters reserved except for access points, has been submitted for consideration (DM/2024/01295).
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			Yes the site is located in the River Wye Catchment Area. DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025. 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?		No		Dŵr Cymru Welsh Water February 2024 response: Welsh Water have confirmed that the treatment works has capacity to accommodate the allocated land at Drewen Farm for 110 units. The position in relation to phosphates has progressed since the Candidate Site was submitted. DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Note there are a wide range of measures available to reduce energy needs and deliver low-carbon energy generation, but, that a combination of measures is often the best way to meet targets, reflecting the differing characteristics of specific sites and the cost and availability of renewable energy technology at the time of construction. Will work with the Council and other stakeholders to determine the most appropriate standard and type of energy infrastructure for this development.

Topic/Question	Yes	No	Not Stated	Commentary
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			In addition to low or zero carbon energy generating technologies will include a sustainable drainage system to ensure that the development does not contribute towards a net increase in surface water run-off, with a capacity that takes account into climate change. Will also provide pedestrian and cycle links throughout the development. The GI Strategy will also ensure biodiversity net gain is achieved.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		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 assessed the original Candidate Site submission for 290 homes and suggest the size and scale of the development will have an impact on the immediate local highway network. The highway authority considers that the extension of the Wonastow development and the provision of only one means of access is not supported.
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 near 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	Yes			Public Transport comments on current provision: Acer Way and Midsummer Way in the Kingswood Gate development to the south of this site is served by some journeys of route W5 (town service to Rockfield and Kingswood Gate),

Topic/Question	Yes	No	Not Stated	Commentary
as submitted, or with appropriate mitigation and further dialogue with the LPA?				- Service level for bus route W5 at this point is 3 journeys Mon-Sat and none on Sundays. - Route W5 operates as a hail & ride service through Kingswood Estate. Consequently all of the site appears to be more than 400m of the nearest bus stop. Without any further measures the public transport mobility of the site is very poor. Public Transport comments on improved provision: - A new local bus service would likely be required. The whole site could then be within 400m of a bus stop with a reasonable service level. - Any new service is likely to require ongoing revenue support. As the development is limited in size and the route service would serve limited other residential areas or attractions, is it likely to have low patronage and high costs. MCC would not be able to fund this, it would have to be continuously funded by the development. Without a costly new local service public transport mobility of the site continues to be poor (–). With a new local service it can be average (and would also much improve service for the existing Kingswood Estate).
36. Is access required directly on to the trunk road network?		No		No.
37. Are there any WG highways comments for this site?			N/A	No.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk		No		No. The SFCA notes that there are 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	Yes			Flooding and Drainage Team comments (September 2023): An outline drainage strategy to demonstrate discharge points and connections is required, multiple overland flow route issues. Existing large attenuation pond serving Kingswood regularly overtops during winter months and may have no capacity to take additional flow. The Flooding and Drainage Team note that there needs to be an assessment of surface water flooding 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			Yes a Preliminary Ecological Appraisal has been submitted which incorporates an Ecological Site Summary Form.
	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 whole or part of the site may be suitable for its intended purpose. The overall site value is high as the site is of existing critical importance for connectivity. Appropriate buffers are required between habitats and built development. Directly adjacent to Wonastow Field SINC. Croft Y Bwla SINC within 500m Directly adjacent to PAWS ancient woodland and ASNW within 250m

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			Landscape Sensitivity of the site is medium in the Landscape Sensitivity Update (October 2020). Landscape officer comments May 2022: It is considered from a Landscape and GI perspective that a development of the proposed scale will have an adverse visual impact on Monmouthshire's valued landscape, however, the landscape has been significantly impacted locally by previous development. The scale of development in the open countryside in a topographically exposed agricultural greenfield setting may not be able to be integrated effectively into the landscape as an urban extension unless there is a strong emphasis on sympathetic architectural form, less dense development, creation of a sense of place, space for GI, landscape, SUDs and habitat enhancements.
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		No. Cadw note Candidate site could be included in LDP.
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?		No		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		No. For previous proposals for development in this area, GGAT recommended mitigation by Condition, and this understanding of the archaeological resource has not changed. Previous recommendations have emphasised the need for a robust Written Scheme of Investigation, with contingencies for Strip, Map and Record if necessary. Therefore, mitigation could be addressed by condition.

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		No.
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		No.
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Yes. Land is included within and to the north and west of existing allocation SAH4 which has been developed for housing and employment use.
50. Is there a possibility that the site is contaminated?	Yes			There are a few areas of potentially contaminated land on the site. An Initial Civil Constraints Report has been submitted to support the proposal. The Environmental Health assessment notes the land use appears to be grassland/field, however, the development around Mid Summer Way could have resulted in land contamination during construction. The developer would need to investigate the site, risk assess and submit their own remediation strategy if necessary in accordance with national guidance.
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			Environmental Health officers' comments June 2022: Further recommendation will depend on the need to consider potential assessments including whether an air quality impact assessment is required. Any such assessment should focus not just on the immediate area, but also on the Wyebridge junction, which has been close to being declared an AQMA in the past, and should include other developments that would also impact the area. A noise assessment is required. There is an established industrial estate approximately 270m from the south east boundary of the site and the potential disturbance of noise from activity at this location to impact on the use and enjoyment of the proposed properties which is likely to need further 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 the desk top GIS assessment of the site which note the site performs most positively against ISA themes relating to population and communities – homes, and health and well-being (leisure & green spaces). The site also performs well against economy and employment, the general health and well-being theme, population and communities – placemaking, transport/movement and the majority of natural resources themes; minimising exposure to air pollution; located away from a Groundwater Source Protection Zone, a Nitrate Vulnerable Zone and Mineral Safeguarding Zone. The site performs less well against equalities, diversity and inclusion as it falls amongst the 30-40% least deprived LSOAs in Wales. It also performs less well against the natural resources water bodies theme owing to its location in the River Wye catchment area. The site also has the potential for negative effects on climate change. The site has the potential for a significant negative effect on the natural resources theme relating to land as a result of the site being wholly greenfield land, being best and most versatile land and being used for agriculture. The potential significant effect in relation to biodiversity and geodiversity recognises that the site is located adjacent a SINC and ancient woodland. The impact on the historic environment and landscape is nevertheless uncertain at this stage. Please refer to the full ISA Report for further information on the ISA objective questions and significant effect findings on the Candidate Site.																

Site assessment conclusion

	Yes	No	Commentary ¹
Progress to RLDP allocation?			Part of this site is allocated in the Adopted LDP, however, phosphates prevented its development in coming forward. In view of DCWW's planned improvements at the Monmouth Wastewater Treatment Works by 31st March 2025 the site can now be progressed. The site performs well against the site search sequence, with good links to a primary school, neighbourhood centre, employment uses and open space. It is therefore proposed to allocate the site for approximately 110 homes. The remainder of this site is not allocated for a residential use as there is sufficient and more suitable land available within the primary settlement of Monmouth to accommodate its housing need.

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¹ Amended to reflect factual correction October 2025.

Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0189	Allocation Ref	HA8 – Land at Tudor Road, Wyesham	Area (Ha)	2.16
Proposal	Residential – 50 dwellings			Existing Use	Agricultural

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Yes, site is located within the existing settlement.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		No. Relates to a greenfield agricultural site.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			Yes. The submission form states constraints are managed and do not impact net developable area and are considered within the viability appraisal.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			The Agricultural Land Classification (ALC) predictive maps identify the site as primarily Urban with some Grade 2 (0.75ha, 35%) and a small amount of subgrade 3b. The submission form notes the principle of loss of BMV is established in site's allocation in the adopted LDP.
5. Does the proposal result in the loss of amenity open space (DES2)?		No		No.
6. Does the proposal result in the loss of community facilities?		No		No.
7. Does the site lie within a Minerals Safeguarding Area?		No		No.

Topic/Question	Yes	No	Not Stated	Commentary
				Part of the site is located in a Category 2 Sandstone Safeguarding Area (BGS), however, there is no requirement to safeguard Category 2 areas.
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		No.
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Yes the site is located approximately a 3 minute walk (160m) from Kymin View Primary School and Nursery. The catchment Primary School for the site is Kymin View.
10. Is the site within an acceptable walking distance of a secondary school?	Yes			Yes. The site is located approximately a 23 minute walk (1930m) from Monmouth Comprehensive School. The catchment Secondary School is Monmouth Comprehensive.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Yes the site is located within 20 minutes of several Areas of Amenity Importance including the Woodland View Play Park (4 minute walk) and the Tudor Road play park (1 minute walk). A Post Office is located within the McColls convenience store (3 minute walk). A Church and Church Hall are located just within a 4 minute walk of the site.
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			Yes a McColls convenience store (and post office) is located approximately within a 3 minute walk (160m) of the site. The site is located approximately 12 minutes from Monmouth Lidl. The site is located approximately 21 minutes from the Town Centre (Church Street) and 22 minutes from the Shire Hall.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			Yes.

Topic/Question	Yes	No	Not Stated	Commentary
14. Is the site wholly in the ownership of the proposer?	Yes			Edenstone has a conditional contract with the landowner.
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		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		No.
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Yes. A Utilities Report has been submitted to support the submission. Welsh Water has stated in their predevelopment enquiry that a water supply can be made available to service this proposed development. Therefore there are no issues anticipated with supplying the development with Potable water. Dŵr Cymru Welsh Water February 2024 response: Dŵr Cymru Welsh Water have noted there are no issues in relation to connection to mains water/sewerage.
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			Candidate Site submission: Wyesham treatment plant to be upgraded by October 2022 and will have capacity to serve the development. In addition, a full suite of utilities searches has been carried out for the development. These searches have confirmed there is capacity in the local infrastructure to serve the development. Dŵr Cymru Welsh Water February 2024 response: Dŵr Cymru Welsh Water have noted there are no issues in the foul flows from this site being accommodated at the Monmouth WwTW. From a phosphorus perspective, DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025.

Topic/Question	Yes	No	Not Stated	Commentary										
				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			Yes.										
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)		No		<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			A full suite of utilities searches has been carried out for the development. These searches have confirmed there is capacity in the local infrastructure to serve the development.										
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			Edenstone Homes control the land as developers.										
23. Is affordable housing included as part of the proposal?	Yes			An updated DVM has been submitted prior to Deposit allocation showing the site is viable based on 50% affordable housing provision.										
24. Can the site be delivered in the RLDP Plan Period?		No		Yes, the Housing Trajectory (Appendix 9 of the Deposit RLDP) notes a build rate for the HA7 allocation of 25 in 2025-2026 and 25 in 2026-2027. These rates were not disputed at 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?	Yes			Yes the site is allocated as an Urban Housing site in the Adopted LDP (Policy SAH8 Land at Tudor Road, Wyesham) for 35 dwellings.										

Topic/Question	Yes	No	Not Stated	Commentary
				Form submitted at Candidate Site submission stage notes it has been delayed due to sewerage treatment plant capacity issues which are due to be resolved by October 2022.
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			A planning application (DM/2024/0057) for the development of 50 affordable homes, sustainable drainage proposals, landscape planting, car parking and associated works is currently being considered.
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			Yes the site is located in the River Wye Catchment Area. DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025. 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			Candidate Sites stage: A Nutrient Assessment has been produced to support the proposal. The position in relation to phosphates has progressed since the Candidate Site was submitted. DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025.
29. Will the proposal include low or zero carbon energy generating technologies?			N/S	Form submitted at Candidate Site submission stage notes measures to be incorporated subject to viability.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Form submitted at Candidate Site submission stage notes Part L of building regulations or equivalent. Additional reductions in carbon to be determined subject to viability.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		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 highway authority considers that the site is acceptable and can be developed with limited off-site mitigation and improvement works other than those to improve the existing means of access. The existing access that provides access to 7 – 19 Tudor Road and garage block can be improved to provide a satisfactory mean of access, this will require the demolition of the garage block, amendments to the junction with Tudor Road and re-location of existing residents off street parking provision.
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. Need to confirm pavement layout onto Tudor Road to site to ensure safe access.
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			Public Transport comments on current provision: - Wyesham Road near the western edge of the site is served by bus route W3 (town service to Wyesham), plus occasional route 69 (Monmouth-Chepstow) - Combined service level for routes 69 and W3 at this point is 12 journeys Mon-Fri, 7 on Saturdays and none on Sundays. - Routes 69 and W3 are financially supported by MCC. Route W3 is partly directly operated by MCC.

Topic/Question	Yes	No	Not Stated	Commentary
				- Whole of the site appears to be within 400m of the nearest outbound (i.e.. from Monmouth) bus stop, but not within 400m of the nearest inbound stop (missing stop) Without any further measures the public transport mobility of the site is below average. Public Transport comments on improved provision: - A new inbound bus stop would be required. - Route W3 would require improvement. The whole site could then be within 400m of a bus stop with a reasonable service level. - The development is likely to improve the viability of route W3. Conversely, the necessary extended operation is likely to require additional revenue support. - If a link (bus-only?) between the eastern end of Wyesham Rd and the A466 was established, then it would be possible for the development to have a direct service to Tintern and Chepstow too by rerouting all journeys of route 69. This would also improve the viability of route 69. With the minimum measures the public transport mobility of the site can be average (o), with rerouting of route 69 it can be above average.
36. Is access required directly on to the trunk road network?		No		No.
37. Are there any WG highways comments for this site?			N/A	No.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk	Yes			The Flooding and Drainage Team state that the design of the site will need to protect the development from surface water flows above. This is simply achievable by placement of a cut-off ditch, however, it is not evident where such a ditch could discharge.

Topic/Question	Yes	No	Not Stated	Commentary
				The SFCA notes there are 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			Flooding and Drainage Team comments (September 2023): No watercourse evident on Ordnance Survey maps. It is likely that drainage of the site will rely on a connection across third party land to a nearby culverted watercourse DCWW surface water drains. Further work in the form of a drainage strategy is 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			Yes an Ecological Site Summary Form has been submitted to support the proposal. This notes that a Preliminary Ecological Appraisal was previously undertaken in June 2018.
	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 whole or part of the site may be suitable for its intended purpose. The overall site value is medium. The layout needs to retain central hedgerow and trees. Harpers Grove SSSI, part of Wye Valley Woodlands SAC (<500m) Wye Valley FoD Bat Sites SAC (>1000m, CSZ) River Wye SSSI/SAC (<1000m) Wyesham Lane SINC (<50m)

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			Landscape Sensitivity of the site has not been assessed as the site lies within the existing Monmouth Town Development Boundary. Landscape officer comments May 2022: It is considered from a Landscape and GI perspective that the site could accommodate proposed development and will not have a significant adverse visual impact on Monmouthshire's valued landscape subject to further design discussions. Development for the intended purposes may not have a detrimental visual impact on Wye Valley AONB and Landscape Character Area subject to further mitigation.
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			Heritage Officer comments: Development requires 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		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		No. GGAT note the area is within the Lower Wye Valley Registered Landscape of Outstanding Historic Interest, within Character Area 035 Wyesham, characterised as a 19th and 20th Century settlement dominated by transport and communication. Historic Mapping shows a range of buildings and orchards. Desk-based assessment and geophysical survey prior to any determination of an application would inform mitigation, which may include further pre-determination work. Cadw should be consulted as to whether an ASIDOHL2 is necessary to assess the impact of the proposal on the Registered Landscape.

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			The site is located within the Lower Wye Valley Landscape of Historic Interest and is immediately adjacent the Wye Valley AONB.
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		No.
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Yes, the site is adjoined by existing residential development.
50. Is there a possibility that the site is contaminated?		No		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.	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 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
0	+	+	+	++	-	++	+	-	+	+	--	+	?	--	?	+
Commentary																
The colour coding relates to the desk top GIS assessment of the site which note the site performs most positively against the ISA themes relating to health & well-being-leisure and green spaces and transport and movement. The site also performs well against the population & communities themes, health and well-being (general), climate change and the majority of natural resources themes; minimising exposure to air pollution; located away from a Groundwater Source Protection Zone, a Nitrate Vulnerable Zone and Mineral Safeguarding Zone. The site performs less well against equalities, diversity and inclusion as it falls amongst the 40-50% least deprived LSOAs in Wales. It also performs less well against the natural resources water bodies theme owing to its location in the River Wye catchment area. It is noted that the site is located adjacent the Lower Wye Valley registered historic landscape and therefore has potential for significant negative effects on the historic environment. The site also has the potential for a significant negative effect on the natural resources theme relating to land as a result of the site being wholly greenfield land, being best and most versatile land and being used for agriculture. Please refer to the full ISA Report for further information on the ISA objective questions and significant effect findings on the Candidate Site.																

Site assessment conclusion			
	Yes	No	Commentary
Progress to RLDP allocation?			This site was allocated in the Adopted LDP, however, phosphates prevented its development coming forward. In view of DCWW's planned improvements at the Monmouth Wastewater Treatment Works by 31st March 2025, a planning application has been submitted and is currently being considered. The site performs well against the site search sequence, with excellent links to a primary school, local shop/post office and open space. A significant proportion of the site is also identified as being non-BMV land (65%), which performs well in a Monmouthshire context. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. It is therefore proposed to allocate the site for approximately 50 homes.

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0272	Allocation Ref	EA1b Land at former Poultry Units	Area (Ha)	1.3
Proposal	New Build B1 floorspace			Existing Use	Sui Generis Poultry Units

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Site is located on the edge of the settlement adjacent the Monmouth Development Boundary.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		The site promoter considers the site to be brownfield. PPW however excludes agricultural buildings from the definition of previously developed land and it is therefore considered to be greenfield. The site does nevertheless have an extant planning permission for DM/2018/02026 approved in January 2021 for “Proposed change of use from poultry units (Sui Generis) to Business use (B1) and associated infrastructure works including car parking and internal road system at land to the east of Rockfield Road, Monmouth, NP25 5ST”.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			There are several TPO's on part of the site.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?		No		The Agricultural Land Classification (ALC) predictive maps identify a very small portion of the site as Grade 3a however the majority of the site is considered to be Urban land.
5. Does the proposal result in the loss of amenity open space (DES2)?	Yes			Yes, the whole of the site is located within the Vauxhall Fields Area of Amenity Importance. The Area of Amenity Importance Review recommends the wider area remain designated as an Area of Amenity Importance as it is very important to the area and provides a multi-functional use as well as extensive views into and out of

Topic/Question	Yes	No	Not Stated	Commentary
				the town. It does nevertheless propose the old poultry sheds be excluded from the boundary.
6. Does the proposal result in the loss of community facilities?		No		No.
7. Does the site lie within a Minerals Safeguarding Area?	Yes			A small area on the edge of the site is located in a Category 1 Superficial Sand and Gravel Safeguarding Area (BGS). The site is nevertheless located within the settlement of Monmouth and as a consequence mineral extraction would not be feasible in this location. A small part of the site is also located in a Category 2 Superficial Sand and Gravel Safeguarding Area (BGS) however there is no requirement to safeguard Category 2 areas.
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		No.
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Yes. The site is located approximately 5 minutes walking distance (320m) from Overmonnow Primary School.
10. Is the site within an acceptable walking distance of a secondary school?	Yes			Yes the site is located approximately 21 minutes walking distance (1610m) from Monmouth Comprehensive School.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Yes, the site is located within Vauxhall fields a designated Area of Amenity Importance. It is located within 400m of the Monmouth District Centre which includes a vets and is also within 400m of the Monmouth Skate Park. It is also located within 800m of the Rockfield Community Centre and designated Amenity Open Space (using central part of site) and Bridges Community Centre along with a number of public houses, an opticians and other facilities within the southern

Topic/Question	Yes	No	Not Stated	Commentary
	Yes			part of the Town Centre. The majority of the Town Centre is located within 1200m of the site.
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			The site is located within 400m of the Cooperative Shop (using central part of site). The southern part of the Town Centre is located within 800m of the site although the majority of the Town Centre is located within 1200m of the site.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?			N/A	N/A Land is in ownership by proposer.
14. Is the site wholly in the ownership of the proposer?	Yes			Yes.
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		There are no known legal constraints / restrictive covenants which would comprise a constraint to the proposed allocation, and the entirety of the site is located within the ownership of the Site Promoter.
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 March 2023 response: 150mm foul sewer crossing the site.
17. Is the site capable of connection to an existing mains water/mains sewerage service?		No		Dŵr Cymru Welsh Water March 2023 response: For any non-residential proposal, Welsh Water only have an obligation to service a site with a domestic water supply, and to remove domestic wastewater. As such, HMAs may be required dependant on the proposed water consumption and wastewater discharge requirements for these types of proposal.

Topic/Question	Yes	No	Not Stated	Commentary										
18. Is there capacity within the mains water/sewerage to serve the proposed development?		No		Dŵr Cymru Welsh Water March 2023 response: There is limited capacity at the Monmouth WwTW to accommodate the foul flows from these sites. Depending on the confirmed number of sites allocated, an investment scheme may need to be considered for inclusion within a future AMP programme, or alternatively developers can fund any necessary reinforcement works to accommodate their site by firstly undertaking a Developer Impact Assessment (DIA) and subsequently funding any required reinforcement works via a s106 TCPA planning obligation or legal agreement. Will be delivering a phosphorous removal at this WwTW by the end of 2025. For any non-residential proposal, Welsh Water only have an obligation to service a site with a domestic water supply, and to remove domestic wastewater. As such, HMAs may be required dependant on the proposed water consumption and wastewater discharge requirements for these types of proposal. If any development site gives rise to a new discharge (or alters an existing discharge) of trade effluent, directly or indirectly to the public sewerage system, then a Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Welsh Water. Please note that the issuing of a discharge consent is independent of the planning process and a consent may be refused despite planning permission being granted.										
19. Is the site capable of connection to electricity?	Yes			The site has existing electrical and gas supply connections, associated with the former use of the site. It is anticipated that liaison will be held with relevant suppliers to extend the existing provision as required.										
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		No.
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			The Site Promoter has entered into early discussions with a number of developers/operators regarding the development of the land. Alternatively, the Site Promoter has an interest in in developing the site directly and has a proven track record for delivering schemes of this nature (including for example, the recently completed Alice Springs Lodge at Kemys Commander, Monmouthshire to a very high standard).
23. Is affordable housing included as part of the proposal?			N/A	N/A relates to a B1 use class.
24. Can the site be delivered in the RLDP Plan Period?	Yes			Yes suggests site to be built out in the medium term 2023/2024 – 2027/2028.
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		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			Yes the site has extant planning permission. DM/2018/02026 approved in January 2021 for “Proposed change of use from poultry units (Sui Generis) to Business use (B1) and associated infrastructure works including car parking and internal road system at land to the east of Rockfield Road, Monmouth, NP25 5ST”. However, the Site Promoter wishes to pursue the mixed-use development (C3 and B1) as proposed within this Candidate Site submission.

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			The site is located within the River Wye catchment area.
28. If yes, have details been provided of how development will achieve phosphate neutrality?		No		Form notes that the fall-back position in regard to existing land use on the Candidate Site is poultry rearing, with such a use contributing substantially to phosphate pollution in light of the phosphorous-rich chicken manure associated with the use. The removal of the poultry rearing use from the site, and replacement with residential and employment use, will no doubt result in phosphate neutrality and potentially betterment.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			In accordance with the energy hierarchy, potential options are being explored in relation to climate change mitigation (including seeking to achieve low or zero carbon energy) In accordance with the Part L 2025 update, all buildings on the site will be built with low carbon heating systems in place of gas boilers. As stated above, the proposed development aims to exceed to Part L standards, and a combination of measures will be explored. This will potentially include the use of heat pumps (air, ground and water source pumps).
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			In accordance with the energy hierarchy, potential options are being explored in relation to climate change mitigation (including seeking to achieve low or zero carbon energy). The proposed development aims to deliver a higher level of energy efficiency than required by Building Regulations, and a combination of measures will be explored in achieving this objective (including in relation to thermal efficiency; mechanical ventilation and heat recovery systems; and fabric efficiency).
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		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?	Yes			A Viability Statement has been produced to support the proposal. This notes that the proposed buildings would provide very high quality office space in a town that has lacked this for a very long time. The buildings are large for Monmouth but do have the ability to be subdivided and offered to numerous companies. This is important as most of the interest is likely to come from smaller companies. Rental values are provided as well as a potential sales price.
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			Initial comments on Candidate Site: The highway authority considers that the site is suitable and no significant off-site mitigation or highway improvements are required. An updated Transport Statement will be required to support a deposit plan allocation. Detailed access drawings indicating the required amendments to accommodate the increased vehicle movements and to accord with current local and national design adoption standards. Active travel, walking and cycling improvements are required. Highways comments (November 2023): A robust and detailed Transport Assessment with consideration of the Active Travel Act is needed. A Transport Note is provided for CS0136 (residential proposal on same site) can this be updated or would it need a complete rewrite. An updated Transport Statement will be required to support the deposit plan allocation. Detailed access drawings indicating the required amendments to accommodate the to accommodate the increased vehicle movements and to accord with current local and national design adoption standards.
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.

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			Public Transport comments on Current Provision: • Rockfield Road near the western edge of the site is served by bus route M3 (Monmouth town service to Rockfield and Kingswood Gate). • Routes M3 has a better-than-hourly Mon-Fri daytime service, an hourly Sat daytime service, and no evening or Sunday service. • The whole of the site appears to be within 400m of the nearest northbound stop on Rockfield Road (i.e.. from Monmouth town centre), but not within 400m of the nearest southbound stop (missing stop). • Without any further measures the public transport mobility of the site is below average. Public Transport comments on Improved Provision: • A new southbound bus stop would be required. • Route M3 would require improvement in the evenings and Sundays. The whole site could then be within 400m of a bus stop with a reasonable service level. • The development is likely to improve the viability of route M3. Conversely, the necessary extended operation is likely to require additional revenue support. • With these measures the public transport mobility of the site can be standard. Monmouthshire has been looking at an additional bus service connecting Monmouth with Grosmont and other places to the north of Monmouth. With the measures set out above and this additional service the site can be above standard. • There are other developments proposed in northwestern Monmouth, which together will likely require changes substantial changes to route M3 / a split into separate services. A plan should be developed to show how all those developments in the area can be best served by bus.
36. Is access required directly on to the trunk road network?		No		No.

Topic/Question	Yes	No	Not Stated	Commentary
37. Are there any WG highways comments for this site?	Yes			Welsh Government Highways note potential cumulative development in Monmouth- impacts at trunk road junctions to be modelled.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk	Yes			Whole site is in Flood Zone 2 rivers and sea. The SFCA notes that the site is almost entirely within flood zone 2 for rivers. Average flood depths during the extreme event (1 in 1000 CC rivers) indicate average flood depths of 0.58m which is within tolerable conditions for an extreme flood. The site is likely to be suitable for allocation provided that a sequential approach is adopted for the site layout and design and that the highly vulnerable aspects of the development (e.g. dwellings) are situated outside of areas at risk of flooding.
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			Flooding and Drainage Team comments (September 2023): OS mapping shows no watercourses within site boundary or easily reachable. Flooding and Drainage Team comments (December 2023): Outline drainage strategy supported by infiltration testing or demonstrating connections is required, potentially an increased cost to achieve outfall impacting viability. Full FCA will be required at part of further development of site proposals and layout will need to ensure all flood storage is outside flood extents, level for level compensation may be required on the site. Further assessment relating to surface water drainage destination/means of discharge- basic desktop study acceptable at this stage but needs to ensure multiple outfalls not a single discharge point.
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			Yes an Ecological Assessment has been submitted along with an Ecological Site Summary Form.
	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 for its intended purpose. The overall site value is high. Insufficient buffer areas and detail of bat roost provision. • River Wye SAC (within 1km buffer) • WVFOD Bat Sites SAC (within 1km buffer) • River Monnow SINC (within 500m buffer)
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			Landscape Sensitivity of the site is high/medium in the Landscape Sensitivity Update (October 2020). Landscape officer comments May 2022: It is considered from a Landscape and GI perspective that a development of the proposed scale at this location will not have a significant adverse visual impact on Monmouthshire's valued landscape. The scale of development is within an enclosed space which was a former poultry unit. Development for the intended purposes would not have a detrimental impact on DES2 Area of Amenity Importance. The site is relatively well contained and a COU is less likely to create an adverse impact on landscape setting.

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?	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		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			A small portion of the site is located within the Monmouth Conservation Area. GGAT note previous archaeological mitigation work adjacent identified 13th and 14th century pottery, which may be associated with an as yet unidentified settlement or pottery kiln. For previous proposals for development in this area, we have recommended mitigation by Condition, and our understanding of the archaeological resource has not changed. Therefore, mitigation could be addressed by condition.
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?		No		No.
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		No.
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			The surrounding site context is a mix of residential, leisure, retail and employment buildings. There are no 'bad neighbour' uses located adjacent to, or within close proximity of, the Candidate Site and it is concluded that adjoining land uses are highly compatible.

Topic/Question	Yes	No	Not Stated	Commentary
50. Is there a possibility that the site is contaminated?		No		No. At present, there are no known issues with regards to ground conditions and potential contamination. However, as the site forms brownfield land, and in light of its relatively intensive use for poultry rearing over a number of years, appropriate site investigations will be carried out.
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			Contaminated Land can be addressed at application stage- however developer should undertake an initial site investigation to ensure site is capable of being remediated within the budget.
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			Monmouth, Abergavenny and Raglan are currently the main centres for B1 employment uses in north Monmouthshire but have low vacancy rates and are unable to meet the demand for space for new businesses and for grow-on space for existing business. MCC's Economic Development team is regularly approached by businesses seeking B1 employment space in Monmouth but is rarely able to identify suitable vacant space for these businesses. This site offers the potential to address this need. This is Economic Development's preferred option for this site, given that it does not propose residential development on this site.

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 the desk top GIS assessment of the site which note the site performs most positively against ISA themes relating to the economy & employment, landscape and natural resources- land. The site also performs well against the majority of natural resources themes; minimising exposure to air pollution; located away from a Groundwater Source Protection Zone, a Nitrate Vulnerable Zone and Mineral Safeguarding Zone. The site performs less well against equalities, diversity and inclusion as it falls amongst the 30-40% least deprived LSOAs in Wales. It also performs less well against the natural resources water bodies theme owing to its location in the River Wye catchment area. A number of themes are not applicable as the proposed use relates to employment uses rather than residential. The site has the potential for a significant negative effect on the climate change theme as it falls wholly within floodplain. Please refer to the full ISA Report for further information on the ISA objective questions and significant effect findings on the Candidate Site.																

Site assessment conclusion			
	Yes	No	Commentary
Progress to RLDP allocation?			While located in floodplain, this relates to a brownfield site with extant planning permission for B1 employment use, the proposed use would reflect the planning permission and therefore would not be contrary to TAN15. This site is therefore proposed to be allocated for B1 use in Policy EA1.

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0274	Allocation Ref	EA1c Land north of Wonastow Road, Monmouth	Area (Ha)	4.5
Proposal	B1, B2, B8 Employment (previously submitted for mixed use residential)			Existing Use	Agricultural

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			A small portion of the site is located within the Monmouth Development Boundary however the majority is located on the edge of the settlement adjacent the Monmouth Development Boundary.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		No site is greenfield and in agricultural use.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			A drain is located within the southern extent of the site. Mapping suggests that the drain originates from a series of fishing ponds, located approximately 300m to the west of the site and runs from west to east. Another drain is also shown to the east of the fishing ponds, which discharges into the main west to the east drain, from the north. The catchment at the downstream extent of the site is shown by Flood Estimation Handbook (FEH) catchment mapping to be less than 1.0km ² . Given that it is expected to have minimal flows, a minimum offset of 8m from the top of the bank of the drain to the development is expected to be sufficient. The site slopes slightly upwards from east to west, to approximately 30mAOD at the western boundary. Beyond this boundary, the land rises steeply to over 195m at Kings Wood. The proposals will respond to its location and topography by locating attenuation at low points, relating well to the settlement edge in the north and providing soft development edges adjacent to countryside.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			The Predictive Agricultural Land Classification Map shows the site as predominantly subgrade 3a. A small proportion of the site is shown as Grade 2 with the remainder 3b.

Topic/Question	Yes	No	Not Stated	Commentary
				An Agricultural Land Classification Report has been produced for the wider site and identifies the site as 77% Grade 3a (8.2ha), 8% 3b (0.8ha) and 15% Non-agricultural (1.6ha). The EA1c allocation represents 90% Grade 3a (1.35ha) and 10% Non-agricultural (0.15ha).
5. Does the proposal result in the loss of amenity open space (DES2)?		No		No.
6. Does the proposal result in the loss of community facilities?		No		No.
7. Does the site lie within a Minerals Safeguarding Area?	Yes			Part of the site is located in a Category 1 Superficial Sand and Gravel Safeguarding Area (BGS). The site is nevertheless located on the edge of the settlement of Monmouth and as a consequence mineral extraction would not be feasible in this location. Part of the site is also located in a Category 2 Superficial Sand and Gravel Safeguarding Area (BGS) however there is no requirement to safeguard Category 2 areas.
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		No.
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Yes. The site is located approximately 24 minutes (1930m) from Overmonnow Primary School. The catchment Primary School for the site is Overmonnow.
10. Is the site within an acceptable walking distance of a secondary school?		No		No. The site is approximately a 34 minute walk (2735m) from Monmouth Comprehensive School.

Topic/Question	Yes	No	Not Stated	Commentary
				The catchment Secondary School is Monmouth Comprehensive.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			The site is located approximately 16 minutes (1200m) from a Post Office (part of Spar shop). It is also located approximately 3 minutes (320m) from a playground and 5 minutes of other Open Space in the Wonastow Road site that have not yet been formally designated. The site is located approximately 18 minutes (1450m) from Bridges Community Centre.
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			The site is approximately 16 minutes (1200m) from the Overmonnow Spar shop/Post Office. The site is also approximately 21 minutes (1770m) from the southern entrance to the Town Centre.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			All landowners are aware and in agreement with the submission of the site through the candidate site process. The proposer has a promotion agreement in place with the landowners.
14. Is the site wholly in the ownership of the proposer?		No		All landowners are aware and in agreement with the submission of the site through the candidate site process. The proposer has a promotion agreement in place with the landowners.
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		The site is not subject to any known legal restrictions that could prevent development.
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		There are no constraints or covenants on the site that would need to be overcome before development can commence. Any requirements relating to the proposed development will either be addressed through any future planning application or through the discharge of planning conditions.

Topic/Question	Yes	No	Not Stated	Commentary
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Candidate Site submission form notes: Welsh Water (DCWW) records indicate that a 160mm water main is present running inside the eastern boundary (on Ternata Drive) in the verge, the asset crosses the carriageway before the proposed access location, supplying the local network to the north. This network may offer a suitable point of connection for the development. Welsh Water (DCWW) records indicate that drainage infrastructure exists along the Eastern boundary of the proposed development with the recently constructed sewers subject to a Section 104 agreement, this network may offer a suitable point of connection for the proposed development. WW have a pumping station and a 160mm rising main present to the north-east of site (on Opulus Way), this asset is cited in greenfield land to the east, tying into the local network on Wonastow Road. Dŵr Cymru Welsh Water March 2023 response: Note there are no issues in relation to connection to mains water/sewerage.
18. Is there capacity within the mains water/sewerage to serve the proposed development?		No		Dŵr Cymru Welsh Water March 2023 response: There is limited capacity at the Monmouth WwTW to accommodate the foul flows from the site. Depending on the confirmed number of sites allocated, an investment scheme may need to be considered for inclusion within a future AMP programme, or alternatively developers can fund any necessary reinforcement works to accommodate their site by firstly undertaking a Developer Impact Assessment (DIA) and subsequently funding any required reinforcement works via a s106 TCPA planning obligation or legal agreement. Will be delivering a phosphorous removal at this WwTW by the end of 2025. For any non-residential proposal, Welsh Water only have an obligation to service a site with a domestic water supply, and to remove domestic wastewater. As such, HMAs may be required dependant on the proposed water consumption and wastewater discharge requirements for these types of proposal. If any development site gives rise to a new discharge (or alters an existing discharge) of trade effluent, directly or indirectly to the public sewerage system,

Topic/Question	Yes	No	Not Stated	Commentary										
				then a Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Welsh Water. Please note that the issuing of a discharge consent is independent of the planning process and a consent may be refused despite planning permission being granted.										
19. Is the site capable of connection to electricity?	Yes			Electricity infrastructure is located within and adjacent to the development boundary. Further discussions will be held with the relevant utility providers regarding capacity as the planning process progresses.										
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, electricity, and telecommunications infrastructure are located within and adjacent to the development boundary. Further discussions will be held with the relevant utility providers regarding capacity as the planning process progresses.	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)			N/S											
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			The landowner has entered into a promotion agreement with Richborough Estates (the site proposer).										
23. Is affordable housing included as part of the proposal?			N/A											
24. Can the site be delivered in the RLDP Plan Period?	Yes			Yes suggests site to be built out in the longer term 2028/2029 – 2032/2033.										

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?	Yes			Part of the site overlaps with the SAH4 site adopted in the LDP as a Strategic Mixed-use site for residential and employment. There is no evidence of any progress to date on this part of the site.
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			Yes several applications have been permitted relating to the SAH4 mixed use allocation. No detailed applications on this part of the site.
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			The site is located within the River Wye catchment area.
28. If yes, have details been provided of how development will achieve phosphate neutrality?		No		The site is located within the River Wye catchment area. The site submission form notes that there is potential that without suitable mitigation for the proposed development phosphate levels in rivers could indirectly rise, due to insufficient treatment at the Wastewater Treatments Works (WwTW). It is proposed at the early stages of planning to consult with Welsh Water and other regulatory bodies, in order to establish further details regarding the facilities at the WwTW that serves the site. This will enable further understanding of what mitigation, if any, is required. It is noted that some WwTWs operated by Welsh Water are being upgraded in order that phosphates can be effectively managed. Should mitigation be required it will either be achieved via a site specific solution (most likely via off-site mitigation), or as a result of ongoing discussions between the Council, Welsh Water and NRW to find a settlement wide solution. This could potentially involve a financial contribution towards the upgrade of the WwTW that serves. DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025. 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

Topic/Question	Yes	No	Not Stated	Commentary
				river SAC. Any development proposal will need to be in accordance with the Environmental Permit issued by NRW.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			The proposal promotes the use of renewable energy resources, sustainable construction techniques and the reduction and recycling of waste, advocating ecological and environmental resilience.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			A Sustainability and Energy Masterplan Statement will be prepared in support of any future planning application. This Statement will follow the Energy Hierarchy Strategy.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		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	No information provided specifically for employment 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			The highway authority considers that the site can be developed for the intended purpose, any mitigation and improvements will be subject to further detailed review and analysis submitted in support of any future submission. A robust and detailed Transport Assessment with consideration of the Active Travel Act is needed. Proposed capacity mitigation and highway improvements proposals, detailed access junction drawings and detailed internal layout drawings.
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.

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			Public Transport comments on Current Provision: • The nearest bus services to the site is route M3 which travel along Wonastow Road, and then into the Kingswood Estate along Ternata Drive. • Routes M3 has a better-than-hourly Mon-Fri daytime service, an hourly Sat daytime service, and no evening or Sunday service. • There are currently no bus stops on either of these two streets, the bus operates on a hail & ride basis. • Without any further measures the public transport mobility of the site is average. Public Transport comments on Improved Provision: • Two new pair of bus stops would be required, at the Wonastow Road / Wonastow Road Industrial Estate Junction, and at the nearest point on Ternata Drive. • Route M3 would require improvement in the evenings and Sundays. The whole site could then be within 400m of a bus stop with a reasonable service level. • The development is likely to improve the viability of route M3. Conversely, the necessary extended operation is likely to require additional revenue support. • With these measures the public transport mobility of the site can be standard • There are other developments proposed in northwestern Monmouth, which together will likely require changes substantial changes to route M3 / a split into separate services. A plan should be developed to show how all those developments in the area can be best served by bus.
36. Is access required directly on to the trunk road network?		No		No.
37. Are there any WG highways comments for this site?	Yes			Welsh Government Highways note potential cumulative development in Monmouth- impacts at trunk road junctions to be modelled.

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			Very limited lines of surface water flood risk, some associated with minor watercourses. The SFCA notes that there are 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		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	N/A
Ecology				
41. Has an ecological assessment been undertaken?	Yes			An Ecological Site Summary Form and Ecology Shapefiles have been provided.
	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 for its intended purpose. The overall site value is medium. Insufficient detail on GI and net benefit provision. Wonastow Field SINC (within 500m buffer).

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			Landscape Sensitivity of the site is medium in the Landscape Sensitivity Update (October 2020). Landscape Officer comments November 2023: There are significant concerns with regard to potential development extending further into the rural countryside to the west of Monmouth settlement and current allocated areas, loss of habitat, impact on valued landscape character, and impact on the field buffer between settlement edge and rising land leading to Lady grove and Kingswood. As a development in isolation substantial buffers to the western, southern and northern boundaries and a rigorous constraint on architectural form, material use, ridge heights and light spill would need to be part of any development proposals to ensure the rural nature of the valued landscape is not undermined by encroaching development.
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	N/A
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?		No		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		No. GGAT note this relates to an area of scattered Medieval and post-Medieval farms, wider area notes prehistoric and Medieval remains. Desk-based assessment and geophysical survey, prior to any determination of an application would inform mitigation, which may include further pre-determination work.

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		No.
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		No.
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			The site is bound to the north by existing residential development and agricultural land. The southern boundary is formed by Wonastow Road, beyond which lies existing residential properties and agricultural land/buildings. The proposed employment element of the scheme is located adjacent to the existing employment uses. The proposed use of the site is therefore considered to be compatible with neighbouring uses.
50. Is there a possibility that the site is contaminated?		No		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.	Yes			Contaminated Land can be addressed at application stage- however developer should undertake an initial site investigation to ensure site is capable of being remediated within the budget.
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			Wonastow Road is an established business location and this site offers the potential to address the need for additional B1, B2 and B8 employment space in Monmouth and north Monmouthshire. However, no indication of the size of the employment element is provided. Monmouth, Abergavenny and Raglan are currently the main centres for B1, B2 and B8 employment uses in north

Topic/Question	Yes	No	Not Stated	Commentary
				Monmouthshire but have low vacancy rates and are unable to meet the demand for space for new businesses and for grow-on space for existing business. MCC's Economic Development team is regularly approached by businesses seeking B1, B2 and B8 employment space in Monmouth but is rarely able to identify suitable vacant space for these businesses. Given that a number of other nearby sites have been proposed as candidate sites for residential and are suitable for business use, the Economic Development team believes that this site should primarily be allocated for employment use. Without this stance, Monmouth will continue to be unable to meet the need for space for new businesses and for grow-on space for existing business.

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 the desk top GIS assessment of the site which note the site performs most positively against ISA themes relating to the economy & employment, population and communities- homes and health and well-being (leisure & green spaces). The site also performs well against the general health and well-being theme, transport and movement, and the majority of natural resources themes; minimising exposure to air pollution; located away from a Groundwater Source Protection Zone, a Nitrate Vulnerable Zone and Mineral Safeguarding Zone. It also performs less well against the natural resources water bodies theme owing to its location in the River Wye catchment area, and, climate change as a result of a small portion of surface water flooding. The site has potential for a significant negative effect on the natural resources theme relating to land as a result of the site being wholly greenfield land, being best and most versatile land and being used for agriculture. The effect on biodiversity & geodiversity, historic environment and landscape are uncertain at this stage. The site has a nil rating for equalities, diversity and inclusion as it falls within both the 30-40% least deprived and 20-30% most deprived LSOAs in Wales. Please refer to the full ISA Report for further information on the ISA objective questions and significant effect findings on the Candidate Site.																

Site assessment conclusion			
	Yes	No	Commentary
Progress to RLDP allocation?			Site is not allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need. Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.

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Monmouthshire RLDLP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0006	Candidate Site Name	Land at Osbaston Road	Area (Ha)	2.5
Proposal	Wellbeing Facility / Health Centre			Existing Use	Agricultural

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Yes, site is located on edge of settlement adjacent settlement development boundary.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		No. Relates to a greenfield site.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			The site has a significant slope towards the River Monnow. However, the northern part of the site is to be developed and any topography constraints can be mitigated. Examples of mitigation provided include cut and fill earthworks and the use of stilts. The south of the site which is not to be developed includes steep topography southwards. Further investigation is required including investigation for SABS and SuDS. Cut and fill earthworks may improve matters, but this remains a key constraint on site.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			Yes the Agricultural Land Classification (ALC) predictive maps identify the site as Grade 2 (0.28ha) with subgrade 3b (0.85ha) in the northern part of the site as well as some non-agricultural land (0.07ha). An ALC Report is required as part of the site is Best and most Versatile. Form states the land is currently rented out on a temporary short-term basis, sometimes for sheep grazing, and sometimes for standing hay. The grass is of low quality and the site is not considered to contain best and most versatile (BMV) Agricultural Land.
5. Does the proposal result in the loss of amenity open space (DES2)?	Yes			Yes the site is located within a wider Area of Amenity Importance designated in the Adopted LDP.

Topic/Question	Yes	No	Not Stated	Commentary
				The Areas of Amenity Importance Review however recommends this designation should be deleted as an Area of Amenity Importance on the grounds that the site is outside the settlement boundary and does not provide any formal recreation uses so does not meet the criteria to be designated as an Area of Amenity Importance. Note: it is stated on the submission form that the introduction of a health centre on the site would be used by the local community and would benefit the health and wellbeing of the community.
6. Does the proposal result in the loss of community facilities?		No		No proposal relates to a new community facility.
7. Does the site lie within a Minerals Safeguarding Area?		No		No. The majority of the site is located in a Category 2 Superficial Sand and Gravel Safeguarding Area and also a Category 2 Sandstone Safeguarding Area (BGS) however there is no requirement to safeguard Category 2 areas.
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		No.
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Yes, site is located immediately adjacent Osbaston Church in Wales School. Although not particularly relevant to this proposal as does not relate to residential.
10. Is the site within an acceptable walking distance of a secondary school?	Yes			Yes the site is located approximately 16 minutes (1290m) of Monmouth Comprehensive School. Although not particularly relevant to this proposal as does not relate to residential.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Yes while part of the site is currently allocated within a wider Area of Amenity Importance in Policy DES2 of the LDP as noted in response to question 5 the boundary of this designation is recommended to be amended. Irrespective of this

Topic/Question	Yes	No	Not Stated	Commentary
	Yes			the site would continue to be located approximately 16 minutes (1250m) from the larger Vauxhall Fields open space. It is also located within walking distance to a number of facilities including a church (16 minutes 1250m), Monmouth Library/Community Hub (16 minutes 1220m), theatre (17 minutes 1450m) and Monmouth Leisure Centre (20 minutes 1600m). Although not particularly relevant to this proposal as does not relate to residential.
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			The site is located approximately 17 minutes (1360m) from the Iceland convenience store. Although not particularly relevant to this proposal as does not relate to residential.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			Yes, all aware and agreed. Written confirmation from the landowner as part of the supporting information.
14. Is the site wholly in the ownership of the proposer?		No		No but landowner is in agreement as noted.
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		There is an overage agreement on the land from the previous owners, however, this is not considered to be a constraint to progress the scheme. There are no covenants restricting future uses.
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			CS form states no. Site assessments to date have highlighted that the following risks will need to be managed as noted in response to question 3: • Topography of the site • Impact to ecology on site Dŵr Cymru Welsh Water note (March 2023) that there is a 3" distribution main and 225mm 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 have noted (March 2023) there are no issues in relation to connection to mains water/sewerage.										
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			Dŵr Cymru Welsh Water (March 2023) have noted there is limited capacity at the Monmouth WwTW to accommodate the foul flows from this site. Depending on the confirmed number of sites allocated, an investment scheme may need to be considered for inclusion within a future AMP programme, or alternatively developers can fund any necessary reinforcement works to accommodate their site by firstly undertaking a Developer Impact Assessment (DIA) and subsequently funding any required reinforcement works via a s106 TCPA planning obligation or legal agreement. From a phosphorus perspective, DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025. 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?			N/S	Not stated.										
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)				<table><tr><td>Gas supply</td><td></td><td>EV Charging</td><td></td></tr><tr><td>Broadband</td><td></td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td></td></tr></table>	Gas supply		EV Charging		Broadband		Other (Please specify)		Landline telephone	
Gas supply		EV Charging												
Broadband		Other (Please specify)												
Landline telephone														
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)			N/S	Not stated.										
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			Discussions have taken place between the landowner, Aneurin Bevan University Health Board and Dixton Surgery. Currently there is no formal options agreement, but this is in progress.										

Topic/Question	Yes	No	Not Stated	Commentary
23. Is affordable housing included as part of the proposal?			N/A	N/A
24. Can the site be delivered in the RLDP Plan Period?			N/S	The site will deliver a modern Medical Health and Well-being Centre which will provide General Medical Services, not only to the existing GP Patient List but with provision for the planned population growth of Monmouth. In addition, the site will provide accommodation for new collaborative primary care services and also bring Aneurin Bevan University Health Board Mental Health, Community and Children's Services to the North of Monmouthshire. The site development and proposed infrastructure will be promoted through the usual and appropriate health information and press/social portals. Following reviews of local development plans, consultations and guidance from the planning department, the infrastructure of the facility will be developed and progressed as part of a formal planning application, supporting the timely and effective delivery of the scheme.
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		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. A Pre-Application Consultation (PAC) for an Outline Planning Application (with all matters Reserved) for the development of the site for a health and well-being centre was undertaken by the site promoter from 25th October 2024 to 22nd November 2025.
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			The site is located within the River Wye catchment. DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025. 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

Topic/Question	Yes	No	Not Stated	Commentary
				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?		No		At the time of the CS submission, it was noted that prior to a full application, significant consideration will be given in accordance with guidance and engagement undertaken with the relevant authorities. The position in relation to phosphates has progressed since the Candidate Site was submitted. DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			The proposal would incorporate low or zero carbon energy generating technologies where possible. Renewable energy generation and storage are also considered as part of the design of the development. Examples include CO2 emissions reduction through on-site energy generation, solar power, micro renewable energy technologies, grid connection and electricity supply, battery storage and suitable net-zero systems.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Electric vehicle charging points could be included as part of the sites car park. Consideration of the following to be included, energy efficient building fabric such as thermal efficiency, mechanical ventilation and heat recovery systems, fabric efficiency and thermal mass. At this stage the developments design has not been finalised. The proposal will be further developed in accordance with the Councils 'Tackling Climate Change Guidance Note'. This includes incorporating measures to reduce energy demand of buildings, through both 'passive' and 'active' measures. The following aspects will be designed in accordance with the guidance note and to fulfil the Council's declaration of a Climate Emergency, reducing energy demand through site layout and design, building layout, energy efficient building fabric. Also, energy generation and storage, decarbonising heating systems, sustainable transport and electric vehicle charging infrastructure.

Topic/Question	Yes	No	Not Stated	Commentary
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		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		The site will deliver a modern Medical Health and Well-being Centre which will provide General Medical Services, not only to the existing GP Patient List but with provision for the planned population growth of Monmouth. In addition, the site will provide accommodation for new collaborative primary care services and also bring Aneurin Bevan University Health Board Mental Health, Community and Children's Services to the North of Monmouthshire. The site development and proposed infrastructure will be promoted through the usual and appropriate health information and press/social portals. Following reviews of local development plans, consultations and guidance from the planning department, the infrastructure of the facility will be developed and progressed as part of a formal planning application, supporting the timely and effective delivery of the scheme.
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			Yes. The size and scale of the development will determine the suitability of the site.
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. Any planning submission for the site would be supported by a comprehensive Travel Plan that would look to maximise the active and sustainable travel to/from the site. Targets would include for the reduction in car-based trips to the site where possible, acknowledging the health use of the development.

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			Monmouth has a daily frequency bus service with multiple routes: • 35 Monmouth – Coleford- Ross on Wye (4 buses per day 08:10 – 15:50) • 35 Ross on Wye – Coleford – Monmouth (5 buses per day 06:55 – 17:25) • 36 Monmouth – Hereford (4 buses per day 07:05 – 15:25) • 36 Hereford – Monmouth (4 buses per day 08:23 – 16:50) • 60 Monmouth – Usk- Newport (8 buses per day 07:00 – 19:10) • 60 Newport – Usk- Monmouth (8 buses per day 06:10 – 18:05) • 68 Monmouth – Raglan – Abergavenny (7 buses per day 08:30 – 18:15) • 68 Abergavenny – Raglan – Monmouth (7 buses per day 07:25 – 17:20) • 65 Monmouth – Trellech – Chepstow (5 buses per day 07:45 – 17:30) • 65 Chepstow – Trellech – Monmouth (6 buses per day 07:00 – 17:15) • 83 Monmouth – Abergavenny (1 bus per day 17:00) • 83 Abergavenny – Monmouth (1 bus per day 07:25) • W3/W4/W5 Monmouth Town Service (Hourly 07:55 – 18:10)
36. Is access required directly on to the trunk road network?		No		No.
37. Are there any WG highways comments for this site?	Yes			WG highways note potential cumulative development in Monmouth- impacts at trunk road junctions to be modelled.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk	Yes			Flooding and Drainage Team comments (May 2022): Care will be required to make sure that development does not encroach into flood zones in the south of the site and that it does not appear that this will have a significant impact on the development. A FCA must be undertaken demonstrating that all works will be outside the flood extents. The SFCA notes there are 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	Yes			Flooding and Drainage Team comments (April 2024): Would like to see a preliminary drainage strategy showing how the surface water from the site will be managed outside the flood zone and route for the discharge to the watercourse.
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	N/A
Ecology				
41. Has an ecological assessment been undertaken?	Yes			Yes an Ecological Assessment has been submitted along with an Ecological Site Summary Form.
	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 for its intended purpose. The overall site value is medium. GI needs to demonstrate replacement/compensation for grassland habitat. River Monnow SINC (within 250m buffer)
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	Yes			Landscape Sensitivity of the site is high/medium in the Landscape Sensitivity Update (October 2020). Landscape officer comments March 2022:

Topic/Question	Yes	No	Not Stated	Commentary
appropriate mitigation and further dialogue with the LPA?				It is considered that from a Landscape and GI perspective that an appropriately designed development with good GI buffers and connectivity that responds to LVIA analysis may be acceptable providing the intrinsic values that underpin the landscape character are carefully considered and the quality of the river Monnow setting at this location is not adversely impacted. Providing new access to DES2 Amenity Open Space would be welcome.
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
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?		No		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		No. GGAT note the site is adjacent to St Mary's Holy Well (also recorded as Simmery), of Medieval origin, and it is not known if further remains survive or extend into the proposed development area, but mitigation could be addressed by condition.
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?		No		No.
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		No.

Topic/Question	Yes	No	Not Stated	Commentary
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Yes. Site is adjacent the Osbaston Church in Wales school.
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	N/A
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	0	0	-	0	+	-	+	+	--	+	?	-	+	-
Commentary																

The colour coding relates to the desk top GIS assessment of the site which note the site performs most positively against the ISA theme relating to economy and employment. The assessment also performs well against landscape and the majority of natural resources themes; minimising exposure to air pollution; located away from a Groundwater Source Protection Zone, a Nitrate Vulnerable Zone and Mineral Safeguarding Zone. The site performs less well against equalities, diversity and inclusion as it falls amongst the 20-30% least deprived LSOAs in Wales. It also performs less well against; the natural resources water bodies theme owing to its location in the River Wye catchment area and; Climate Change including flooding as the southern boundary of the site is located within floodplain. A number of themes are not applicable as the proposed use relates to a well-being centre/healthcare facility rather than residential. The site nevertheless has the potential for a significant negative effect on the natural resources theme relating to land as a result of the site being wholly greenfield land, being best and most versatile land and being used for agriculture.

Please refer to the full ISA Report for further information on the ISA objective questions and significant effect findings on the Candidate Site.

Site assessment conclusion			
	Yes	No	Commentary
Progress to RLDP allocation?			While internal and external consultee comments were obtained on this Candidate Site submission, it relates to a use more appropriately considered through the policy approach to community and recreation facilities adjoining identified settlement boundaries. It is therefore not considered appropriate/necessary to identify site specific community facility related allocations in the RLDP.

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Monmouthshire RLDLP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0051	Candidate Site Name	Land at Croft Y Bwla Farm	Area (Ha)	49
Proposal	Residential and Employment – 900 dwellings			Existing Use	Agricultural

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			The site is located on the edge of the settlement adjacent the Monmouth Development Boundary.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		No site is greenfield and in agricultural use.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			While the form suggests there aren't any constraints the constraints and opportunities plan indicates an area of non-developable land on the western part of the site which includes arrows showing an upward gradient. There are also a few TPO's on the boundary of the site.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			Yes the Agricultural Land Classification (ALC) predictive maps identify the site as Grade 2, subgrade 3a and subgrade 3b. An Agricultural Land Classification Report has been produced and identifies the site as 58% Grade 2 (28.9ha), 27% subgrade 3a (13.7ha), 14% subgrade 3b (6.8ha) and 1% Non-agricultural (0.4ha).
5. Does the proposal result in the loss of amenity open space (DES2)?		No		No.
6. Does the proposal result in the loss of community facilities?		No		No.

Topic/Question	Yes	No	Not Stated	Commentary
7. Does the site lie within a Minerals Safeguarding Area?	Yes			Part of the site is located in a Category 1 Superficial Sand and Gravel Safeguarding Area (BGS). The site is nevertheless located on the edge of the settlement of Monmouth and as a consequence mineral extraction would not be feasible in this location. Part of the site is also located in a Category 2 Superficial Sand and Gravel Safeguarding Area (BGS) however there is no requirement to safeguard Category 2 areas however there is no requirement to safeguard Category 2 areas.
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		No.
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Yes. The site is located approximately 15 minutes (1290m) of Overmonnow Primary School. The catchment Primary School for the site is Overmonnow.
10. Is the site within an acceptable walking distance of a secondary school?		No		No the site is approximately a 33 minute walk (2750m) from Monmouth Comprehensive School. The catchment Secondary School is Monmouth Comprehensive.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Yes, the site is located approximately 1200m from the Rockfield Community Centre and designated Amenity Open Space. It is also located within 15 minutes (1200m) of play areas in the Kingswood Gate site that have not been formally designated. The site is located approximately 17 minutes (1450m) from a Post Office (part of Spar shop).
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			The site is approximately 16 minutes (1350m) from the Cooperative Shop on Rockfield Road and 17 minutes (1450m) from the Overmonnow Spar shop/Post Office. The site is also approximately 22 minutes (1770m) from the southern entrance to the Town Centre.

Topic/Question	Yes	No	Not Stated	Commentary
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			Yes the promoter has an interest in the land.
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		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			While form suggests there aren't any constraints the constraints and opportunities plan shows details of overhead cables. Dŵr Cymru Welsh Water have noted (March 2023) that there is a 4" distribution main crossing the site.
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Dŵr Cymru Welsh Water have noted (March 2023) there are no issues in relation to connection to mains water/sewerage.
18. Is there capacity within the mains water/sewerage to serve the proposed development?		No		Dŵr Cymru Welsh Water have noted (March 2023) there is limited capacity at the Monmouth WwTW to accommodate the foul flows from the site. Depending on the confirmed number of sites allocated, an investment scheme may need to be considered for inclusion within a future AMP programme, or alternatively developers can fund any necessary reinforcement works to accommodate their site by firstly undertaking a Developer Impact Assessment (DIA) and subsequently funding any required reinforcement works via a s106 TCPA planning obligation or legal agreement. From a phosphorus perspective, DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025. Any development proposal will need to be in accordance with the Environmental Permit issued by NRW.

Topic/Question	Yes	No	Not Stated	Commentary										
19. Is the site capable of connection to electricity?	Yes			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		No										
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			Discussions have taken place with Taylor Wimpey who are the promoting the adjacent site (Phase 3)										
23. Is affordable housing included as part of the proposal?		No		While viability testing was originally undertaken based on 35%. The site promoter noted in May 2023 that updated viability evidence based on 50% will not be submitted.										
24. Can the site be delivered in the RLDP Plan Period?	Yes			Site promoter suggests in the initial submission that the site can be built out within the plan period.										
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		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.										

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			The site is located within the River Wye catchment. DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025. 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?		No		No details provided. The position in relation to phosphates has progressed since the Candidate Site was submitted. DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Promotional document states opportunities to increase the renewable and low carbon energy generation capacity of the site will be considered in detail.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			The landowner is committed to ensuring the development compliments the Council's Climate Change agenda. In line with the Welsh Government's proposed changes to Building Regulations in March 2021, these changes seek to make new homes energy efficient and future proof them for low carbon heating systems. In order to help meet this new agenda this Candidate Site submission has incorporated the following design considerations into the submitted masterplan: • Efficient use of land and co-location of uses – the site is sustainably located on the edge of the settlement; • Avoid flood risk areas – the site is not at risk of flooding and so flood risk areas within the locality have been avoided; • Sustainable urban drainage schemes (SuDs) – owing to the scale of development a SuDs feature has been proposed which will be designed and built in accordance with the Statutory SuDs Standards published by

Topic/Question	Yes	No	Not Stated	Commentary
				Welsh Government and will be submitted to a SuDs Approving Body for approval; - Green Infrastructure – the masterplan illustrates an extensive green infrastructure scheme which has considered the LPA's green infrastructure policies in detail. As a result these measures will help reduce the scheme's carbon footprint and mitigate increasing temperatures whilst also reducing any risk of flooding; - Waste reduction – sustainable construction techniques will be explored during the build phase as well as the benefits of using local supplies.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		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		Refers to the provision of 2.4 acres of B1 employment use but no further details provided.
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 a development of this size and scale cannot be accommodated on the local network and that access to the south cannot be guaranteed thus providing a through route. The highway authority would resist the provision of a single means of access and question whether the significant off-site improvements and mitigation to accommodate the increase in vehicular movements can be provided.
34. From an active travel perspective, is the site suitable to be developed for its intended purpose	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

Topic/Question	Yes	No	Not Stated	Commentary
as submitted, or with appropriate mitigation and further dialogue with the LPA?				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			Monmouth has a daily frequency bus service with multiple routes: • 35 Monmouth – Coleford- Ross on Wye (4 buses per day 08:10 – 15:50) • 35 Ross on Wye – Coleford – Monmouth (5 buses per day 06:55 – 17:25) • 36 Monmouth – Hereford (4 buses per day 07:05 – 15:25) • 36 Hereford – Monmouth(4 buses per day 08:23 – 16:50) • 60 Monmouth – Usk- Newport (8 buses per day 07:00 – 19:10) • 60 Newport – Usk- Monmouth (8 buses per day 06:10 – 18:05) • 68 Monmouth – Raglan – Abergavenny (7 buses per day 08:30 – 18:15) • 68 Abergavenny – Raglan – Monmouth (7 buses per day 07:25 – 17:20) • 65 Monmouth – Trellech – Chepstow (5 buses per day 07:45 – 17:30) • 65 Chepstow – Trellech – Monmouth (6 buses per day 07:00 – 17:15) • 83 Monmouth – Abergavenny (1 bus per day 17:00) • 83 Abergavenny – Monmouth (1 bus per day 07:25) • W3/W4/W5 Monmouth Town Service (Hourly 07:55 – 18:10)
36. Is access required directly on to the trunk road network?		No		No.
37. Are there any WG highways comments for this site?	Yes			WG Highways note that this is a significant development. Impacts at Dixon roundabout and signals at Wye Bridge should be modelled as part of any TA. Further information needed.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk		No		Flooding and Drainage Team comments (Feb 2022): No concern. The SFCA notes that there are 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		Flooding and Drainage Team comments (Feb 2022): No concern.
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	N/A
Ecology				
41. Has an ecological assessment been undertaken?	Yes			Yes a Preliminary Ecological Appraisal has been submitted along with an Ecological Site Summary Form and Ecology Shapefiles.
	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 for its intended purpose. The overall site value is medium. Appropriate buffers and GI needed to protect retained ecological features. • Croft Y Bwla SINC – north-west boundary of Candidate Site designated as SINC. • Seargeant's Wood SINC (within 250m buffer). • Wonastow Field SINC (within 500m buffer). • Ancient Woodland adjacent to south-west boundary

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		Landscape Sensitivity of the site is high/medium in the Landscape Sensitivity Update (October 2020). It is considered from a Landscape and GI perspective that the proposed development in the current form will have a significant adverse visual impact on Monmouthshire's valued landscape. The scale of development and extension of settlement into the open countryside in a topographically exposed agricultural greenfield setting will not be able to be integrated effectively into the landscape. There will be an adverse material change to landscape character. The possible inclusion of employment zones in the south east of the site as per Masterplan 02.
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 in part			Heritage Team comments (July 2022): Parcels A & B- 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. Part of parcel C is required to maintain breathing space and the setting of the Listed Building in its open countryside context.
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?	Yes			Croft-Y-Bwla a Grade II Listed Building is located immediately adjacent the site. Cadw have commented that from a Cadw perspective the site could be included in the RLDP.
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		No. GGAT note Information in the Historic Environment Record shows a number of prehistoric findspots of flint tools, and Roman pottery. Desk-based assessment and geophysical survey, prior to any determination of an application would inform mitigation, which may include further pre-determination work.

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		No.
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		No.
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Yes adjacent uses relate to residential.
50. Is there a possibility that the site is contaminated?		No		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	N/A
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 the desk top GIS assessment of the site which note the site performs most positively against ISA themes relating to economy & employment and population and communities – homes. The site also performs well against both health and well-being objectives, transport/movement and the majority of natural resources themes; minimising exposure to air pollution; located away from a Groundwater Source Protection Zone, a Nitrate Vulnerable Zone and Mineral Safeguarding Zone. The site performs less well against equalities, diversity and inclusion as it falls amongst the 30-40% least deprived LSOAs in Wales. It also performs less well against the natural resources water bodies theme owing to its location in the River Wye catchment area and populations & communities – placemaking due to its distance from Monmouth comprehensive school. The site has the potential for a significant negative effect on the historic environment, and, biodiversity & geodiversity. The site also has the potential for a significant negative effect on the natural resources theme relating to land as a result of the site being wholly greenfield land, being best and most versatile land and being used for agriculture. Please refer to the full ISA Report for further information on the ISA objective questions and significant effect findings on the Candidate Site.																

Site assessment conclusion			
	Yes	No	Commentary
Progress to RLDP allocation?			Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. Landscape impact and highway concerns have also been raised in relation to the site's allocation given the large scale of the site. Overall, there are considered to be more suitable sites available in Monmouth and 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.	CS0074	Candidate Site Name	Land rear of The Royal Oak	Area (Ha)	0.49
Proposal	Residential – 10 dwellings			Existing Use	Partial stationing of 5 caravans under caravan club exemption and partial grazing.

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			The site is located on the edge of the settlement of Monmouth.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		The submission form suggests the partial stationing of 5 caravans under caravan club exemption results in the site being partially brownfield. It is nevertheless considered that this would be greenfield under the PPW definition.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)		No		The submission form notes the topography of the site slopes gently down from the west (A466) to the east.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			The Predictive Agricultural Land Maps indicate the site is predominately Grade 2 with a very small amount of subgrade 3b and the remainder urban. An ALC Report is required as part of the site is Best and most Versatile. The form notes that the site is partially classified as Urban and partially classified as Grade 3a according to the Predictive ALC map.
5. Does the proposal result in the loss of amenity open space (DES2)?		No		No.
6. Does the proposal result in the loss of community facilities?		No		No.

Topic/Question	Yes	No	Not Stated	Commentary
7. Does the site lie within a Minerals Safeguarding Area?		No		No. Part of the site is located in a Category 2 Sandstone Safeguarding Area (BGS) however there is no requirement to safeguard Category 2 areas.
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		No.
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Yes the site is located approximately a 15 minute walk (1200m) from Osbaston Church in Wales School. The catchment Primary School for the site is Osbaston Church in Wales.
10. Is the site within an acceptable walking distance of a secondary school?	Yes			Yes. The site is located approximately an 18 minute walk (1610m) from Monmouth Comprehensive School. The catchment Secondary School is Monmouth Comprehensive.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			The site is located immediately adjacent the Royal Oak Public House and 4 minutes (400m) from the Buckholt Village Hall. The closest Amenity Open Space is however located approximately 15 minutes (1360m) from the site but does not incorporate a play area. The site is also located within walking distance of a number of facilities including a doctors surgery 18 minutes (1670m), and the Monmouth Library/Community Hub 19 minutes (1740m).
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			Yes the Iceland convenience store is located approximately a 20 minute walk (1850m) from the site. The site is located approximately 21 minutes from Church Street in the Town Centre and 22 minutes from the Shire Hall.

Topic/Question	Yes	No	Not Stated	Commentary
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?			N/A	N/A
14. Is the site wholly in the ownership of the proposer?	Yes			Yes.
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		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		No.
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Yes. All services either connect directly to the site or are available in the road. Dŵr Cymru Welsh Water have noted (March 2023) there are no issues in relation to connection to mains water/sewerage.
18. Is there capacity within the mains water/sewerage to serve the proposed development?		No		Dŵr Cymru Welsh Water noted in March 2023 that there is limited capacity at the Monmouth WwTW to accommodate the foul flows from this site. Depending on the confirmed number of sites allocated, an investment scheme may need to be considered for inclusion within a future AMP programme, or alternatively developers can fund any necessary reinforcement works to accommodate their site by firstly undertaking a Developer Impact Assessment (DIA) and subsequently funding any required reinforcement works via a s106 TCPA planning obligation or legal agreement.

Topic/Question	Yes	No	Not Stated	Commentary										
				From a phosphorus perspective, DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025. 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			Yes. All services either connect directly to the site or are available in the road.										
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			Enquiries have been made of service provides and DCWW, Western Power have confirmed capacity. The intention is that the development will not require a connection to the gas mains owing to its minimisation of energy usage and on-site generation of energy for space heating.										
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			Form states that discussions have been held with a small local developer.										
23. Is affordable housing included as part of the proposal?	Yes			Yes, the site is proposed as an affordable housing led scheme for 50% affordable housing. A viability assessment however has not been submitted with the proposal as it related to 10 dwellings.										
24. Can the site be delivered in the RLDP Plan Period?	Yes			Site promoter suggests in the initial submission that the site can be built out within the plan period.										

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		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.
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			The site is located within the River Wye catchment. DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025. 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			The covering letter provides details of how the development will achieve phosphate neutrality. The position in relation to phosphates has progressed since the Candidate Site was submitted. DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Sustainability Statement undertaken to support the proposal. It advises that photovoltaic panels would be installed on south facing roof planes (with all dwellings facing south).
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Sustainability Statement undertaken to support the proposal. Provides details of a design strategy and decarbonising measures which indicate the site will be

Topic/Question	Yes	No	Not Stated	Commentary
				capable of achieving upcoming policy improvements towards 75% less CO2 emissions compared to 2014 standards. Site promoter is committed to meeting Part L 2025 provisions. This is by having a high thermal capacity, maximising solar gain, installing energy saving technologies including ECV, installing PV's with batteries to store energy in for use overnight.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		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	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 proposed development would not have an adverse impact on the immediate highway network. The access provision will require careful consideration and design in accordance with current local and national guidelines. The applicant is also required at an early stage to clarify the intended use of the existing public house and car park and how it will be incorporated into the access to the proposed site.
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.
35. From a public transport perspective, is the site suitable to be developed for its intended purpose	Yes			Monmouth has a daily frequency bus service with multiple routes: 35 Monmouth – Coleford- Ross on Wye (4 buses per day 08:10 – 15:50) 35 Ross on Wye – Coleford – Monmouth (5 buses per day 06:55 – 17:25)

Topic/Question	Yes	No	Not Stated	Commentary
as submitted, or with appropriate mitigation and further dialogue with the LPA?				36 Monmouth – Hereford (4 buses per day 07:05 – 15:25) 36 Hereford – Monmouth (4 buses per day 08:23 – 16:50) 60 Monmouth – Usk- Newport (8 buses per day 07:00 – 19:10) 60 Newport – Usk- Monmouth (8 buses per day 06:10 – 18:05) 68 Monmouth – Raglan – Abergavenny (7 buses per day 08:30 – 18:15) 68 Abergavenny – Raglan – Monmouth (7 buses per day 07:25 – 17:20) 65 Monmouth – Trellech – Chepstow (5 buses per day 07:45 – 17:30) 65 Chepstow – Trellech – Monmouth (6 buses per day 07:00 – 17:15) 83 Monmouth – Abergavenny (1 bus per day 17:00) 83 Abergavenny – Monmouth (1 bus per day 07:25) - W3/W4/W5 Monmouth Town Service (Hourly 07:55 – 18:10)
36. Is access required directly on to the trunk road network?		No		The site is accessed via the existing car park and access arrangements at The Royal Oak off the A466 Hereford Road.
37. Are there any WG highways comments for this site?			N/A	WG Highways note 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		Flooding and Drainage Team comments (May 2022): No concerns. The SFCA notes there are 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			Flooding and Drainage Team comments (May 2022): The Flooding and Drainage Team note that all or part of the site may be unsuitable due the lack of a suitable surface water drainage discharge destination. No watercourse on site. Most appropriate discharge destination may be a watercourse on agricultural land outside the site boundary.

Topic/Question	Yes	No	Not Stated	Commentary
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	N/A
Ecology				
41. Has an ecological assessment been undertaken?	Yes			Yes a Preliminary Ecological Appraisal and Summary Form have been submitted.
	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 for its intended purpose. The overall site value is medium. Insufficient green infrastructure and net benefit. • WVFOD Bat Sites SAC – Core sustenance zone • Cross Wood SINC (within 500m buffer) • Mally Brook Valley SINC (within 500m buffer)
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			Landscape Sensitivity of the site is high/medium in the Landscape Sensitivity Update (October 2020). It is considered from a Landscape and GI perspective that the proposed development site and proposal in the current form may have an adverse visual impact on Monmouthshire's valued landscape. However the scale of development in the open countryside in a topographically exposed agricultural greenfield setting could be able to be integrated effectively into the landscape

Topic/Question	Yes	No	Not Stated	Commentary
				with an emphasis on good landscape and GI mitigation and 1 storey units as proposed.
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	N/A
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?		No		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		No. GGAT note the area is shown as Orchard on historic mapping, including the Tithe. Evidence of Roman ironworking, and pottery nearby. Not known if further remains survive or extend into the proposed development area, but mitigation could be addressed by condition.
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?		No		No.
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		No.
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Yes.

Topic/Question	Yes	No	Not Stated	Commentary
50. Is there a possibility that the site is contaminated?		No		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	N/A
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 the desk top GIS assessment of the site which note the site performs well against the population & communities theme - homes, both health and well-being themes, transport & movement, landscape, climate change and the majority of natural resources themes; minimising exposure to air pollution; located away from a Groundwater Source Protection Zone, a Nitrate Vulnerable Zone and Mineral Safeguarding Zone. The site performs less well against the economy & employment and population & communities theme relating to placemaking due to distance from employment areas and schools within the town. It also performs negatively against the equalities, diversity and inclusion theme as it falls amongst the 10% least deprived LSOAs in Wales. It also performs less well against the natural																

resources water bodies theme owing to its location in the River Wye catchment area and the natural resources theme relating to land as a result of the site being greenfield and best and most versatile land.

Please refer to the full ISA Report for further information on the ISA objective questions and significant effect findings on the Candidate 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.	CS0078	Candidate Site Name	Land adjacent Croft Y Bwla, Rockfield Road	Area (Ha)	13
Proposal	Residential – 300 dwellings			Existing Use	Agricultural

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			The site is located on the edge of the settlement adjacent the Monmouth Development Boundary.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		No the site is greenfield and in agricultural use.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			While the form suggests there aren't any constraints there are a number of TPO's within the site.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			Yes the Agricultural Land Classification (ALC) predictive maps identify the site as Grade 2, subgrade 3a and subgrade 3b. An Agricultural Land Quality Data Review has been produced and identifies the site as 48% Grade 2 (6ha), 28% 3a (3.6ha) and 24% 3b (3ha). A further 1ha is noted as non-agricultural.
5. Does the proposal result in the loss of amenity open space (DES2)?		No		No.
6. Does the proposal result in the loss of community facilities?		No		No.

Topic/Question	Yes	No	Not Stated	Commentary
7. Does the site lie within a Minerals Safeguarding Area?	Yes			Part of the site is located in a Category 1 Superficial Sand and Gravel Safeguarding Area (BGS). The site is nevertheless located on the edge of the settlement of Monmouth and as a consequence mineral extraction would not be feasible in this location.
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		No.
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Yes. The site is located approximately 16 minutes walking distance (1280m) from Overmonnow Primary School. The catchment Primary School for the site is Overmonnow.
10. Is the site within an acceptable walking distance of a secondary school?		No		No. The site is approximately 35 minutes walking distance from the site (2700m) from Monmouth Comprehensive School. The catchment Secondary School is Monmouth Comprehensive.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Yes, the site is located approximately 8 minutes (640m) from the Rockfield Community Centre and designated Amenity Open Space. It is also located within 5 minutes (450m) of play areas in the Kingswood Gate site that have not been formally designated. The site is located approximately 19 minutes (1600m) from a Post Office (part of Spar shop).
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			The site is approximately 16 minutes (1290m) from the Cooperative Shop on Rockfield Road and 19 minutes (1600m) from the Overmonnow Spar shop/Post Office. The site is also approximately 22 minutes (1770m) from the southern entrance to the Town Centre.

Topic/Question	Yes	No	Not Stated	Commentary
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		Taylor Wimpey are promoting the site for development and has an option agreement with the landowner for 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 development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)	Yes			Refers to Multi-Utility Infrastructure Feasibility Study. While form suggests there aren't any constraints the Multi-Utility Infrastructure Feasibility Study refers to overhead lines which proceed from north-west to south, crossing the south-western part of the development.
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Dŵr Cymru Welsh Water have noted (March 2023) there are no issues in relation to connection to mains water/sewerage.
18. Is there capacity within the mains water/sewerage to serve the proposed development?		No		A Pre-Planning Assessment has been received from DCWW (Appendix 4 of the Multi-Utility Infrastructure Feasibility Study). Dŵr Cymru Welsh Water have noted (March 2023) there is limited capacity at the Monmouth WwTW to accommodate the foul flows from this site. Depending on the confirmed number of sites allocated, an investment scheme may need to be considered for inclusion within a future AMP programme, or alternatively developers can fund any necessary reinforcement works to accommodate their site by firstly undertaking a Developer Impact Assessment (DIA) and subsequently funding any required reinforcement works via a s106 TCPA planning obligation or legal agreement. From a phosphorus perspective, DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025.

Topic/Question	Yes	No	Not Stated	Commentary										
				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			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		No.										
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			Yes, Taylor Wimpey Homes has an interest in the land.										
23. Is affordable housing included as part of the proposal?	Yes			An updated DVM has been submitted noting the site is viable based on 50% affordable housing provision.										
24. Can the site be delivered in the RLDP Plan Period?	Yes			Yes suggests site to be built out 2029/2030.										
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		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?	Yes			Yes. The site has previously been granted outline planning permission for a hotel, conference centre and leisure facility. A further application to extend the life of the outline permission was also granted. This has since lapsed.
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			The site is located within the River Wye catchment. DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025. 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			A Nutrient Assessment Technical Note has been submitted. The position in relation to phosphates has progressed since the Candidate Site was submitted. DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Promotional document states opportunities to increase the renewable and low carbon energy generation capacity of the site will be considered in detail.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Taylor Wimpey are committed to ensuring the development compliments the Council's Climate Change agenda and a Tackling Climate Change response prepared by Taylor Wimpey is attached at Appendix 1. In line with the Welsh Government's proposed changes to Building Regulations in March 2021, these changes seek to make new homes energy efficient and future proof them for low carbon heating systems. In order to help meet this new agenda this Candidate Site submission has incorporated the following design considerations into the submitted masterplan: Efficient use of land and co-location of uses – the site is sustainably located on the edge of the settlement;

Topic/Question	Yes	No	Not Stated	Commentary
				• Avoid flood risk areas – the site is not at risk of flooding and so flood risk areas within the locality have been avoided; • Sustainable urban drainage schemes (SuDs) – owing to the scale of development a SuDs feature has been proposed which will be designed and built in accordance with the Statutory SuDs Standards published by Welsh Government and will be submitted to a SuDs Approving Body for approval; • Digital Infrastructure – the development is proposed to be built to enable the integration of digital infrastructure; • Green Infrastructure – the masterplan illustrates an extensive green infrastructure scheme which has considered the LPA's green infrastructure policies in detail. As a result these measures will help reduce the scheme's carbon footprint and mitigate increasing temperatures whilst also reducing any risk of flooding; • Waste reduction – sustainable construction techniques will be explored during the build phase as well as the benefits of using local supplies.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		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 has concerns that a development of this size and scale would require significant off-site improvements and mitigation to accommodate the increase in vehicular movements and to address the sustainable transport provision, namely walking, cycling and bus.

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 near 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			Monmouth has a daily frequency bus service with multiple routes: • 35 Monmouth – Coleford- Ross on Wye (4 buses per day 08:10 – 15:50) • 35 Ross on Wye – Coleford – Monmouth (5 buses per day 06:55 – 17:25) • 36 Monmouth – Hereford (4 buses per day 07:05 – 15:25) • 36 Hereford – Monmouth(4 buses per day 08:23 – 16:50) • 60 Monmouth – Usk- Newport (8 buses per day 07:00 – 19:10) • 60 Newport – Usk- Monmouth (8 buses per day 06:10 – 18:05) • 68 Monmouth – Raglan – Abergavenny (7 buses per day 08:30 – 18:15) • 68 Abergavenny – Raglan – Monmouth (7 buses per day 07:25 – 17:20) • 65 Monmouth – Trellech – Chepstow (5 buses per day 07:45 – 17:30) • 65 Chepstow – Trellech – Monmouth (6 buses per day 07:00 – 17:15) • 83 Monmouth – Abergavenny (1 bus per day 17:00) • 83 Abergavenny – Monmouth (1 bus per day 07:25) • W3/W4/W5 Monmouth Town Service (Hourly 07:55 – 18:10)
36. Is access required directly on to the trunk road network?		No		No.
37. Are there any WG highways comments for this site?	Yes			Welsh Government Highways note that potential cumulative development in Monmouth- impacts at trunk road junctions to be modelled.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk	Yes			Flooding and Drainage Team comments (May 2022): The Flooding and Drainage Team note that part or all of the site may be unsuitable as to deal with the surface water flood risk without increasing risk downstream it is likely that some land take will be required for flood protection assets.

Topic/Question	Yes	No	Not Stated	Commentary
				The SFCA notes this relates to 7.04% of the site and that there is 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		Flooding and Drainage Team comments (May 2022): No concern.
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	N/A
Ecology				
41. Has an ecological assessment been undertaken?	Yes			Yes a Preliminary Ecological Appraisal has been submitted which includes an Ecological Site Summary Form.
	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 for its intended purpose. The overall site value is medium. Retain mature trees in appropriate green spaces and create green corridors along stream. • River Monnow SINC (within 500m buffer) • Croft Y Bwla SINC (within 500m buffer) • Sergeant's Wood SINC (within 500m buffer)

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		Landscape Sensitivity of the site is high/medium in the Landscape Sensitivity Update (October 2020). It is considered from a Landscape and GI perspective that the proposed development in the current form will have a significant adverse visual impact on Monmouthshire's valued landscape. The scale of development and extension of settlement into the open countryside in a topographically exposed agricultural greenfield setting will not be able to be integrated effectively into the landscape. There will be an adverse material change to landscape character.
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 in part			Heritage Team comments (July 2022): Parcels D & E- 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. Part of parcel F is required to maintain breathing space and the setting of the Listed Building in its open countryside context.
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?	Yes			Yes Croft-Y-Bwla a Grade II Listed Building is located immediately adjacent the site. Cadw have commented that from a Cadw perspective the site could be included in the RLDP.
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		No. GGAT note information in the Historic Environment Record shows a number of prehistoric findspots of flint tools, and Roman pottery. Desk-based assessment and geophysical survey, prior to any determination of an application would inform mitigation, which may include further pre-determination work.

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		No.
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		No.
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Yes.
50. Is there a possibility that the site is contaminated?		No		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	N/A
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 the desk top GIS assessment of the site which note the site performs most positively against ISA themes relating to population and communities – homes, and, health and well-being (leisure & green spaces). The site also performs well against the general health and well-being theme, transport/movement and the majority of natural resources themes; minimising exposure to air pollution; located away from a Groundwater Source Protection Zone, a Nitrate Vulnerable Zone and Mineral Safeguarding Zone. The assessment notes the site has reasonable access to existing employment. The site performs less well against equalities, diversity and inclusion as it falls amongst the 30-40% least deprived LSOAs in Wales. It also performs less well against the natural resources water bodies theme owing to its location in the River Wye catchment area and also climate change. The site also has the potential for negative effects on populations & communities – placemaking due to its distance from Monmouth comprehensive school. The site has the potential for a significant negative effect on the historic environment, and the natural resources theme relating to land as a result of the site being wholly greenfield land, being best and most versatile land and being used for agriculture. The impact on biodiversity and geodiversity and landscape is uncertain at this stage. Please refer to the full ISA Report for further information on the ISA objective questions and significant effect findings on the Candidate Site.																

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

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Monmouthshire RLDLP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0099	Candidate Site Name	Land at Drybridge Farm	Area (Ha)	22.5
Proposal	Residential- 563 – 675 dwellings			Existing Use	Agricultural

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			The site is located on the edge of the settlement adjacent the Monmouth Development Boundary.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		No the site is greenfield and in agricultural use.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			While the submission form suggests there aren't any constraints there are a number of TPO's within the site.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			Yes the Agricultural Land Classification (ALC) predictive maps identify the site as primarily Grade 2 and subgrade 3a with a lesser amount of subgrade 3b and urban. An Agricultural Quality Report has been submitted which states 54% (12.1ha) of the site is Grade 2, 43% (9.6ha) Subgrade 3a and 3% (0.6ha) Other Land.
5. Does the proposal result in the loss of amenity open space (DES2)?	Yes			The site is in the main located within an Area of Amenity Importance designated in Policy DES2 of the Adopted LDP. The Areas of Amenity Importance Review recommends this remain designated as an Area of Amenity Importance as it is very important to the area and provides a multi-functional use as well as extensive views into and out of the town. There are a few proposed boundary amendments which include deletion of the Farm and track but the wider site is proposed to remain as a designated Area of Amenity Importance.

Topic/Question	Yes	No	Not Stated	Commentary
6. Does the proposal result in the loss of community facilities?		No		No.
7. Does the site lie within a Minerals Safeguarding Area?	Yes			Part of the site is located in a Category 1 Superficial Sand and Gravel Safeguarding Area (BGS). The site is nevertheless located on the edge of the settlement of Monmouth and as a consequence mineral extraction would not be feasible in this location. Part of the site is also located in a Category 2 Superficial Sand and Gravel Safeguarding Area (BGS) however there is no requirement to safeguard Category 2 areas.
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		No.
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Yes. The site is located approximately 14 minutes walking distance (1125m) from Overmonnow Primary School. The catchment Primary School for the site is Osbaston Church in Wales. The site is however located 31 minutes' walk (2575m) from the catchment Primary School.
10. Is the site within an acceptable walking distance of a secondary school?		No		No. The site is located approximately 31 minutes walking distance from the site (2400m) to Monmouth Comprehensive School. The catchment Secondary School is Monmouth Comprehensive.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Yes, the site is located within Vauxhall fields a designated Area of Amenity Importance. It is also located approximately 12 minutes (950m) from the Rockfield Community Centre and designated Amenity Open Space. The site is located approximately 19 minutes (1600m) from a Post Office (part of Spar shop).

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			The site is approximately 12 minutes (965m) from the Cooperative Shop on Rockfield Road. The site is also approximately 18 minutes (1450m) from the southern entrance to the Town Centre.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			Yes, land is wholly in ownership of the proposer.
14. Is the site wholly in the ownership of the proposer?	Yes			Yes.
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		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			Dŵr Cymru Welsh Water (March 2023) have noted that there is a 4" distribution main crossing the site.
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Dŵr Cymru Welsh Water have noted (March 2023) there are no issues in relation to connection to mains water/sewerage.
18. Is there capacity within the mains water/sewerage to serve the proposed development?		No		Dŵr Cymru Welsh Water have noted (March 2023) there is limited capacity at the Monmouth WwTW to accommodate the foul flows from this site. Depending on the confirmed number of sites allocated, an investment scheme may need to be considered for inclusion within a future AMP programme, or alternatively developers can fund any necessary reinforcement works to accommodate their site by firstly undertaking a Developer Impact Assessment (DIA) and subsequently funding any required reinforcement works via a s106 TCPA planning obligation or legal agreement.

Topic/Question	Yes	No	Not Stated	Commentary										
				From a phosphorus perspective, DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025. 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			The submission form states 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)			N/S	Not stated.										
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			Yes form notes that the proposer continues to be in discussions with a number of national and regional house builders with regard to the successful delivery of this site.										
23. Is affordable housing included as part of the proposal?	Yes			An updated viability assessment has been submitted but not in the form of a DVM, further detail would be required should the site progress.										
24. Can the site be delivered in the RLDP Plan Period?	Yes			Yes suggests site to be built out 2029/2030.										
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		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		No.
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			The site is located within the River Wye catchment. DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025. 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			The submission form notes that the site is located within the River Wye Catchment Area, and foul drainage will be connected to the Monmouth Wyesham waste water treatment works. The position in relation to phosphates has progressed since the Candidate Site was submitted. DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Renewable energy sources will be included on each home – solar, air source heat pumps and ground source heat pumps.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			The development of this site will adopt to, avoid and mitigate against climate change, by incorporating the following measures:- • Renewable energy sources on each home – solar panels, ASHP, GSHP, • EV charging points on each home, • High speed fibre broadband, • Onsite woodland plantation, • Energy efficient methods of construction and sustainable sources of materials,

Topic/Question	Yes	No	Not Stated	Commentary
				- Orientation of buildings, - Masterplanning to take account of Monmouthshire's Green Infrastructure Strategy.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		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	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			As stated the highway authority has concerns that a development of this size and scale would require significant off-site improvements and mitigation to accommodate the increase in vehicular movements and to address the sustainable transport provision, namely walking, cycling and bus.
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	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). A full transport plan is needed including provision for active travel before a recommendation can be made.
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			Monmouth has a daily frequency bus service with multiple routes: 35 Monmouth – Coleford- Ross on Wye (4 buses per day 08:10 – 15:50) 35 Ross on Wye – Coleford – Monmouth (5 buses per day 06:55 – 17:25) 36 Monmouth – Hereford (4 buses per day 07:05 – 15:25) 36 Hereford – Monmouth(4 buses per day 08:23 – 16:50) 60 Monmouth – Usk- Newport (8 buses per day 07:00 – 19:10)

Topic/Question	Yes	No	Not Stated	Commentary
				60 Newport – Usk- Monmouth (8 buses per day 06:10 – 18:05) 68 Monmouth – Raglan – Abergavenny (7 buses per day 08:30 – 18:15) 68 Abergavenny – Raglan – Monmouth (7 buses per day 07:25 – 17:20) 65 Monmouth – Trellech – Chepstow (5 buses per day 07:45 – 17:30) 65 Chepstow – Trellech – Monmouth (6 buses per day 07:00 – 17:15) 83 Monmouth – Abergavenny (1 bus per day 17:00) 83 Abergavenny – Monmouth (1 bus per day 07:25) - W3/W4/W5 Monmouth Town Service (Hourly 07:55 – 18:10)
36. Is access required directly on to the trunk road network?		No		No.
37. Are there any WG highways comments for this site?	Yes			Welsh Government Highways note potential cumulative development in Monmouth- impacts at trunk road junctions to be modelled.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk		No		Flooding and Drainage Team comments (May 2022): No concern. The SFCA notes that there are 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		Flooding and Drainage Team comments (May 2022): No concern.
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	N/A

Topic/Question	Yes	No	Not Stated	Commentary
Ecology				
41. Has an ecological assessment been undertaken?	Yes			Yes a Preliminary Ecological Appraisal Report has been submitted along with an Ecological Site Summary Form.
	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 for its intended purpose. The overall site value is medium. No layout details provided. River Monnow SINC – Adjacent
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		Landscape Sensitivity of the site is high/medium in the Landscape Sensitivity Update (October 2020). It is considered from a Landscape and GI perspective that a proposed development of the proposed scale will have a significant adverse visual impact on Monmouthshire's valued landscape. The scale of development in the open countryside in a topographically exposed agricultural greenfield setting will not be able to be integrated effectively into the landscape. The loss of a significant proportion of DES2 Area of Amenity Importance that is bounded on three sides by existing residential areas and in places of historical resonance from a landscape perspective would be difficult to mitigate for. There would be an adverse material change to landscape character.
Heritage / Landscape				
44. From a heritage perspective, is the site suitable to be developed for its intended purpose		No		Heritage Team comments (July 2022):

Topic/Question	Yes	No	Not Stated	Commentary
as submitted, or with appropriate mitigation and further dialogue with the LPA?				Development would have a harmful effect on the open setting forming important space for many Listed Buildings, the Conservation Area and Scheduled Ancient Monuments.
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?				No. Cadw have however noted that the Candidate site should not be included in RLDP until the applicant has provided an assessment showing that development will not have a significant adverse impact on the setting of scheduled monument MM159 Monmouth Castle.
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			Yes, the site is located in close proximity to the Monmouth Conservation Area. GGAT note the information in the Historic Environment Record shows a number of prehistoric findspots of flint tools, and Roman pottery. Desk-based assessment and geophysical survey, prior to any determination of an application would inform mitigation, which may include further pre-determination work.
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			The site adjoins existing residential dwellings and development to the west, agricultural land to the north, and Vauxhall Fields to the south and east, used for public amenity and a Territorial Army Centre.
50. Is there a possibility that the site is contaminated?				

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.			N/A	N/A
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 the desk top GIS assessment of the site which note the site performs most positively against ISA themes relating to population and communities, health and well-being, and transport/movement. The site also performs well against climate change and the majority of natural resources themes; minimising exposure to air pollution; located away from a Groundwater Source Protection Zone, a Nitrate Vulnerable Zone and Mineral Safeguarding Zone. The site performs less well against equalities, diversity and inclusion as it falls amongst the 30-40% least deprived LSOAs in Wales. It also performs less well against the natural resources water bodies theme owing to its location in the River Wye catchment area. The site also has the potential for a significant negative effect on the historic environment theme and natural resources theme relating to land as a result of the site being wholly greenfield land, being best and most versatile land and being used for agriculture. The effect on landscape is uncertain at this stage. Please refer to the full ISA Report for further information on the ISA objective questions and significant effect findings on the Candidate Site.																

Site assessment conclusion			
	Yes	No	Commentary ²
Progress to RLDP allocation?			Site not progressing as concerns have been raised including in relation to landscape and heritage impact. Therefore, this site will not be allocated in the RLDP.

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² Amended to reflect factual correction October 2025.

Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0136	Candidate Site Name	Land at former Poultry Units	Area (Ha)	1.3
Proposal	Residential and 600m2 B1 & D1 use – 48 dwellings			Existing Use	Sui Generis Poultry Units

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Site is located on the edge of the settlement adjacent the Monmouth Development Boundary.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		The site promoter considers the site to be brownfield. PPW however excludes agricultural buildings from the definition of previously developed land and it is therefore considered to be greenfield. The site does nevertheless have an extant planning permission for DM/2018/02026 approved in January 2021 for “Proposed change of use from poultry units (Sui Generis) to Business use (B1) and associated infrastructure works including car parking and internal road system at land to the east of Rockfield Road, Monmouth, NP25 5ST”. However, the Site Promoter wishes to pursue the mixed-use development (C3 and B1) as proposed within this Candidate Site submission.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			There are several TPO's on part of the site.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?		No		The Agricultural Land Classification (ALC) predictive maps identify a very small portion of the site as Grade 3a however this appears to be a drafting error, the majority of the site is considered to be Urban land.

Topic/Question	Yes	No	Not Stated	Commentary
5. Does the proposal result in the loss of amenity open space (DES2)?	Yes			Yes, the whole of the site is located within the Vauxhall Fields Area of Amenity Importance. The Area of Amenity Importance Review recommends the wider area remain designated as an Area of Amenity Importance as it is very important to the area and provides a multi-functional use as well as extensive views into and out of the town. It does nevertheless propose the old poultry sheds be excluded from the boundary. The Candidate Site submission does not provide details of any proposed mitigation.
6. Does the proposal result in the loss of community facilities?		No		No.
7. Does the site lie within a Minerals Safeguarding Area?	Yes			A small area on the edge of the site is located in a Category 1 Superficial Sand and Gravel Safeguarding Area (BGS). The site is nevertheless located on the edge of the settlement of Monmouth and as a consequence mineral extraction would not be feasible in this location. A small part of the site is also located in a Category 2 Superficial Sand and Gravel Safeguarding Area (BGS) however there is no requirement to safeguard Category 2 areas.
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		No.
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Yes. The site is located approximately 5 minutes walking distance (320m) from Overmonnow Primary School. The catchment Primary School for the site is Osbaston Church in Wales. The site is however located 22 minutes' walk (1850m) from the catchment Primary School.

Topic/Question	Yes	No	Not Stated	Commentary
10. Is the site within an acceptable walking distance of a secondary school?	Yes			Yes the site is located approximately 21 minutes walking distance (1610m) from Monmouth Comprehensive School. The catchment Secondary School is Monmouth Comprehensive
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Yes, the site is located within a designated Area of Amenity Importance. It is located approximately 2 minutes (160m) from the Monmouth District Centre which includes a vets and is also located approximately 3 minutes (240m) from the Monmouth Skate Park. It is also located approximately 9 minutes (650m) from the Rockfield Community Centre and designated Amenity Open Space. Bridges Community Centre is approximately 5 minutes from the site. The majority of the Town Centre is located within 20 minutes walking distance of the site.
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			The site is located approximately 2 minutes (160m) from the Co-operative Shop. The site is also approximately 9 minutes (650m) from the southern entrance to the Town Centre. The majority of the Town Centre is located within 20 minutes walking distance of the site.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?			N/A	N/A Land is in ownership by proposer.
14. Is the site wholly in the ownership of the proposer?	Yes			Yes.
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		There are no known legal constraints / restrictive covenants which would comprise a constraint to the proposed allocation, and the entirety of the site is located within the ownership of the Site Promoter.
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this	Yes			Dŵr Cymru Welsh Water March 2023 response: Dŵr Cymru Welsh Water have noted that there is a 150mm foul sewer crossing the site.

Topic/Question	Yes	No	Not Stated	Commentary										
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?		Not known		Dŵr Cymru Welsh Water March 2023 response: For any non-residential proposal, Welsh Water only have an obligation to service a site with a domestic water supply, and to remove domestic wastewater. As such, HMAs may be required dependant on the proposed water consumption and wastewater discharge requirements for these types of proposal. The site is proposed for a mixed use allocation.										
18. Is there capacity within the mains water/sewerage to serve the proposed development?		No		In March 2023 Dŵr Cymru Welsh Water have noted there is limited capacity at the Monmouth WwTW to accommodate the foul flows from this site. Depending on the confirmed number of sites allocated, an investment scheme may need to be considered for inclusion within a future AMP programme, or alternatively developers can fund any necessary reinforcement works to accommodate their site by firstly undertaking a Developer Impact Assessment (DIA) and subsequently funding any required reinforcement works via a s106 TCPA planning obligation or legal agreement. From a phosphorus perspective, DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025. 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			The site has existing electrical and gas supply connections, associated with the former use of the site. It is anticipated that liaison will be held with relevant suppliers to extend the existing provision as required.										
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		No.
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			The Site Promoter has entered into early discussions with a number of developers/operators regarding the development of the land. This relates to both the B1/D1 element of the proposed allocation, where the Site Promoter has interest from the Local Health Board in occupying the B1/D1 space in the form of a Primary Care Facility (NHS Estates are currently liaising with the Aneurin Bevan Health Board in this regard). In addition, developer interest has also been expressed in the residential/care home element of the site, including discussions with McCarthy & Stone who have expressed significant interest in the site's potential. Alternatively, the Site Promoter has an interest in in developing the site directly and has a proven track record for delivering schemes of this nature (including for example, the recently completed Alice Springs Lodge at Kemys Commander, Monmouthshire to a very high standard).
23. Is affordable housing included as part of the proposal?		No		While viability testing was originally undertaken based on 35%. Updated viability evidence has not been submitted.
24. Can the site be delivered in the RLDP Plan Period?	Yes			Site promoter suggests in the initial submission that the site can be built out within the plan period.
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		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			Yes the site has extant planning permission. DM/2018/02026 approved in January 2021 for "Proposed change of use from poultry units (Sui Generis) to Business use (B1) and associated infrastructure works including car parking and internal road

Topic/Question	Yes	No	Not Stated	Commentary
				system at land to the east of Rockfield Road, Monmouth, NP25 5ST". However, the Site Promoter wishes to pursue the mixed-use development (C3 and B1) as proposed within this Candidate Site submission.
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			The site is located within the River Wye catchment. DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025. 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 notes that the fall-back position in regard to existing land use on the Candidate Site is poultry rearing, with such a use contributing substantially to phosphate pollution in light of the phosphorous-rich chicken manure associated with the use. The removal of the poultry rearing use from the site, and replacement with residential and employment use, will no doubt result in phosphate neutrality and potentially betterment. The position in relation to phosphates has progressed since the Candidate Site was submitted. DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			In accordance with the energy hierarchy, potential options are being explored in relation to climate change mitigation (including seeking to achieve low or zero carbon energy) In accordance with the Part L 2025 update, all buildings on the site will be built with low carbon heating systems in place of gas boilers. As stated above, the proposed development aims to exceed to Part L standards, and a combination of measures will be explored. This will potentially include the use of heat pumps (air, ground and water source pumps).

Topic/Question	Yes	No	Not Stated	Commentary
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			In accordance with the energy hierarchy, potential options are being explored in relation to climate change mitigation (including seeking to achieve low or zero carbon energy). The proposed development aims to deliver a higher level of energy efficiency than required by Building Regulations, and a combination of measures will be explored in achieving this objective (including in relation to thermal efficiency; mechanical ventilation and heat recovery systems; and fabric efficiency).
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		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			The Site Promoter has entered into early discussions with a number of developers/operators regarding the development of the land. This relates to both the B1/D1 element of the proposed allocation, where the Site Promoter has interest from the Local Health Board in occupying the B1/D1 space in the form of a Primary Care Facility (NHS Estates are currently liaising with the Aneurin Bevan Health Board in this regard). In addition, developer interest has also been expressed in the residential/care home element of the site, including discussions with McCarthy & Stone who have expressed significant interest in the site's potential.
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 site is suitable and no significant off-site mitigation or highway improvements are required. However amendment of the existing means of access/junction is considered likely to accommodate the increased vehicle movements and to accord with current local and national design adoption standards. Active travel, walking and cycling improvements are required.

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.
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			Monmouth has a daily frequency bus service with multiple routes: • 35 Monmouth – Coleford- Ross on Wye (4 buses per day 08:10 – 15:50) • 35 Ross on Wye – Coleford – Monmouth (5 buses per day 06:55 – 17:25) • 36 Monmouth – Hereford (4 buses per day 07:05 – 15:25) • 36 Hereford – Monmouth (4 buses per day 08:23 – 16:50) • 60 Monmouth – Usk- Newport (8 buses per day 07:00 – 19:10) • 60 Newport – Usk- Monmouth (8 buses per day 06:10 – 18:05) • 68 Monmouth – Raglan – Abergavenny (7 buses per day 08:30 – 18:15) • 68 Abergavenny – Raglan – Monmouth (7 buses per day 07:25 – 17:20) • 65 Monmouth – Trellech – Chepstow (5 buses per day 07:45 – 17:30) • 65 Chepstow – Trellech – Monmouth (6 buses per day 07:00 – 17:15) • 83 Monmouth – Abergavenny (1 bus per day 17:00) • 83 Abergavenny – Monmouth (1 bus per day 07:25) • W3/W4/W5 Monmouth Town Service (Hourly 07:55 – 18:10)
36. Is access required directly on to the trunk road network?		No		No.
37. Are there any WG highways comments for this site?	Yes			Welsh Government Highways note potential cumulative development in Monmouth- impacts at trunk road junctions to be modelled.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk	Yes			Flooding and Drainage Team comments (May 2022): The Flooding and Drainage Team note that the site may be unsuitable due to flood risk as the whole site is in Flood Zone 2 rivers and sea.

Topic/Question	Yes	No	Not Stated	Commentary
				The SFCA notes that there is a concern for allocation, noting the whole site is in Flood Zone 2 for rivers and 5% also within Flood Zone 2 for Surface Water. It notes that average flood depths during the extreme event (1 in 1000 CC Rivers) indicate average flood depths of 0.58m which is within tolerable conditions for an extreme flood. The site is likely to be suitable for allocation provided that a sequential approach is adopted for the site layout and design and that the highly vulnerable aspects of the development (e.g. dwellings) are situated outside of areas at risk of flooding. As the whole site is within Flood Zone 2 housing would not be appropriate as it is highly vulnerable development.
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			Flooding and Drainage Team comments (May 2022): The Flooding and Drainage Team note that all or part of the site may be unsuitable due the lack of a suitable surface water drainage discharge destination, OS mapping shows no watercourses within site boundary or easily 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	N/A
Ecology				
41. Has an ecological assessment been undertaken?	Yes			Yes an Ecological Assessment has been submitted along with an Ecological Site Summary Form.

	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 for its intended purpose. The overall site value is high. Insufficient buffer areas and detail of bat roost provision. River Wye SAC (within 500m buffer) WVFO Bat Sites SAC (within 500m buffer) River Monnow SINC (within 500m buffer)
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			Landscape Sensitivity of the site is high/medium in the Landscape Sensitivity Update (October 2020). It is considered from a Landscape and GI perspective that a development of the proposed scale at this location will not have a significant adverse visual impact on Monmouthshire's valued landscape. The scale of development is within an enclosed space which was a former poultry unit. Development for the intended purposes would not have a detrimental impact on DES2 Area of Amenity Importance.
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			Heritage officer comments: 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		No. Cadw have noted that the Candidate site should not be included in LDP until the applicant has provided an assessment showing that development will not have a

Topic/Question	Yes	No	Not Stated	Commentary
				significant adverse impact on the setting of scheduled monument MM159 Monmouth Castle.
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			A small portion of the site is located within the Monmouth Conservation Area. GGAT note previous archaeological mitigation work adjacent identified 13th and 14th century pottery, which may be associated with an as yet unidentified settlement or pottery kiln. For previous proposals for development in this area, we have recommended mitigation by Condition, and our understanding of the archaeological resource has not changed. Therefore, mitigation could again be addressed by condition.
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?		No		No.
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		No.
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			The surrounding site context is a mix of residential, leisure, retail and employment buildings. There are no 'bad neighbour' uses located adjacent to, or within close proximity of, the Candidate Site and it is concluded that adjoining land uses are highly compatible.
50. Is there a possibility that the site is contaminated?		No		No. At present, there are no known issues with regards to ground conditions and potential contamination. However, as the site forms brownfield land, and in light of its relatively intensive use for poultry rearing over a number of years, appropriate site investigations will be carried out.
51. From an environmental health perspective is the site suitable to be developed for its intended			N/A	N/A

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?		No		Monmouth, Abergavenny and Raglan are currently the main centres for B1 employment uses in north Monmouthshire but have low vacancy rates and are unable to meet the demand for space for new businesses and for grow-on space for existing business. MCC's Economic Development team is regularly approached by businesses seeking B1 employment space in Monmouth but is rarely able to identify suitable vacant space for these businesses. This site offers the potential to address this need. Given the other candidate sites that have been proposed for residential development in Monmouth, the Economic Development team is of the view that this site can make only a very limited contribution to residential development in the town and does not support residential development on this site.

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 the desk top GIS assessment of the site which note the site performs most positively against ISA themes relating to the economy & employment, population and communities- placemaking, health and well-being, transport/movement, landscape and natural resources- land. The site also performs well against the majority of natural resources themes; minimising exposure to air pollution; located away from a Groundwater Source Protection Zone, a Nitrate Vulnerable Zone and Mineral Safeguarding Zone. The site performs less well against equalities, diversity and inclusion as it falls amongst the 30-40% least deprived																

LSOAs in Wales. It also performs less well against the natural resources water bodies theme owing to its location in the River Wye catchment area. The site has the potential for a significant negative effect on the climate change theme as it falls wholly within floodplain.

Please refer to the full ISA Report for further information on the ISA objective questions and significant effect findings on the Candidate Site.

Site assessment conclusion			
	Yes	No	Commentary
Progress to RLDP allocation?			Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability for residential uses in accordance with key policy requirements. The whole site is located in flood zone which would not be suitable for highly vulnerable development. Therefore, this site will not be allocated in the RLDP for mixed-use residential and employment use. A separate Candidate Site submission for employment use has been submitted – please see CS0272 for details.

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0151	Candidate Site Name	Former Troy Rail Yard	Area (Ha)	1.13
Proposal	Residential – 26 dwellings			Existing Use	Former Troy Rail Yard (Vacant)

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			The site is located on the edge of the settlement adjacent the Monmouth Development Boundary.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)	Yes			Yes, relates to a former rail yard.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			Yes, although it is noted that constraints are managed and do not impact the net developable area. A Site Investigation Report has been submitted to support the proposal. A few TPO's are located on the edge of the site.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?		No		No, relates to previously developed land. The Agricultural Land Classification (ALC) predictive maps identify the site as primarily subgrade 3a and 2 with a small amount of subgrade 3b. The site however relates to a brownfield site so these are presumably drafting errors.
5. Does the proposal result in the loss of amenity open space (DES2)?		No		No.
6. Does the proposal result in the loss of community facilities?		No		No.
7. Does the site lie within a Minerals Safeguarding Area?	Yes			Part of the site is located in a Category 1 Superficial Sand and Gravel Safeguarding Area (BGS).

Topic/Question	Yes	No	Not Stated	Commentary
				The site is nevertheless located on the edge of the settlement of Monmouth and as a consequence mineral extraction would not be feasible in this location. Part of the site is also located in a Category 2 Superficial Sand and Gravel Safeguarding Area (BGS) however there is no requirement to safeguard Category 2 areas.
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		No.
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Yes. The site is located approximately 20 minutes walking distance (1450m) from Overmonnow Primary School which is the catchment Primary School.
10. Is the site within an acceptable walking distance of a secondary school?	Yes			Yes the site is located approximately 25 minutes walking distance (1930m) from Monmouth Comprehensive School. The catchment Secondary School is Monmouth Comprehensive
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Yes, the site is located approximately 13 minutes (965m) from the Chippenham Fields Area of Amenity Importance, including a sports pavilion, tennis courts and bowling green. The majority of the Town Centre is located within 20 minutes walking distance of the site.
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			Yes, the site is located approximately 7 minutes (480m) from the Shell petrol station which has a Budgens Convenience Store within it and 12 minutes (965m) from Waitrose. The site is also approximately 12 minutes (965m) from the southern entrance to the Town Centre. The majority of the Town Centre is located within 20 minutes walking distance of the site.

Topic/Question	Yes	No	Not Stated	Commentary
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			Yes, land is in ownership by proposer.
14. Is the site wholly in the ownership of the proposer?	Yes			Yes.
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		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			Dŵr Cymru Welsh Water (March 2023) have noted that there is a 3" abandoned trunk main crossing the site.
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Dŵr Cymru Welsh Water (March 2023) have noted there are no issues in relation to connection to mains water/sewerage.
18. Is there capacity within the mains water/sewerage to serve the proposed development?		No		In March 2023 Dŵr Cymru Welsh Water have noted there is limited capacity at the Monmouth WwTW to accommodate the foul flows from this site. Depending on the confirmed number of sites allocated, an investment scheme may need to be considered for inclusion within a future AMP programme, or alternatively developers can fund any necessary reinforcement works to accommodate their site by firstly undertaking a Developer Impact Assessment (DIA) and subsequently funding any required reinforcement works via a s106 TCPA planning obligation or legal agreement. From a phosphorus perspective, DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025. Any development proposal will need to be in accordance with the Environmental Permit issued by NRW.

Topic/Question	Yes	No	Not Stated	Commentary										
19. Is the site capable of connection to electricity?	Yes			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		No.										
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			Yes although no details provided other than it is being promoted by Launchbury Property Company Ltd.										
23. Is affordable housing included as part of the proposal?		No		While viability testing was originally undertaken based on 35%. Updated viability evidence has not been submitted.										
24. Can the site be delivered in the RLDP Plan Period?	Yes			Site promoter suggests in the initial submission that the site can be built out within the plan period.										
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		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		A planning application (DM/2018/00640) for the development of 26 dwellings was submitted in April 2018 however this has been withdrawn.										

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			The site is located within the River Wye catchment. DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025. 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			The site is within Wye Valley Catchment. Understand that the issue regarding phosphates affects the majority of the County and strategic solutions will be sought. In the interim, the client is exploring a site specific solution including off-setting of agricultural land, and also private treatment per plot in accordance with NRW guidance. The position in relation to phosphates has progressed since the Candidate Site was submitted. DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Form notes measures to be incorporated subject to viability.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Part L of building regulations or equivalent. Additional reductions in carbon to be determined subject to viability- assumptions have been included for air source heat pumps, electric vehicle charging and cycle storage.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		No.
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for			N/A	N/A

Topic/Question	Yes	No	Not Stated	Commentary
its 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?	Yes			Yes. Troy Gardens can accommodate the increased traffic generated by the number of residential dwellings 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?	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.
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			Monmouth has a daily frequency bus service with multiple routes: • 35 Monmouth – Coleford- Ross on Wye (4 buses per day 08:10 – 15:50) • 35 Ross on Wye – Coleford – Monmouth (5 buses per day 06:55 – 17:25) • 36 Monmouth – Hereford (4 buses per day 07:05 – 15:25) • 36 Hereford – Monmouth(4 buses per day 08:23 – 16:50) • 60 Monmouth – Usk- Newport (8 buses per day 07:00 – 19:10) • 60 Newport – Usk- Monmouth (8 buses per day 06:10 – 18:05) • 68 Monmouth – Raglan – Abergavenny (7 buses per day 08:30 – 18:15) • 68 Abergavenny – Raglan – Monmouth (7 buses per day 07:25 – 17:20) • 65 Monmouth – Trellech – Chepstow (5 buses per day 07:45 – 17:30) • 65 Chepstow – Trellech – Monmouth (6 buses per day 07:00 – 17:15) • 83 Monmouth – Abergavenny (1 bus per day 17:00) • 83 Abergavenny – Monmouth (1 bus per day 07:25) • W3/W4/W5 Monmouth Town Service (Hourly 07:55 – 18:10)
36. Is access required directly on to the trunk road network?		No		No.

Topic/Question	Yes	No	Not Stated	Commentary
37. Are there any WG highways comments for this site?	Yes			Welsh Government Highways note potential cumulative development in Monmouth- impacts at trunk road junctions to be modelled.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk	Yes			Flooding and Drainage Team comments (May 2022): The Flooding and Drainage Team note that part of the site may be unsuitable due to flood risk as there is Zone 2 river flood risk zone across significant section of site. The SFCA notes 27.98% of the site is located in Flood Zone 2 for Rivers and 1.85% is in Flood Zone 3 for Rivers. 5% of the site is in flood zone 3 for surface water. The SFCA notes that there is a concern for allocation due to 5% in flood zone 3 for surface water. 30% in flood zone 2 for rivers with approximately 5% in flood zone 3. Average flood depths during the extreme event (1 in 1000 CC rivers) indicate average flood depths of 0.58m which is within tolerable conditions for an extreme flood. The site is likely to be suitable for allocation provided that a sequential approach is adopted for the site layout and design and that the highly vulnerable aspects of the development (e.g. dwellings) are situated outside of areas at risk of flooding. Detailed modelling and an FCA will be required at application 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	Yes			Flooding and Drainage Team comments (May 2022): The Flooding and Drainage Team note that all or part of the site may be unsuitable due the lack of a suitable surface water drainage discharge destination. No watercourses mapped close to the site on OS mapping. Unlikely to be suitable to infiltrate into former railway embankment. Likely to require consent of adjacent landowner(s) for discharge off 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	N/A

Topic/Question	Yes	No	Not Stated	Commentary
Ecology				
41. Has an ecological assessment been undertaken?	Yes			Yes a Preliminary Ecological Appraisal has been submitted which includes an Ecological Site Summary Form.
	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		From an ecological perspective the site is not suitable for its intended purpose. The overall site value is high. The site is of critical importance for bats linked to internationally designated sites, and habitats on site are SINC quality. Former Troy Rail Yard SINC (within site) River Wye SAC/SSSI (within 250m buffer) WVFO Bat Sites SAC (within 250m buffer) River Trothy SINC (within 250m buffer) St Dials and Holywell Wood SINC (within 250m buffer)
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			Landscape Sensitivity of the site is high/medium in the Landscape Sensitivity Update (October 2020). It is considered from a Landscape and GI perspective that the site would accommodate proposed development and will not have a significant adverse visual impact on Monmouthshire's valued landscape. The scale of development is within a partially enclosed space which was a former rail yard. Development for the intended purposes would not have a detrimental visual impact on Wye Valley AONB and LCA subject to further mitigation.

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?	Yes			Heritage officer comments: 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		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		No. GGAT note the area is within the Lower Wye Valley Registered Landscape of Outstanding Historic Importance, specifically the Historic Landscape Character Area HLCA010 Dixton Transport Corridor, characterised for the historic road and rail infrastructure. In response to previous applications for development, we have recommended mitigation by Condition, and our understanding of the archaeological resource has not changed. Therefore, mitigation could again be addressed by condition.
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?	Yes			Yes, the site is located within the Lower Wye Valley Landscape of Historic Interest and is immediately adjacent the Wye Valley AONB.
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		No.
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Yes the development would form the completion of the existing Troy Gardens residential development

Topic/Question	Yes	No	Not Stated	Commentary
50. Is there a possibility that the site is contaminated?	Yes			Yes as the site relates to a brownfield site of a former rail yard, proposal is supported by a site investigation report and recommendations for managing risk. Environmental Health Team comments (June 2022): The developer would need to investigate the site, risk assess and submit their own remediation strategy if necessary in accordance with national guidance.
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			Environmental Health Team comments (June 2022): An air quality impact assessment has not been submitted. The number of dwellings of 26 indicates that an air quality impact assessment might be required. It should focus not just on the immediate area, but also on the Wyebridge junction, which has been close to being declared an AQMA in the past, and should include other developments that would also impact the area. Further information required in order to be able to conclude that the site is or is not contaminated.
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 the desk top GIS assessment of the site which note the site performs most positively against ISA themes relating to health and well-being (leisure & green spaces) and transport & movement. The site also performs well against the population & communities – homes theme, the historic environment and the majority of natural resources themes; minimising exposure to air pollution; located away from a Groundwater Source Protection Zone, a Nitrate Vulnerable Zone and Mineral Safeguarding Zone. The site performs less well against the population & communities placemaking theme and general health & well-being theme as it is located some distance from Monmouth comprehensive school and the nearest GP surgery. It also performs less well against the natural resources water bodies theme owing to its location in the River Wye catchment area, and climate change as part of the site is located in floodplain. The impact on the natural resources theme relating to land is uncertain as the site is brownfield. It is noted the site is located adjacent the Wye Valley AONB and it is also uncertain whether there will be a resultant impact on landscape. The equalities, diversity and inclusion theme is noted as nil as it falls amongst the 20-30% most deprived LSOAs in Wales.

Please refer to the full ISA Report for further information on the ISA objective questions and significant effect findings on the Candidate Site.

Site assessment conclusion

	Yes	No	Commentary
Progress to RLDP allocation?			Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. Approximately a third of the site is located in flood zone which would not be suitable for highly vulnerable development. 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.	CS0216	Candidate Site Name	Land at Hereford Road, Monmouth	Area (Ha)	3.8
Proposal	Residential – 65 dwellings			Existing Use	Agricultural

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			The site is located on the edge of the settlement of Monmouth.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		No site is greenfield and in agricultural use.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)		No		In terms of topography, the site is mostly flat at the north and slopes downward towards the south.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			The Predictive Agricultural Land Maps indicate the site is predominately Urban with a lesser amount of Grade 2 An Agricultural Land Classification and Soil Resources Report has been produced which identifies the site as 52% Subgrade 3a (2ha) and 48% Subgrade 3b (1.8ha) (remeasured using Monmaps as ALC report suggests site area is 4.2ha not 3.8ha).
5. Does the proposal result in the loss of amenity open space (DES2)?		No		No.
6. Does the proposal result in the loss of community facilities?		No		No.
7. Does the site lie within a Minerals Safeguarding Area?		No		No.

Topic/Question	Yes	No	Not Stated	Commentary
				The site is located in a Category 2 Sandstone Safeguarding Area (BGS) however there is no requirement to safeguard Category 2 areas.
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		No.
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Yes the site is located approximately a 12 minute walk (965m) from Osbaston Church in Wales School. The catchment Primary School for the site is Osbaston Church in Wales.
10. Is the site within an acceptable walking distance of a secondary school?	Yes			Yes. The site is located approximately an 18 minute walk (1610m) from Monmouth Comprehensive School. The catchment Secondary School is Monmouth Comprehensive.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			The site is located approximately 4 minutes (320m) from the Royal Oak Public House and 9 minutes (800m) from the Buckholt Village Hall. The closest Amenity Open Space is however located approximately 12 minutes (960m) from the site but does not incorporate a play area. The site is also located within walking distance of a number of facilities including a doctors surgery 18 minutes (1610m), and the Monmouth Library/Community Hub 19 minutes (1690m).
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			Yes the Iceland convenience store is located approximately a 20 minute walk (1770m) from the site. The site is located approximately 21 minutes from both Church Street in the Town Centre and the Shire Hall.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?		No		An agreement is due to be completed shortly with the landowner.

Topic/Question	Yes	No	Not Stated	Commentary
14. Is the site wholly in the ownership of the proposer?		No		No.
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		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			Dŵr Cymru Welsh Water note (March 2023) that there is an 150mm abandoned distribution main crossing the site.
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Dŵr Cymru Welsh Water have noted (March 2023) there are no issues in relation to connection to mains water/sewerage.
18. Is there capacity within the mains water/sewerage to serve the proposed development?		No		Dŵr Cymru Welsh Water noted in March 2023 that there is limited capacity at the Monmouth WwTW to accommodate the foul flows from this site. Depending on the confirmed number of sites allocated, an investment scheme may need to be considered for inclusion within a future AMP programme, or alternatively developers can fund any necessary reinforcement works to accommodate their site by firstly undertaking a Developer Impact Assessment (DIA) and subsequently funding any required reinforcement works via a s106 TCPA planning obligation or legal agreement. From a phosphorus perspective, DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025. 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			CS form suggests 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></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		Broadband	x	Other (Please specify)		Landline telephone	x
Gas supply	x	EV Charging															
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		Note given its proximity to existing development it is considered there is capacity to serve the proposals.													
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			Yes MHA are the developer.													
23. Is affordable housing included as part of the proposal?	Yes			An updated DVM has been submitted noting the site is viable based on 50% affordable housing provision.													
24. Can the site be delivered in the RLDP Plan Period?	Yes			Yes, suggests the site can be delivered within the plan period.													
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		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.													

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			The site is located within the River Wye catchment. DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025. 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			A Flood Consequences Assessment and Drainage Strategy has been submitted to support the proposal. This sets out information in respect of phosphates. The position in relation to phosphates has progressed since the Candidate Site was submitted. DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			The detail is to be confirmed but MHA are committed to delivering low or zero carbon technologies
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			As noted, MHA are committed to delivering low or carbon zero technologies in their future schemes and in line with WG grant and innovative housing programmes.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		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			The highway authority considers that the site can be developed for the intended purpose, any mitigation and improvements will be subject to further detailed review and analysis submitted in support of any future submission (Transport Assessment 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			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			Monmouth has a daily frequency bus service with multiple routes: • 35 Monmouth – Coleford- Ross on Wye (4 buses per day 08:10 – 15:50) • 35 Ross on Wye – Coleford – Monmouth (5 buses per day 06:55 – 17:25) • 36 Monmouth – Hereford (4 buses per day 07:05 – 15:25) • 36 Hereford – Monmouth(4 buses per day 08:23 – 16:50) • 60 Monmouth – Usk- Newport (8 buses per day 07:00 – 19:10) • 60 Newport – Usk- Monmouth (8 buses per day 06:10 – 18:05) • 68 Monmouth – Raglan – Abergavenny (7 buses per day 08:30 – 18:15) • 68 Abergavenny – Raglan – Monmouth (7 buses per day 07:25 – 17:20) • 65 Monmouth – Trellech – Chepstow (5 buses per day 07:45 – 17:30) • 65 Chepstow – Trellech – Monmouth (6 buses per day 07:00 – 17:15) • 83 Monmouth – Abergavenny (1 bus per day 17:00) • 83 Abergavenny – Monmouth (1 bus per day 07:25) • W3/W4/W5 Monmouth Town Service (Hourly 07:55 – 18:10)
36. Is access required directly on to the trunk road network?		No		No.
37. Are there any WG highways comments for this site?	Yes			WG highways note potential cumulative development in Monmouth- impacts at trunk road junctions to be modelled.

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		Flooding and Drainage Team comments (May 2022): No concern.
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			Flooding and Drainage Team comments (May 2022): The Flooding and Drainage Team note that all or part of the site may be unsuitable due the lack of a suitable surface water drainage discharge destination. A watercourse rises immediately adjacent to the site (in the rear garden of Cae Elga, Highfield Road). This would be visible from the site and is suggested by surface water flood risk mapping. It is not clear whether the development would need third party permission to discharge to this watercourse.
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	N/A
Ecology				
41. Has an ecological assessment been undertaken?	Yes			Yes a Preliminary Ecological Appraisal which includes a Summary Form have been submitted.
	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 for its intended purpose. The overall site value is medium. Minimum 5-15m buffer needed between development and hedgerows.

				Cross Wood SINC (within 500m buffer). Just over 1km from Newton Court SSSI/SAC bat roost.
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		Landscape Sensitivity of the site is high/medium in the Landscape Sensitivity Update (October 2020). It is considered from a Landscape and GI perspective that the site would not be suitable to accommodate development which is considered to have a significant adverse visual impact on Monmouthshire's valued landscape in particular visual impacts on skylines, issues relating to gradients of the site and the open northern aspects of the site.
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
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?		No		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		No. GGAT note previous responses to the inclusion of this site for development identified a significant archaeological resource; Roman iron working site known to be located immediately to the north, activity could extend into area. Our previous responses were for pre-determination geophysical survey to inform archaeological evaluation and our understanding of the archaeological resource has not changed, our recommendation remains the same.

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		No.
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		No.
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Yes, surrounding uses are primarily residential.
50. Is there a possibility that the site is contaminated?		No		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	N/A
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 the desk top GIS assessment of the site which note the site performs most positively against the ISA theme relating to health & well-being-leisure and green spaces. The site also performs well against the population & communities themes, health and well-being (general), transport & movement, landscape, climate change and the majority of natural resources themes; minimising exposure to air pollution; located away from a Groundwater Source Protection Zone, a Nitrate Vulnerable Zone and Mineral Safeguarding Zone. The site performs less well against equalities, diversity and inclusion as it falls amongst the 10% least deprived LSOAs in Wales. It also performs less well against the natural resources water bodies theme owing to its location in the River Wye catchment area. The site has the potential for a significant negative effect on the natural resources theme relating to land as a result of the site being wholly greenfield land, being best and most versatile land and being used for agriculture. Please refer to the full ISA Report for further information on the ISA objective questions and significant effect findings on the Candidate Site.																

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

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0271	Candidate Site Name	Land at Vauxhall Fields, Monmouth	Area (Ha)	18.8
Proposal	Mixed-use residential led development – 200 dwellings			Existing Use	Agricultural

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			The site is located on the edge of the settlement adjacent the Monmouth Development Boundary.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		No site is greenfield and in agricultural use.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			While the supplementary information provided suggests there aren't any constraints there are several TPO's within the site. The Candidate Site Report notes that the topography within the site is predominantly level, rising gently from approximately 16.5m AOD in the south east to approximately 23.0m AOD in the north west. Vegetation cover is dominated by improved grassland and the site is enclosed by the River Monnow to the southern and hedgerow planting to all other boundaries. Tree cover is limited to hedgerows, although there are two mature Oaks and a Field Maple within the improved grassland areas and three Giant Sequoia's, located close to the Territorial Army Centre on the eastern boundary of the site.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			Yes the Agricultural Land Classification (ALC) predictive maps identify the site as primarily subgrade 3a with a small amount of Urban land. An Agricultural Land Classification Survey has been submitted which states 100% of the site is Grade 2 (18.8ha).
5. Does the proposal result in the loss of amenity open space (DES2)?	Yes			Yes, the whole of the site is located within the Vauxhall Fields Area of Amenity Importance.

Topic/Question	Yes	No	Not Stated	Commentary
				The Areas of Amenity Importance Review recommends this remain designated as an Area of Amenity Importance as it is very important to the area and provides a multi-functional use as well as extensive views into and out of the town. There are a few proposed boundary amendments but they do not affect this part of the designation. The Candidate Site Report notes that whilst the Area of Amenity Importance covers the entirety of the site, the Green Infrastructure SPG only identifies the southern part of the site (aligning with the area of flood risk) as comprising a combined green infrastructure asset (as identified within the Green Infrastructure SPG Key GI Opportunities in the Monmouth settlement extract in Figure 20). This area will be respected as part of the development proposal and parkland will be provided as part of the development opening up what is currently an area of privately owned land with no formal access provided for. The proposal will also retain views within the site towards the town centre, including Monmouth Castle, the spire of St. Mary's Priory Church and the wooded hills beyond. Green infrastructure corridors are provided as part of the masterplan proposals which provide wider biodiversity connectivity. The site is not currently subject to any positive ecological management and the proposals provide an opportunity to secure biodiversity enhancements. The proposals provide the opportunity to incorporate interpretive elements that celebrate the town's heritage and give people a greater appreciation of the area. This will assist in creating a sense of place and identity whilst providing wider heritage public benefits.
6. Does the proposal result in the loss of community facilities?		No		No.
7. Does the site lie within a Minerals Safeguarding Area?	Yes			Part of the site is located in a Category 1 Superficial Sand and Gravel Safeguarding Area (BGS). The site is nevertheless located on the edge of the settlement of Monmouth and as a consequence mineral extraction would not be feasible in this location.

Topic/Question	Yes	No	Not Stated	Commentary
				Part of the site is also located in a Category 2 Superficial Sand and Gravel Safeguarding Area (BGS) however there is no requirement to safeguard Category 2 areas.
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		No.
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Yes. The site is located approximately 5 minutes walking distance (320m) from Overmonnow Primary School. The catchment Primary School for the site is Osbaston Church in Wales. The site is however located 21 minutes' walk (1770m) from the catchment Primary School.
10. Is the site within an acceptable walking distance of a secondary school?	Yes			Yes the site is located approximately 21 minutes walking distance (1600m) from Monmouth Comprehensive School. The catchment Secondary School is Monmouth Comprehensive. The proposal aims to provide integration with the town centre providing a bridge across the river which will improve pedestrian links further.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Yes, the site is located within Vauxhall fields a designated Area of Amenity Importance. It is located approximately 2 minutes (160m) from the Monmouth District Centre which includes a vets and is also located approximately 3 minutes (240m) from the Monmouth Skate Park. It is also located approximately 9 minutes (650m) from the Rockfield Community Centre and designated Amenity Open Space. Bridges Community Centre is approximately 5 minutes from the site. The majority of the Town Centre is located within 20 minutes walking distance of the site. The proposal aims to provide integration with the town centre providing a bridge across the river which will improve pedestrian links further.

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			The site is located approximately 2 minutes (160m) from the Co-operative Shop. The site is also approximately 8 minutes (650m) from the southern entrance to the Town Centre. The majority of the Town Centre is located within 20 minutes walking distance of the site. The proposal aims to provide integration with the town centre providing a bridge across the river which will improve pedestrian links further.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			The proposals are being brought forward on land made available by a willing and compliant landowner, which has entered into a legal agreement with Edenstone Homes to see this site delivered. The site is available immediately.
14. Is the site wholly in the ownership of the proposer?	Yes			The proposals are being brought forward on land made available by a willing and compliant landowner, which has entered into a legal agreement with Edenstone Homes to see this site delivered. The site is available immediately.
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		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			Dŵr Cymru Welsh Water have noted (March 2023) that there is a 150mm foul sewer and 100mm foul rising crossing the site.
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Dŵr Cymru Welsh Water have noted (March 2023) there are no issues in relation to connection to mains water/sewerage. A Utilities Report has been submitted to support the proposal. Welsh Water has stated in their predevelopment enquiry that there will be a HMA required to

Topic/Question	Yes	No	Not Stated	Commentary										
				determine if there is sufficient supply for the development. These works are underway and any upgrading works can be accommodated by the development.										
18. Is there capacity within the mains water/sewerage to serve the proposed development?		No		A Utilities Report has been submitted to support the proposal. Welsh Water has stated in their predevelopment enquiry that there will be a HMA required to determine if there is sufficient supply for the development. These works are underway and any upgrading works can be accommodated by the development. It should be noted that the cost of this will be borne by the development. Dŵr Cymru Welsh Water have noted (March 2023) there is limited capacity at the Monmouth WwTW to accommodate the foul flows from this site. Depending on the confirmed number of sites allocated, an investment scheme may need to be considered for inclusion within a future AMP programme, or alternatively developers can fund any necessary reinforcement works to accommodate their site by firstly undertaking a Developer Impact Assessment (DIA) and subsequently funding any required reinforcement works via a s106 TCPA planning obligation or legal agreement. From a phosphorus perspective, DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025. 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			A Utilities Report has been submitted to support the proposal.										
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		A Utilities Report has been submitted to support the proposal. This notes that the statutory undertakers have confirmed there is capacity in the local infrastructure to serve the										

Topic/Question	Yes	No	Not Stated	Commentary
				development with the exception of water, however, a solution will be available and will be explored at the next stage of development. This concludes that the development can be delivered with respect to utilities.
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			The proposer is the end user of the scheme. The proposals are being brought forward on land made available by a willing and compliant landowner, which has entered into a legal agreement with Edenstone Homes to see this site delivered. The site is available immediately.
23. Is affordable housing included as part of the proposal?	Yes			An updated DVM has been submitted noting the site is viable based on 50% affordable housing provision.
24. Can the site be delivered in the RLDP Plan Period?	Yes			Yes, suggests the site can be delivered within the plan period.
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		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		An outline application was put forward previously but withdrawn on 11th April 2016. DC/2013/00834 Outline application with all matters reserved except for access for up to 180 homes, public open space, landscaping, highway improvements and associated engineering works.
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			The site is located within the River Wye catchment. DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025. The impact of development on water quality will be scrutinised as part of the planning application in consultation with

Topic/Question	Yes	No	Not Stated	Commentary
				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			A Nutrient Assessment Technical Note has been produced to support the proposal. The position in relation to phosphates has progressed since the Candidate Site was submitted. DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			A Sustainability Statement has been submitted to support the proposal. Edenstone Group have announced a Joint Venture with Sero Homes. The proposals will be Zero Carbon and will be designed to meet the diverse needs of existing and future residents.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			A Sustainability Statement has been submitted to support the proposal. The Candidate Site Report notes that the proposal relates to development with climate change resilience at its heart – with Edenstone Homes delivering a Net Zero Carbon development in terms of housing. It is also noted in the Vision that there is potential for measures to support climate resilience to be incorporated into the scheme – both in terms of site layout and design and building fabric.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		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	The proposals for older persons/residential care use and a community hub have been informed by initial agent advice. It is considered that there is demand for the proposed uses and infrastructure requirements can be accommodated.

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 considers that the site can be developed for the intended purpose, any mitigation and improvements will be subject to further detailed review and analysis submitted in support of any future submission (Transport Assessment 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			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			Monmouth has a daily frequency bus service with multiple routes: • 35 Monmouth – Coleford- Ross on Wye (4 buses per day 08:10 – 15:50) • 35 Ross on Wye – Coleford – Monmouth (5 buses per day 06:55 – 17:25) • 36 Monmouth – Hereford (4 buses per day 07:05 – 15:25) • 36 Hereford – Monmouth (4 buses per day 08:23 – 16:50) • 60 Monmouth – Usk- Newport (8 buses per day 07:00 – 19:10) • 60 Newport – Usk- Monmouth (8 buses per day 06:10 – 18:05) • 68 Monmouth – Raglan – Abergavenny (7 buses per day 08:30 – 18:15) • 68 Abergavenny – Raglan – Monmouth (7 buses per day 07:25 – 17:20) • 65 Monmouth – Trellech – Chepstow (5 buses per day 07:45 – 17:30) • 65 Chepstow – Trellech – Monmouth (6 buses per day 07:00 – 17:15) • 83 Monmouth – Abergavenny (1 bus per day 17:00) • 83 Abergavenny – Monmouth (1 bus per day 07:25) • W3/W4/W5 Monmouth Town Service (Hourly 07:55 – 18:10)
36. Is access required directly on to the trunk road network?		No		No.
37. Are there any WG highways comments for this site?	Yes			Welsh Government Highways note potential cumulative development in Monmouth- impacts at trunk road junctions to be modelled.

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			Flooding and Drainage Team comments (May 2022): The Flooding and Drainage Team note that part of the site may be unsuitable due to flood risk as approximately half the site is in Flood Zone 2 or 3 (rivers). The SFCA notes that 24.31% is in Flood Zone 2 (rivers) and 42.43% is in Flood Zone 3 (rivers). The SFCA notes that there is a major concern for allocation, noting it is unlikely to be suitable. It should only be considered if all highly vulnerable development can be directed away from areas of flood zone 2 and 3. It notes that only approximately a third of the site will satisfy the requirements of TAN15.
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 comments (May 2022): No concern.
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	N/A – not consulted
Ecology				
41. Has an ecological assessment been undertaken?	Yes			Yes a Preliminary Ecological Appraisal Report has been submitted which includes an Ecological Site Summary Form.

	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 for its intended purpose. The overall site value is medium. Insufficient detail on GI and net benefit provision. River Wye SAC SSSI (within 500m buffer). River Monnow SINC (within 250m buffer).
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		Landscape Sensitivity of the site is high/medium in the Landscape Sensitivity Update (October 2020). It is considered from a Landscape and GI perspective that a development of the proposed scale will have a significant adverse visual impact on Monmouthshire's and Monmouth's valued landscape within the context of Vauxhall fields. The scale of development in the open countryside in an open agricultural greenfield setting will not be able to be integrated effectively into the landscape. The loss of a significant proportion of DES2 Area of Amenity Importance of historical resonance from a landscape perspective would be difficult to mitigate for. Development would increase pressure on land to the east and north of the site.
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		Heritage Team comments (July 2022): Development would have a harmful effect on the open setting forming important space for many Listed Buildings, the Conservation Area and Scheduled Ancient Monuments.
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?	Yes			The site is located in close proximity to Monmouth Castle a Scheduled Ancient Monument and Grade I Listed Building.

Topic/Question	Yes	No	Not Stated	Commentary
				Cadw have noted that the Candidate site should not be included in the RLDP until the applicant has provided an assessment showing that development will not have a significant adverse impact on the settings of scheduled monument MM159 Monmouth Castle and PGW(Gt)43(MON) Chapel House, Monmouth registered historic park and garden and also on the registered Lower Wye Valley landscape of outstanding historic interest.
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			Part of the site is located within the Monmouth Conservation Area. Cadw have noted that the Candidate site should not be included in the RLDP until the applicant has provided an assessment showing that development will not have a significant adverse impact on the settings of scheduled monument MM159 Monmouth Castle and PGW(Gt)43(MON) Chapel House, Monmouth registered historic park and garden and also on the registered Lower Wye Valley landscape of outstanding historic interest. GGAT note there is an identified a potentially significant archaeological resource, with evidence prehistoric and Medieval activity. This includes the site of the Battle of Monmouth. 20th century remains include First World War Trench systems. Desk-based assessment and geophysical survey, prior to any determination of an application would inform mitigation, which may include further pre-determination work.
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?	Yes			Yes, part of the site is located in the Lower Wye Valley Landscape of Historic Interest. Cadw have noted that the Candidate site should not be included in the RLDP until the applicant has provided an assessment showing that development will not have a significant adverse impact on the settings of scheduled monument MM159 Monmouth Castle and PGW(Gt)43(MON) Chapel House, Monmouth registered historic park and garden and also on the registered Lower Wye Valley landscape of outstanding historic interest.

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		No.
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Yes, the proposal relates to a mix of uses including residential, the potential for retirement housing/elderly accommodation, community facilities and a co-working hub. The site is bound by Rockfield Road to the south west along with retail uses, poultry sheds proposed for redevelopment, Monmouth Caravan Park and a surface level car park and skate park. The land to the north east comprises of the TA centre. The River Monnow is also located to the north east of the site further afield.
50. Is there a possibility that the site is contaminated?	Yes			Environmental Health Team comments (June 2022): There is some unknown filled ground on the site. Note a Desktop Site Investigation has been submitted to support the proposal. The land use appears to be grassland/field, however there are several locations of unknown filled ground on the site (probably former streams). In addition the former poultry units that the site plan encircles on three sides, could have resulted in land contamination (asbestos, made ground etc.). The developer would need to investigate the site, risk assess and submit their own remediation strategy if necessary in accordance with national guidance.
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 site does not neighbour any obvious noise sources at time of comment. An air quality impact assessment has not been submitted. The number of dwellings of is not specified in the application form, however the submitted transport assessment is based on 180 dwellings. This would indicate that an air quality impact assessment is required. It should focus not just on the immediate area, but also on the Wyebridge junction, which has been close to being declared an AQMA in the past, and should include other developments that

Topic/Question	Yes	No	Not Stated	Commentary
				would also impact the area. An assessment should also be made as to the impact of a free car park on air quality.
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 the desk top GIS assessment of the site which note the site performs most positively against ISA themes relating to the economy & employment, population and communities, health and well-being, and transport/movement. The site also performs well against the majority of natural resources themes; minimising exposure to air pollution; located away from a Groundwater Source Protection Zone, a Nitrate Vulnerable Zone and Mineral Safeguarding Zone. The site performs less well against equalities, diversity and inclusion as it falls within the 20-30% and 30-40% least deprived LSOAs in Wales. It also performs less well against the natural resources water bodies theme owing to its location in the River Wye catchment area, and, climate change as a result of part of the site being located in a flood zone. The site also has the potential for a significant negative effect on the historic environment theme as it will likely significantly impact on the setting of the Conservation Area, registered historic landscape and listed buildings. It also has potential for a significant negative effect on the natural resources theme relating to land as a result of the site being wholly greenfield land, being best and most versatile land and being used for agriculture. The effect on landscape is uncertain at this stage. Please refer to the full ISA Report for further information on the ISA objective questions and significant effect findings on the Candidate Site.																

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

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Monmouthshire RLDLP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0273	Candidate Site Name	Rhossili, Hadnock Road, Monmouth	Area (Ha)	3.39
Proposal	Residential – 50-60 dwellings			Existing Use	Residential dwelling and associated small holding

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			The site is located on the edge of the settlement of Monmouth.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)	Yes (part)			The site is primarily greenfield, however the existing dwelling and curtilage are considered to be brownfield.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			Several TPOs located within the site.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?		No		The Predictive Agricultural Land Maps indicate the site is a mixture of subgrade 3b, 4, 5 and urban.
5. Does the proposal result in the loss of amenity open space (DES2)?		No		No.
6. Does the proposal result in the loss of community facilities?		No		No.
7. Does the site lie within a Minerals Safeguarding Area?	Yes			Part of the site is located in a Category 1 Superficial Sand and Gravel Safeguarding Area (BGS). The site is nevertheless located on the edge of the settlement of Monmouth and as a consequence mineral extraction would not be feasible in this location.

Topic/Question	Yes	No	Not Stated	Commentary
				Part of the site is also located in a Category 2 Superficial Sand and Gravel Safeguarding Area (BGS) however there is no requirement to safeguard Category 2 areas.
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		No.
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Yes the site is located approximately a 17 minute walk (1290m) from Kymin View Primary School and Nursery. The catchment Primary School for the site is Kymin View.
10. Is the site within an acceptable walking distance of a secondary school?	Yes			Yes. The site is located approximately an 18 minute walk (1450m) from Monmouth Comprehensive School. The catchment Secondary School is Monmouth Comprehensive.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Yes the site is located within 800m of an Area of Amenity Importance, a Public House and a Dentist Yes the site is located within 20 minutes of several Areas of Amenity Importance including the Wyesham Community Woodland (11 mins/800m), Monmouth Leisure Centre (16 minute walk/1225m) and the Tudor Road play park (18 minute walk/1290m). Monmouth Library/Community hub is located approximately 14 minutes from the site (1125m). A Post Office is located within the McColls convenience store (18 minute walk/1290m).
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			The site is located approximately 8 minutes (640m) from Monmouth Lidl supermarket. The site is located approximately 15 minutes (1100m) from the Town Centre (Church Street) and 17 minutes (1270m) from the Shire Hall.

Topic/Question	Yes	No	Not Stated	Commentary
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			Yes.
14. Is the site wholly in the ownership of the proposer?	Yes			Yes as executors to estate.
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?	Yes			No covenants but reservations in favour of water rights for neighbours.
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		No.
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Dŵr Cymru Welsh Water have noted (March 2023) there are no issues in relation to connection to mains water/sewerage.
18. Is there capacity within the mains water/sewerage to serve the proposed development?		No		Dŵr Cymru Welsh Water have noted there is limited capacity at the Monmouth WwTW to accommodate the foul flows from this site. Depending on the confirmed number of sites allocated, an investment scheme may need to be considered for inclusion within a future AMP programme, or alternatively developers can fund any necessary reinforcement works to accommodate their site by firstly undertaking a Developer Impact Assessment (DIA) and subsequently funding any required reinforcement works via a s106 TCPA planning obligation or legal agreement. From a phosphorus perspective, DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025. Any development proposal will need to be in accordance with the Environmental Permit issued by NRW.

Topic/Question	Yes	No	Not Stated	Commentary												
19. Is the site capable of connection to electricity?	Yes			Yes.												
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>x</td> <td>EV Charging</td> <td>x</td> </tr> <tr> <td>Broadband</td> <td>x</td> <td>Other (Please specify)</td> <td></td> </tr> <tr> <td>Landline telephone</td> <td>x</td> <td></td> <td></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)			N/S	N/S												
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?		No		No.												
23. Is affordable housing included as part of the proposal?	Yes			An updated DVM has been submitted noting the site may be viable based on 50% affordable housing provision, further detail would however be required should the site progress further.												
24. Can the site be delivered in the RLDP Plan Period?	Yes			Yes suggests site to be built out 2026/2027.												
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		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.												

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			The site is located within the River Wye catchment. DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025. 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?		No		Not identified at this stage. The position in relation to phosphates has progressed since the Candidate Site was submitted. DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025.
29. Will the proposal include low or zero carbon energy generating technologies?			N/S	On site renewable energy technologies will be considered.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Renewable energy sources will be considered for each home and EV charging facilities installed for each home. The development will be designed to ensure energy efficiency with careful consideration of building orientation. In line with PPW the development will incorporate digital infrastructure to enable working from home and reducing the need to travel. Sustainable Urban Drainage will be employed on site. Green infrastructure of the site will be fully considered and will inform the placemaking strategy. This will be informed by ecological assessments.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		No.
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for			N/A	N/A

Topic/Question	Yes	No	Not Stated	Commentary
its 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?		No		In the absence of any detailed assessment and capacity analysis the highway authority consider that the proposed development would have a negative impact on the capacity and safety of the immediate 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 information provided. Need travel assessment / site plan. 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			Monmouth has a daily frequency bus service with multiple routes: • 35 Monmouth – Coleford- Ross on Wye (4 buses per day 08:10 – 15:50) • 35 Ross on Wye – Coleford – Monmouth (5 buses per day 06:55 – 17:25) • 36 Monmouth – Hereford (4 buses per day 07:05 – 15:25) • 36 Hereford – Monmouth(4 buses per day 08:23 – 16:50) • 60 Monmouth – Usk- Newport (8 buses per day 07:00 – 19:10) • 60 Newport – Usk- Monmouth (8 buses per day 06:10 – 18:05) • 68 Monmouth – Raglan – Abergavenny (7 buses per day 08:30 – 18:15) • 68 Abergavenny – Raglan – Monmouth (7 buses per day 07:25 – 17:20) • 65 Monmouth – Trellech – Chepstow (5 buses per day 07:45 – 17:30) • 65 Chepstow – Trellech – Monmouth (6 buses per day 07:00 – 17:15) • 83 Monmouth – Abergavenny (1 bus per day 17:00) • 83 Abergavenny – Monmouth (1 bus per day 07:25) • W3/W4/W5 Monmouth Town Service (Hourly 07:55 – 18:10)
36. Is access required directly on to the trunk road network?		No		No.

Topic/Question	Yes	No	Not Stated	Commentary
37. Are there any WG highways comments for this site?	Yes			Welsh Government Highways note potential cumulative development in Monmouth- impacts at trunk road junctions to be modelled.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk	Yes			Flooding and Drainage Team comments (May 2022): The Flooding and Drainage Team note that part of the site may be unsuitable due to flood risk as a narrow strip at the base of the site alongside the highway is in Flood Zone 2 (river). The SFCA notes this as 2.25% of the site. The SFCA notes there are 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			Flooding and Drainage Team comments (May 2022): The Flooding and Drainage Team note that all or part of the site may be unsuitable due the lack of a suitable surface water drainage discharge destination. There is a mapped watercourse which may help drain the upper part of the site but not the lower part.
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	N/A
Ecology				
41. Has an ecological assessment been undertaken?		No		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		No		From an ecological perspective the site is not suitable for its intended purpose. The overall site value is high. There is potential for priority habitat and protected species to be present to an extent where development is not possible. • River Wye SSSI/SAC (within 250m buffer) • AWI (adjacent)
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		Landscape Sensitivity of the site is high in the Landscape Sensitivity Update (October 2020). It is considered from a Landscape and GI perspective that the site would not be suitable to accommodate proposed development and will have a significant adverse visual impact on Monmouthshire's valued landscape. Development for the intended purposes will have a detrimental visual impact on Wye Valley AONB and 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?	Yes			Heritage Team comments (July 2022): Some of the site is acceptable, 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 Green Infrastructure. The development should accord with best practice for placemaking, sustainability and Urban design.

Topic/Question	Yes	No	Not Stated	Commentary
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?	Yes			Yes Dixon Lodge a Grade II Listed Building is located adjacent 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?		No		No. GGAT notes the area is within the Lower Wye Valley Registered Landscape of Outstanding Historic Interest, within Character Area 035 Wyesham, characterised as a 19th and 20th century settlement dominated by transport and communication. Adjoins the 19th century listed former vicarage designed by Seddon. Desk-based assessment and geophysical survey, prior to any determination of an application would inform mitigation, which may include further pre-determination work. Cadw should be consulted as to whether an ASIDOHL2 is necessary to assess the impact of the proposal on the Registered Landscape.
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?	Yes			Yes, the site is located within the Lower Wye Valley Landscape of Historic Interest, a small part of the site is located within the Wye Valley AONB with the remainder immediately adjacent.
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		No.
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Yes. Both residential and commercial uses are located in the locality.
50. Is there a possibility that the site is contaminated?		No		No.
51. From an environmental health perspective is the site suitable to be developed for its intended			N/A	N/A

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 – not consulted on the residential proposal.

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 the desk top GIS assessment of the site which note the site performs most positively against the ISA themes relating to economy & employment and health & well-being. The site also performs well against the population & communities themes, transport & movement and the majority of natural resources themes; minimising exposure to air pollution; located away from a Groundwater Source Protection Zone, a Nitrate Vulnerable Zone and Mineral Safeguarding Zone. The site performs less well against equalities, diversity and inclusion as it falls amongst the 40-50% least deprived LSOAs in Wales. It also performs less well against the natural resources water bodies theme owing to its location in the River Wye catchment area, landscape as it is adjacent the Wye Valley AONB, and climate change as a small portion of the site is located in floodplain. It is noted that the site is located adjacent the Lower Wye Valley registered historic landscape and therefore has potential for significant negative effects on the historic environment. The impact on the natural resources theme relating to land is unknown as it relates to part residential curtilage and part agriculture. Please refer to the full ISA Report for further information on the ISA objective questions and significant effect findings on the Candidate Site.																

Site assessment conclusion			
	Yes	No	Commentary
Progress to RLDP allocation?			Site not progressing as significant concerns have been raised in relation to highway capacity and safety, along with ecological 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.	CS0275	Candidate Site Name	Land off Wonastow Road Industrial Estate, Monmouth	Area (Ha)	1.5
Proposal	Industrial			Existing Use	Agricultural

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Yes, site is located within the existing settlement.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		No site is greenfield and in agricultural use.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)		No		None noted.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			The Predictive Agricultural Land Classification Map shows the site as predominantly subgrade 3a. A small proportion of the site is shown as urban.
5. Does the proposal result in the loss of amenity open space (DES2)?		No		No.
6. Does the proposal result in the loss of community facilities?		No		No.
7. Does the site lie within a Minerals Safeguarding Area?	Yes			Part of the site is located in a Category 1 Superficial Sand and Gravel Safeguarding Area (BGS). The site is nevertheless located on the edge of the settlement of Monmouth and as a consequence mineral extraction would not be feasible in this location.

Topic/Question	Yes	No	Not Stated	Commentary
				Part of the site is also located in a Category 2 Superficial Sand and Gravel Safeguarding Area (BGS) however there is no requirement to safeguard Category 2 areas.
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		No.
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Yes. The site is located approximately 13 minutes (965m) from Overmonnow Primary School. Although not particularly relevant to this proposal as does not relate to residential.
10. Is the site within an acceptable walking distance of a secondary school?	Yes			No. The site is approximately a 35 minute walk (2600m) from Monmouth Comprehensive School. The catchment Secondary School is Monmouth Comprehensive. Although not particularly relevant to this proposal as does not relate to residential.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			The site is located approximately 9 minutes (650m) from a Post Office (part of Spar shop). It is also located approximately 10 minutes (800m) from a playground and other Open Space in the Wonastow Road site that have not yet been formally designated. The site is located approximately 12 minutes (960m) from Bridges Community Centre.
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			The site is approximately 9 minutes (650m) from the Overmonnow Spar shop/Post Office. The site is also approximately 16 minutes (1150m) from the southern entrance to the Town Centre.

Topic/Question	Yes	No	Not Stated	Commentary
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			All landowners are aware and in agreement with the submission of the site through the candidate site process. The proposer is in discussion with the landowners.
14. Is the site wholly in the ownership of the proposer?		No		No, however the proposer is in discussion with the landowners.
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		The site is not subject to any known legal restrictions that could prevent development.
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			There are power lines crossing part of the site. Site promoter notes division of existing overhead power lines would be needed, but we have experience of completing this on other projects undertaken.
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Dŵr Cymru Welsh Water have noted (November 2023) that a Hydraulic Modelling Assessment will be required dependent on the end user of the site.
18. Is there capacity within the mains water/sewerage to serve the proposed development?		Not known		Dŵr Cymru Welsh Water have noted (November 2023) there are no issues in the foul flows from this site being accommodated at the Monmouth WwTW although note that a Hydraulic Modelling Assessment will be required dependent on the end user of the site. From a phosphorus perspective, they note NRW have completed the permit review process and have confirmed that the consent limit of 2mg/l is applicable. From a phosphorus perspective, DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025. Any development proposal will need to be in accordance with the Environmental Permit issued by NRW.

Topic/Question	Yes	No	Not Stated	Commentary										
19. Is the site capable of connection to electricity?	Yes			Form notes initial enquiries would indicate there is sufficient existing capacity to serve this development.										
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			Form notes initial enquiries would indicate there is sufficient existing capacity to serve this development. <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)			N/S											
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			Note they are not the landowner but they are aware of site promoters’ interest to develop the site for a B1, B2 and B8 use. A significant area of the site would be for site promoters own new business.										
23. Is affordable housing included as part of the proposal?			N/S	N/A										
24. Can the site be delivered in the RLDP Plan Period?	Yes			Candidate site submission form suggests the site would take 1 – 2 years to develop.										
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			Part of the site overlaps with the SAH4 site adopted in the LDP as a Strategic Mixed Use site for residential and employment. This part of the site has not been included in the planning applications as it was not proposed to form part of the built development.										

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		No.
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			The site is located within the River Wye catchment. DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025. 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?		No		The submission form notes that the site is located within the River Wye Catchment Area and provides some detail of potential options. The position in relation to phosphates has progressed since the Candidate Site was submitted. DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Note there is potential to include PV on the roof space and that buildings are likely to be built to a high BREEAM standard including energy saving measures. By providing increased local employment, a reduction in commuting distances will be achieved.
30. Will appropriate measures be taken as part of the proposal to address climate change?			N/S	
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		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?	Yes			Note in form that there remains strong demand for industrial units in the Monmouth area. Only the Siltbuster Site has been brought forward under the last LDP in Monmouth for industrial. James Woodcock (MCC) has further confirmed there is demand for additional industrial units but none available. A significant area of the site would be for site promoters own new business.
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	
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	
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 Public Transport provision: - The nearest bus services to the site is route M3 which travel along Wonastow Road, and then into the Kingswood Estate along Ternata Drive. - Routes M3 has a better-than-hourly Mon-Fri daytime service, an hourly Sat daytime service, and no evening or Sunday service. - There are currently no bus stops on either of these two streets, the bus operates on a hail & ride basis. - Without any further measures the public transport mobility of the site is average. Improved Public Transport provision: - Two new pair of bus stops would be required, at the Wonastow Road / Wonastow Road Industrial Estate Junction, and at the nearest point on Ternata Drive.

Topic/Question	Yes	No	Not Stated	Commentary
				- Route M3 would require improvement in the evenings and Sundays. The whole site could then be within 400m of a bus stop with a reasonable service level. - The development is likely to improve the viability of route M3. Conversely, the necessary extended operation is likely to require additional revenue support. - With these measures the public transport mobility of the site can be standard - There are other developments proposed in northwestern Monmouth, which together will likely require changes substantial changes to route M3 / a split into separate services. A plan should be developed to show how all those developments in the area can be best served by bus.
36. Is access required directly on to the trunk road network?		No		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			The Flooding and Drainage Team note that the site may be unsuitable due to flood risk as it is located within the TAN15 Defended Zone. The SFCA notes there are major concerns for allocation and it is unlikely to be suitable. Notes the site fails the justification tests due to its greenfield nature.
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			Flooding and Drainage Team comments (November 2023): The Flooding and Drainage Team note that all or part of the site may be unsuitable due the lack of a suitable surface water drainage discharge destination. Outline drainage strategy supported by infiltration testing or demonstrating connections is required, potentially an increased cost to achieve outfall impacting viability.

Topic/Question	Yes	No	Not Stated	Commentary
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		No evidence provided. Form notes only high level assessment to date, as part of the previous development of the Kingswood Gate housing development.
	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				Unknown- potential objection. No ecology information submitted. Potential irreplaceable / priority habitat.
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?				Landscape Sensitivity of the site has not been assessed as the site is within the existing adopted LDP development boundary. Landscape officer comments November 2023: Insufficient information provided to date; concerns relate to lack of information provided.
Heritage / Landscape				
44. From a heritage perspective, is the site suitable to be developed for its intended purpose			N/A	N/A

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		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		No. GGAT note- Information in the Historic Environment Record shows archaeological mitigation on the adjacent development site encountered multi period archaeological deposits and artefacts. Mitigation could be by condition, for a programme of work in accordance with a written scheme of investigation.
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?		No		No.
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		No.
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			The site is bound to the north and west by agricultural land. The SuDs for the Kingswood Gate site are located to the south of the site. The Wonastow Road Industrial Estate is located to the east. The proposed use of the site is therefore considered to be compatible with all neighbouring uses.
50. Is there a possibility that the site is contaminated?		No		No.

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. Assessments are required 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
++	0	0	0	0	0	0	+	0	+	+	-	-	-	?	+	-
Commentary																
The colour coding relates to the desk top GIS assessment of the site which note the site performs most positively against ISA themes relating to economy and employment. The site also performs well against landscape and the following natural resources themes; minimising exposure to air pollution; located away from a Groundwater Source Protection Zone and a Nitrate Vulnerable Zone. The site has a neutral performance to population and communities – homes, population and communities – placemaking, transport/movement the general health and well-being theme health and well-being (leisure & green spaces) and natural resources (water bodies). The site has potential for a significant negative effect against natural resources land as a result of the site containing best and most versatile land, natural resources minerals and the site also has the potential for negative effects on climate change as the site intersects with Flood Zone 2. The impact on the historic environment and landscape is nevertheless uncertain at this stage. Please refer to the full ISA Report for further information on the ISA objective questions and significant effect findings on the Candidate Site.																

Site assessment conclusion			
	Yes	No	Commentary
Progress to RLDP allocation?			While located within defended flood zone, the site is greenfield and the proposal is therefore contrary to provisions set out in the latest National Planning Policy in relation to Flooding. 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.	CS0292	Candidate Site Name	Rhossili, Hadnock Road, Monmouth	Area (Ha)	3.39
Proposal	Employment (B1/B8) and possible hotel			Existing Use	Residential dwelling and associated small holding

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			The site is located on the edge of the settlement of Monmouth.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)	Yes (part)			The site is primarily greenfield, however the existing dwelling and curtilage are considered to be brownfield.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			Several TPOs located within the site.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?		No		The Predictive Agricultural Land Maps indicate the site is a mixture of subgrade 3b, 4, 5 and urban.
5. Does the proposal result in the loss of amenity open space (DES2)?		No		No.
6. Does the proposal result in the loss of community facilities?		No		No.
7. Does the site lie within a Minerals Safeguarding Area?	Yes			Part of the site is located in a Category 1 Superficial Sand and Gravel Safeguarding Area (BGS). The site is nevertheless located on the edge of the settlement of Monmouth and as a consequence mineral extraction would not be feasible in this location.

Topic/Question	Yes	No	Not Stated	Commentary
				Part of the site is also located in a Category 2 Superficial Sand and Gravel Safeguarding Area (BGS) however there is no requirement to safeguard Category 2 areas.
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		No.
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Yes the site is located approximately a 17 minute walk (1290m) from Kymin View Primary School and Nursery. The catchment Primary School for the site is Kymin View.
10. Is the site within an acceptable walking distance of a secondary school?	Yes			Yes. The site is located approximately an 18 minute walk (1450m) from Monmouth Comprehensive School. The catchment Secondary School is Monmouth Comprehensive.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Yes the site is located within 800m of an Area of Amenity Importance, a Public House and a Dentist Yes the site is located within 20 minutes of several Areas of Amenity Importance including the Wyesham Community Woodland (11 mins/800m), Monmouth Leisure Centre (16 minute walk/1225m) and the Tudor Road play park (18 minute walk/1290m). Monmouth Library/Community hub is located approximately 14 minutes from the site (1125m). A Post Office is located within the McColls convenience store (18 minute walk/1290m).
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			The site is located approximately 8 minutes (640m) from Monmouth Lidl supermarket. The site is located approximately 15 minutes (1100m) from the Town Centre (Church Street) and 17 minutes (1270m) from the Shire Hall.

Topic/Question	Yes	No	Not Stated	Commentary
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			Yes.
14. Is the site wholly in the ownership of the proposer?	Yes			Yes as executors to estate.
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?	Yes			No covenants but reservations in favour of water rights for neighbours.
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		No.
17. Is the site capable of connection to an existing mains water/mains sewerage service?		No		For any non-residential proposal, Welsh Water note only have an obligation to service a site with a domestic water supply, and to remove domestic wastewater. As such, HMAs may be required dependant on the proposed water consumption and wastewater discharge requirements for these types of proposal.
18. Is there capacity within the mains water/sewerage to serve the proposed development?		No		Dŵr Cymru Welsh Water have noted there is limited capacity at the Monmouth WwTW to accommodate the foul flows from this site. Depending on the confirmed number of sites allocated, an investment scheme may need to be considered for inclusion within a future AMP programme, or alternatively developers can fund any necessary reinforcement works to accommodate their site by firstly undertaking a Developer Impact Assessment (DIA) and subsequently funding any required reinforcement works via a s106 TCPA planning obligation or legal agreement. From a phosphorus perspective, DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025.

Topic/Question	Yes	No	Not Stated	Commentary												
				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			Yes.												
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>x</td><td>EV Charging</td><td></td></tr> <tr> <td>Broadband</td><td>x</td><td>Other (Please specify)</td><td></td></tr> <tr> <td>Landline telephone</td><td>x</td><td></td><td></td></tr> </table>	Gas supply	x	EV Charging		Broadband	x	Other (Please specify)		Landline telephone	x		
Gas supply	x	EV Charging														
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)			N/S	N/S												
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?		No		No.												
23. Is affordable housing included as part of the proposal?			N/A	N/A												
24. Can the site be delivered in the RLDP Plan Period?	Yes			The form suggests the site can be delivered but no evidence has been submitted.												
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		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		No.
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			The site is located within the River Wye catchment. DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025. 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?		No		Not identified at this stage. The position in relation to phosphates has progressed since the Candidate Site was submitted. DCWW has confirmed upgrades to the Monmouth WwTW to include phosphate stripping capability in AMP 7 2020-2025.
29. Will the proposal include low or zero carbon energy generating technologies?			N/S	On site renewable energy technologies will be considered.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Renewable energy sources will be considered for each home and EV charging facilities installed for each home. The development will be designed to ensure energy efficiency with careful consideration of building orientation. In line with PPW the development will incorporate digital infrastructure to enable working from home and reducing the need to travel. Sustainable Urban Drainage will be employed on site. Green infrastructure of the site will be fully considered and will inform the placemaking strategy. This will be informed by ecological assessments.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		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?		No		No submission form states to be delivered in 2027 without any additional evidence.
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			In the absence of any detailed assessment and capacity analysis the highway authority consider that the proposed development would have a negative impact on the capacity and safety of the immediate 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?	Yes			Need more information to make an assessment, size actual use, number of rooms if hotel figures for employment figures for guests parking, walking routes access points, travel plan. 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).
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			Monmouth has a daily frequency bus service with multiple routes: • 35 Monmouth – Coleford- Ross on Wye (4 buses per day 08:10 – 15:50) • 35 Ross on Wye – Coleford – Monmouth (5 buses per day 06:55 – 17:25) • 36 Monmouth – Hereford (4 buses per day 07:05 – 15:25) • 36 Hereford – Monmouth(4 buses per day 08:23 – 16:50) • 60 Monmouth – Usk- Newport (8 buses per day 07:00 – 19:10) • 60 Newport – Usk- Monmouth (8 buses per day 06:10 – 18:05) • 68 Monmouth – Raglan – Abergavenny (7 buses per day 08:30 – 18:15) • 68 Abergavenny – Raglan – Monmouth (7 buses per day 07:25 – 17:20) • 65 Monmouth – Trellech – Chepstow (5 buses per day 07:45 – 17:30) • 65 Chepstow – Trellech – Monmouth (6 buses per day 07:00 – 17:15) • 83 Monmouth – Abergavenny (1 bus per day 17:00)

Topic/Question	Yes	No	Not Stated	Commentary
				83 Abergavenny – Monmouth (1 bus per day 07:25) - W3/W4/W5 Monmouth Town Service (Hourly 07:55 – 18:10)
36. Is access required directly on to the trunk road network?		No		No.
37. Are there any WG highways comments for this site?			N/A	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			Flooding and Drainage Team comments (May 2022): The Flooding and Drainage Team note that part of the site may be unsuitable due to flood risk as a narrow strip at the base of the site alongside the highway is in Flood Zone 2 (river). The SFCA notes this as 2.25% of the site. The SFCA notes there are 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			Flooding and Drainage Team comments (May 2022): The Flooding and Drainage Team note that all or part of the site may be unsuitable due the lack of a suitable surface water drainage discharge destination. There is a mapped watercourse which may help drain the upper part of the site but not the lower part.
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			Yes. No details of proposed hotel development provided e.g. number of bedspaces etc but development would in principle support Monmouthshire's destination objective to increase serviced accommodation capacity as a means of maximising tourism benefits and increasing visitor yield. And would increase the very limited amount of hotel accommodation currently available in and around Monmouth.

Topic/Question	Yes	No	Not Stated	Commentary
Ecology				
41. Has an ecological assessment been undertaken?		No		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		No		From an ecological perspective the site is not suitable for its intended purpose. The overall site value is high. There is potential for priority habitat and protected species to be present to an extent where development is not possible. • River Wye SSSI/SAC (within 250m buffer) • AWI (adjacent)
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		Landscape Sensitivity of the site is high in the Landscape Sensitivity Update (October 2020). It is considered from a Landscape and GI perspective that a development of the proposed scale will have an adverse visual impact on Monmouthshire's valued landscape however the landscape has been significantly impacted locally by previous development. The scale of development in the open countryside in a topographically exposed agricultural greenfield setting may not be able to be integrated effectively into the landscape as an urban extension unless there is a strong emphasis on sympathetic architectural form, less dense development, creation of a sense of place, space for GI, landscape, SUDs and habitat enhancements.

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?	Yes			Heritage Team comments (July 2022): Some of the site is acceptable, 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 Green Infrastructure. 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			Yes Dixon Lodge a Grade II Listed Building is located adjacent 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?		No		No. GGAT notes the area is within the Lower Wye Valley Registered Landscape of Outstanding Historic Interest, within Character Area 035 Wyesham, characterised as a 19th and 20th century settlement dominated by transport and communication. Adjoins the 19th century listed former vicarage designed by Seddon. Desk-based assessment and geophysical survey, prior to any determination of an application would inform mitigation, which may include further pre-determination work. Cadw should be consulted as to whether an ASIDOHL2 is necessary to assess the impact of the proposal on the Registered Landscape.
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?	Yes			Yes, the site is located within the Lower Wye Valley Landscape of Historic Interest, a small part of the site is located within the Wye Valley AONB with the remainder immediately adjacent.
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		No.

Topic/Question	Yes	No	Not Stated	Commentary
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Yes. Both residential and commercial uses are located in the locality.
50. Is there a possibility that the site is contaminated?		No		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	N/A
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			Monmouth, Abergavenny and Raglan are currently the main centres for B1 and B8 employment uses in north Monmouthshire but have low vacancy rates and are unable to meet the demand for space for new businesses and for grow-on space for existing business. MCC's Economic Development team is regularly approached by businesses seeking B1 and B8 employment space in Monmouth but is rarely able to identify suitable vacant space for these businesses. Hadnock Road is an established business location and this site offers the potential to address this need.

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 the desk top GIS assessment of the site which note the site performs most positively against the ISA theme relating to economy & employment. The site also performs well against the majority of natural resources themes; minimising exposure to air pollution; located away from a Groundwater Source Protection Zone, a Nitrate Vulnerable Zone and Mineral Safeguarding Zone. The site performs less well against equalities, diversity and inclusion as it falls amongst the 40-50% least deprived LSOAs in Wales. It also performs less well against the natural resources water bodies theme owing to its location in the River Wye catchment area, landscape as it is adjacent the Wye Valley AONB, and climate change as a small portion of the site is located in floodplain. It is noted that the site is located adjacent the Lower Wye Valley registered historic landscape and therefore has potential for significant negative effects on the historic environment. A number of themes are not applicable as the proposed use relates to employment uses/possible hotel rather than residential. The impact on the natural resources theme relating to land is uncertain as it relates to part residential curtilage and part agriculture.

Please refer to the full ISA Report for further information on the ISA objective questions and significant effect findings on the Candidate Site.

Site assessment conclusion

	Yes	No	Commentary
Progress to RLDP allocation?			Site not progressing as significant concerns have been raised in relation to highway capacity and safety, along with ecological impact. Therefore, the site will not be allocated in the RLDP.

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