



Monmouthshire Replacement Local Development Plan 2018-2033

Candidate Site Assessment Proformas

Primary Settlements

Severnside

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.

Severnside Settlements

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Caerwent

Candidate Site Ref No.	Allocation Ref	Site Name	Electoral Ward	Current Use	Proposed Use	Site Proposer	Page No.
CS0009	HA9	Land at the Former MOD Training Centre Caerwent	Caerwent	Former MOD Training Centre	Mixed use: Residential (40 homes), Employment B2 Use (Minimum of 1ha)	Redi 205 Ltd (Asbri Planning)	
CS0071		Slough Farm	Caerwent	Agricultural	Residential – 143 units	Monmouthshire County	

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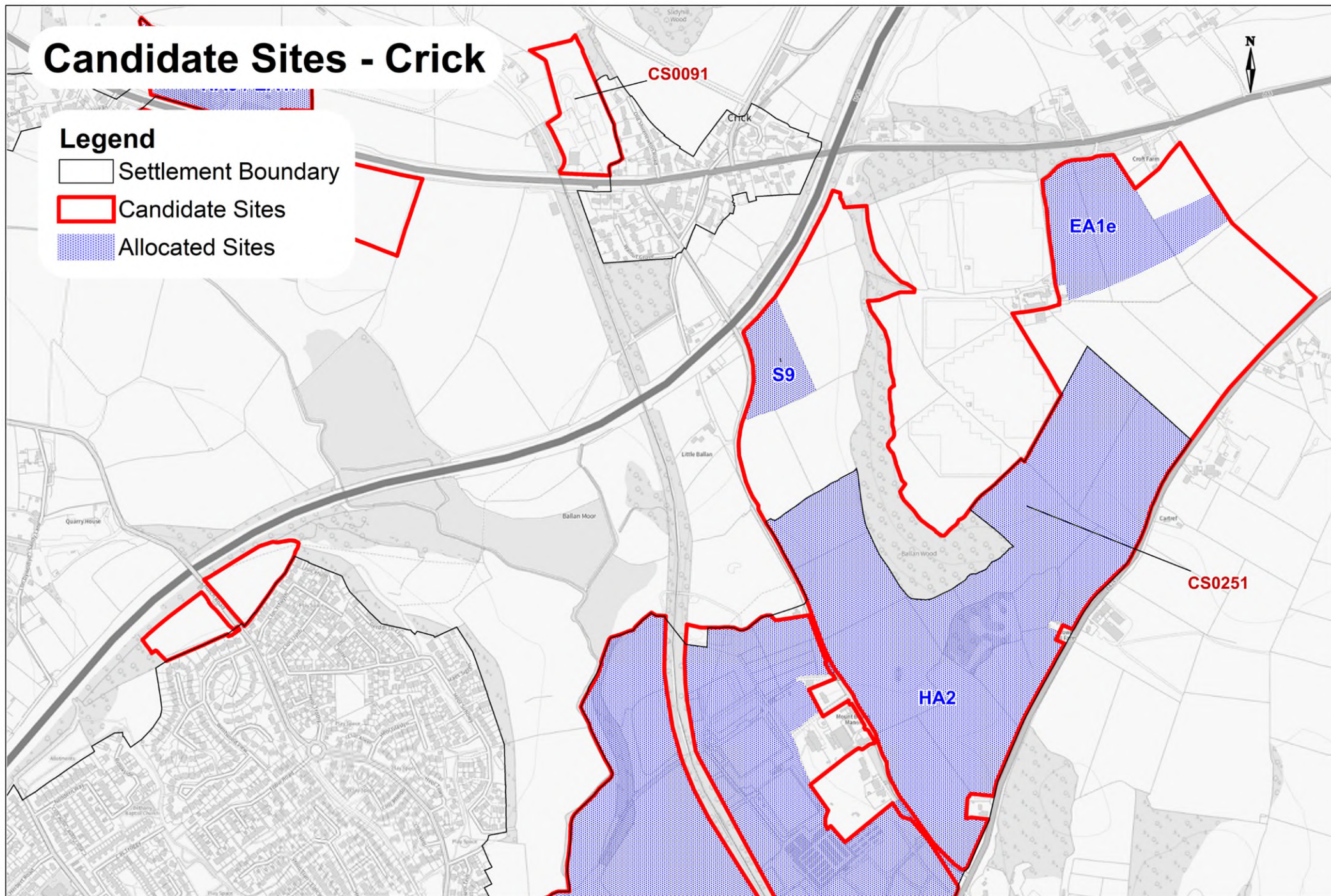
Caldicot

Candidate Site Ref No.	Allocation Ref	Site Name	Electoral Ward	Current Use	Proposed Use	Site Proposer	Page No.
CS0087	HA2	HA2 (part) The Showground, Caldicot	Caldicot Castle, Portskewett	Showground/event centre. Site comprises a range of facilities including stables, arenas, rings, paddocks, on-site accommodation, office space and pavilion. Western part of site is used for holding paddocks/temporary holding paddocks and parking.	Residential – approximately 385 dwellings and open space	Richborough Estates (Turley)	
CS0251	HA2 / EA1e / S9	HA2 (part) The Showground, Caldicot	Caerwent, Portskewett	Agricultural	Mixed-use: Residential/Employment	Monmouthshire County Council Estates	
CS0067		Land East & West of Church Road	Caldicot Castle	West of Church Road – DES2 land; East of Church Road agricultural grazing	Residential – 23 self-build plots	Monmouthshire County Council Estates	
CS0129		Dewstow Village, Former Dewstow Golf Course	Caldicot Castle	Former golf club – currently grazing farm land.	Residential- Parcel 1 – (Golf Course) – up to 640 units and Parcel 2 (South West Land) – up to 175 units – Total up to 815 units	Redrow Homes Ltd.	

Candidate Sites - Crick

Legend

- Settlement Boundary
- Candidate Sites
- Allocated Sites



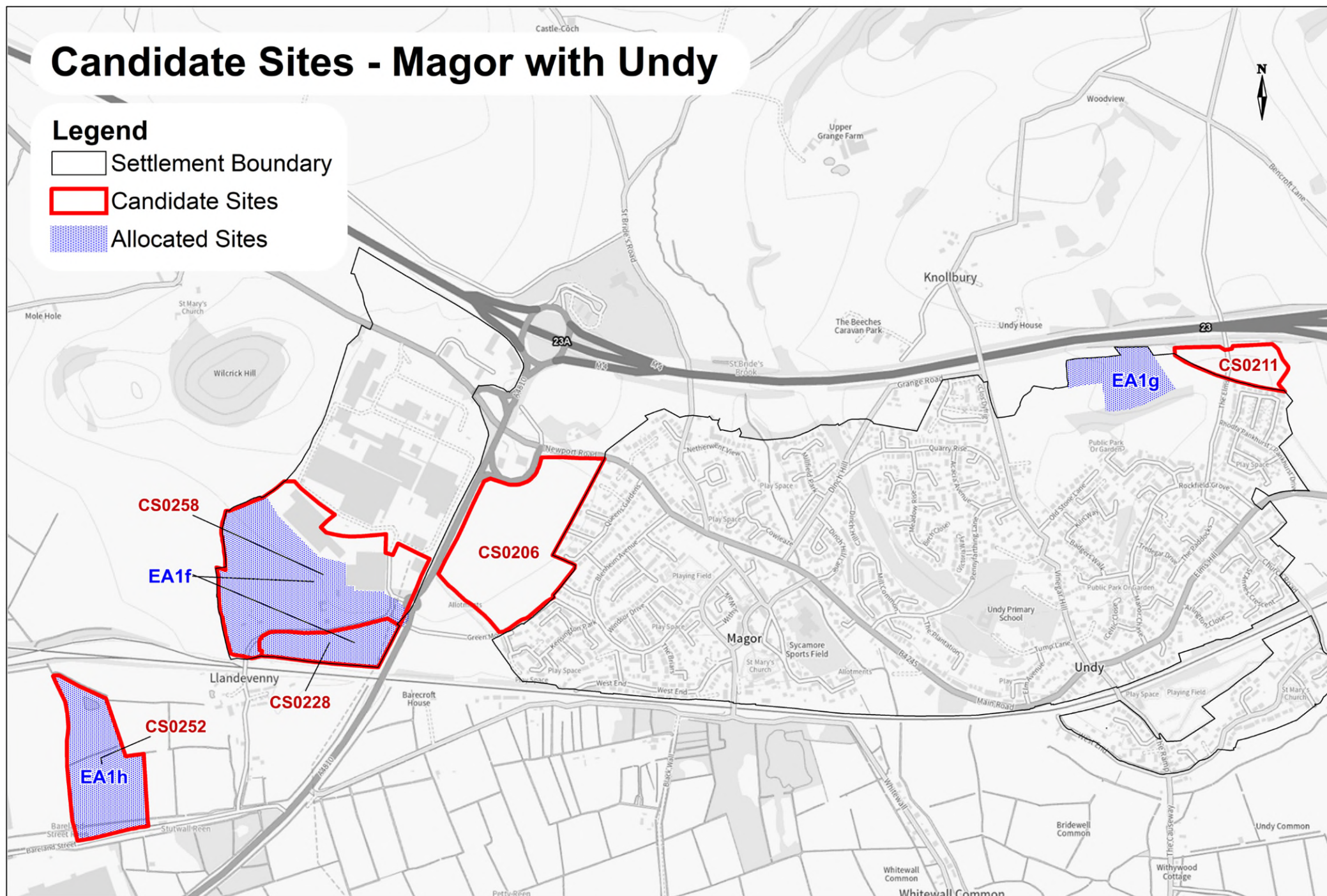
Crick

Candidate Site Ref No.	Allocation Ref	Site Name	Electoral Ward	Current Use	Proposed Use	Site Proposer	Page No.
<u>CS0251</u>	HA2 / EA1e / S9	HA2 (part) The Showground, Caldicot	Caerwent, Portskewett	Agricultural	Mixed-use: Residential/Employment	Monmouthshire County Council Estates	
<u>CS0091</u>		Caerwent Depot, Crick	Caerwent	Vacant	Residential – up to 60 homes	Axis Land Partnerships	

Candidate Sites - Magor with Undy

Legend

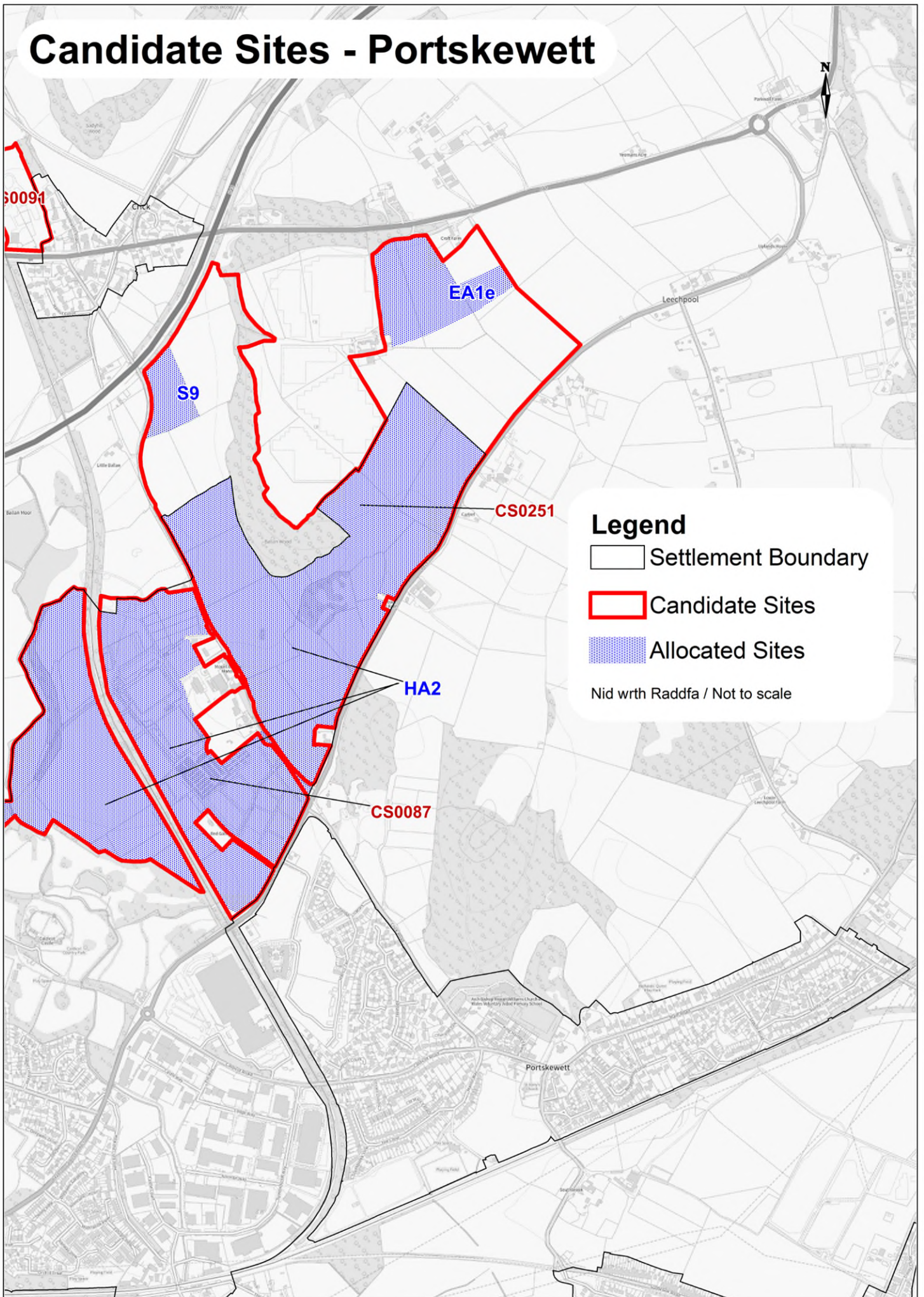
-  Settlement Boundary
-  Candidate Sites
-  Allocated Sites



Magor with Undy

Candidate Site Ref No.	Allocation Ref	Site Name	Electoral Ward	Current Use	Proposed Use	Site Proposer	Page No.
CS0228	EA1f	Quay Point Magor	Magor West	Agricultural	B1/B2/B8 use classes (10,000m2)	Mr P Williams (DJP Newland Rennie)	
CS0258	EA1h	Quay Point, Land south of Magor Brewery	Magor West	Agriculture /B8 storage	B2/B8 use classes	Budweiser Brewing Group	
CS0252	EA1h	Gwent Europark, Magor	Magor West	Agricultural	B1/B2/B8 use classes	Studwelders Holdings Ltd. (LRJ Planning)	
CS0206		Land south of Newport Road	Magor West	Agricultural	Option 1: approx 240 homes; Care Home (C2) Option 2: approx 150 homes	Edenstone Homes (Barton Willmore)	
CS0211		Land at Rockfield Farm	Magor East with Undy	Agricultural	Residential 39 Units	Monmouthshire County Council Estates	

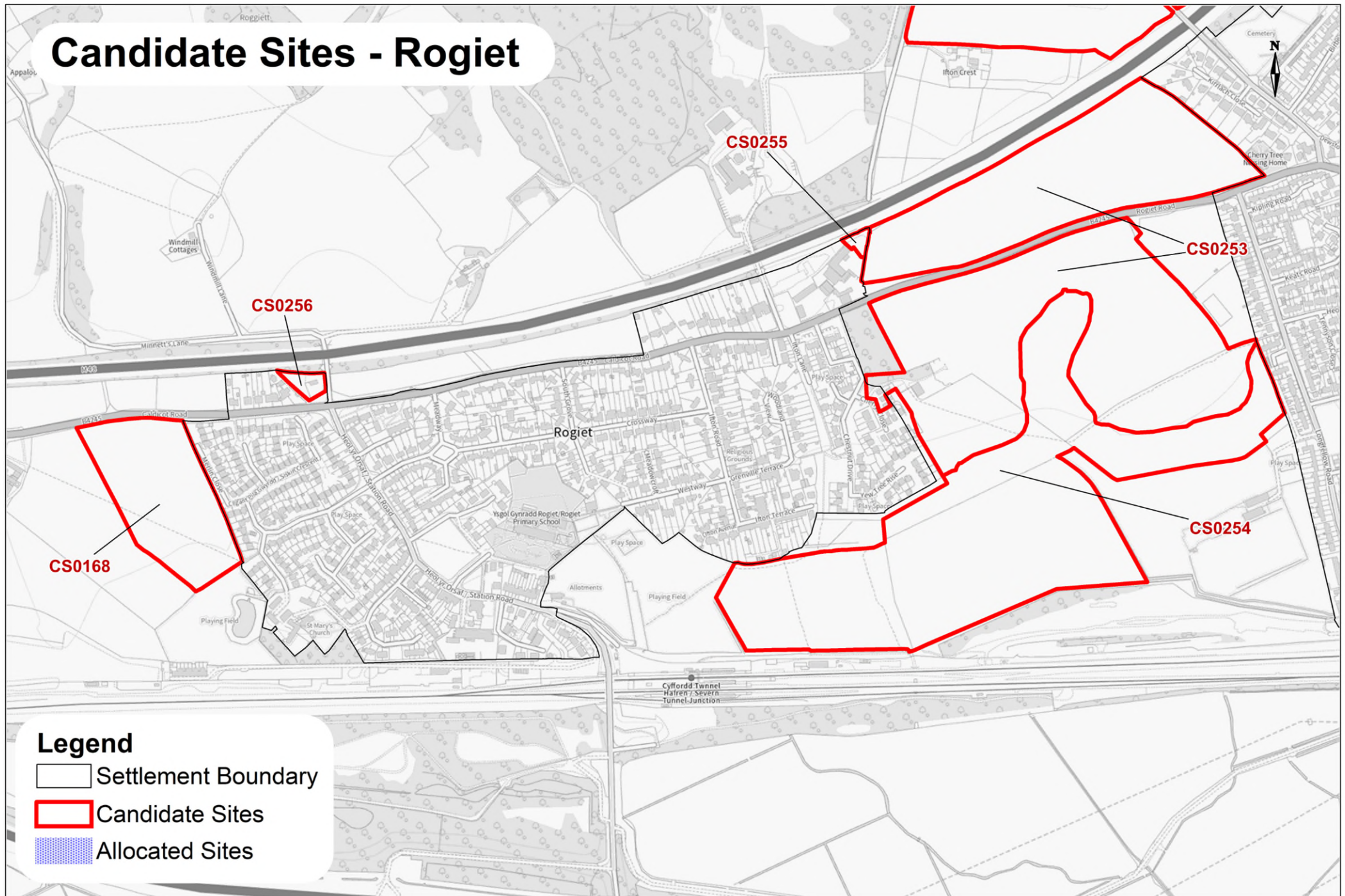
Candidate Sites - Portskewett



Portskewett

Candidate Site Ref No.	Allocation Ref	Site Name	Electoral Ward	Current Use	Proposed Use	Site Proposer	Page No.
<u>CS0087</u>	HA2	The Showground	Caldicot Castle, Portskewett	Showground/event centre. Site comprises a range of facilities including stables, arenas, rings, paddocks, on-site accommodation, office space and pavilion. Western part of site is used for holding paddocks/temporary holding paddocks and parking.	Residential – approximately 385 dwellings and open space	Richborough Estates (Turley)	
<u>CS0251</u>	HA2	Land at Bradbury Farm	Caerwent, Portskewett	Mixed-use: Residential/Employment	Agricultural Land (Grazing)	Monmouthshire County Council Estates	

Candidate Sites - Rogiet



Rogiet

Candidate Site Ref No.	Allocation Ref	Site Name	Electoral Ward	Current Use	Proposed Use	Site Proposer	Page No.
CS0168		Land adjacent to Merlin Close	Rogiet	Agricultural	Residential (approx 70 units)	Mr N Park (Powells)	
CS0253		Ifton Manor (Site A)	Rogiet	Agricultural	Option 1: 440 New Homes, 1ha of employment, associated infrastructure Option 2: approx 282 homes, 1ha of employment, associated infrastructure	Taylor Wimpey PLC (Savills)	
CS0254		Ifton Manor (Site B)	Rogiet	Agricultural	Open space, green infrastructure, active travel links and drainage associated with proposed housing and employment allocation to the north. Potential road link, park and ride and transport interchange subject to further investigation.	Taylor Wimpey PLC (Savills)	
CS0255		Land adjacent to Ifton Industrial Estate	Rogiet	Parking area	Industrial use (approx 330sqm)	Amoco Investments Ltd. (Reading Agricultural Consultants)	
CS0256		The Paddocks, Land adjacent to Rogiet Pool	Rogiet	Greenfield land	Residential (approx 5 units)	Mr Tom Connors (Hayston Developments and Planning Ltd.)	

Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0009	Allocation Ref	HA9 Land at the Former MOD Training Centre Caerwent	Area (Ha)	4.2
Proposal	Mixed use: Residential (40 homes), Employment B2 Use (Minimum of 1ha)			Existing Use	Former MOD Training Centre

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			The site is located to the north east of Caerwent settlement however is separated by the A48.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)	Yes			Site is considered to be brownfield land. It is Former MoD land, containing disused utilitarian buildings and hard-standing areas.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			Land falls gently north west to south east from approximately 23m AOD in the north west corner to approximately 17m AOD in the south east. A number of ex-military buildings and hardstanding associated with its former use remain on site.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?		No		The site comprises previously developed land and is shown to be non-agricultural land.
5. Does the proposal result in the loss of amenity open space (DES2)?		No		No private land.
6. Does the proposal result in the loss of community facilities?		No		
7. Does the site lie within a Minerals Safeguarding Area?	Yes			The Majority of the site is outside the safeguarding area. A small section of the north east corner of the site is within Category 1 limestone safeguarding area. The site, however, is in close proximity to existing development at Caerwent.

Topic/Question	Yes	No	Not Stated	Commentary
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?	Yes			The site could be potentially within the Green Belt (as indicated in Future Wales), as site is north of the M4. The site is, however, located adjacent to the existing settlement of Caerwent. The boundary of any future Green Belt will be determined by the Future Strategic Development Plan.
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?		No		The catchment school is Rogiet- 3.3 miles away and a 1 hour 6 minute walk. Nearest primary schools in Caldicot are: • Castle Park Primary 2.2 miles • Dewstow primary 2.3 miles • Durand 2.8 miles • Ysgol Y Finn 2.7 miles
10. Is the site within an acceptable walking distance of a secondary school?		No		Nearest secondary school is within Caldicot- 2.8 miles approximately 51 minute walking time.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Within 0.6 miles/11 minute walking distance of open space with the settlement of Caerwent. Approximately 800m from Public House Coach and Horses, post office and Church facility in Caerwent.
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			Caerwent farm shop is approximately 0.2 miles/3 minute walk. Caldicot Town Centre is approximately 2.4 miles away.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			
14. Is the site wholly in the ownership of the proposer?	Yes			

Topic/Question	Yes	No	Not Stated	Commentary
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		Submission form states 'no known legal constraints'
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		None stated on the Submission form.
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Welsh Water comments Water Supply- Hydraulic Modelling Assessment required- this is generally to ensure there is no detriment to existing customers' supply, whilst from a sewerage perspective it may be due to there being insufficient hydraulic capacity to accommodate the proposed development without causing harm to customers or the environment. In both instances, it may be to identify a suitable connection point to the existing networks.
18. Is there capacity within the mains water/sewerage to serve the proposed development?		No		Welsh Water comments The foul flows would overload the Caerwent WwTW and there are no reinforcement works proposed within current AMP7. As such, for this site to progress it will be necessary for a Developer Impact Assessment (DIA) to be undertaken on the WwTW at the developer's expense. The conclusion of this study will determine any reinforcement works required.
19. Is the site capable of connection to electricity?	Yes			The site promoter has received developer interest and this will be explored in more detail as the RLDP progresses.

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 border="1"> <tr> <td>Gas supply</td> <td>x</td> <td>EV Charging</td> <td>X</td> </tr> <tr> <td>Broadband</td> <td>x</td> <td rowspan="2">Other (Please specify)</td> <td rowspan="2"></td> </tr> <tr> <td>Landline telephone</td> <td>x</td> </tr> </table>	Gas supply	x	EV Charging	X	Broadband	x	Other (Please specify)		Landline telephone	x
Gas supply	x	EV Charging	X											
Broadband	x	Other (Please specify)												
Landline telephone	x													
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)			N/S											
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			Submission planning statement states 'The Site Promoter has received developer interest and this will be explored in more detail as the RLDP progresses.'										
23. Is affordable housing included as part of the proposal?	Yes			Updated DVM submitted at 50% affordable housing demonstrating viability.										
24. Can the site be delivered in the RLDP Plan Period?	Yes			Housing trajectory (appendix 9 of the Deposit Plan) indicates that 40 residential units can be delivered in 2027/28. These rates were not disputed by the Housing Stakeholder Group.										
Availability														
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No												
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?		No												

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?		No		
28. If yes, have details been provided of how development will achieve phosphate neutrality?				N/A
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			The following aspects of the layout of individual buildings on site will be considered further at the detailed design stage: • Solar gain – buildings to be orientated to maximise opportunities for passive solar gain where possible. • Natural ventilation – buildings to be located to facilitate air movement and enhance natural ventilation where possible • Sustainable Materials – consideration to be given to using recycled or composite materials, as well as those that have been locally sourced and therefore reduce the carbon footprint of the development both during construction and over its lifetime. 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). The proposal will be required to meet Policy NZ1 as set out in the Deposit Plan.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			As set out in Q29 above.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		

Topic/Question	Yes	No	Not Stated	Commentary
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?		No		No marketing has been undertaken, however, MCC's Economic Development Officer considers that the site benefits from good highway connectivity, being located adjacent to A48, and addresses the need for B1 employment space in south Monmouthshire and would offer alternatives to Caldicot and Chepstow which are currently the main centres for B1 employment uses 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.
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The site benefits from an existing access directly off the A48. The A48 is subject to a 50mph speed limit and is dualled in the vicinity of the access. The existing access however does not comply with current design standards and good practice. Substantial improvements to the existing means of access and the A48 dual carriageway are likely to be achievable within the confines of the existing highway that accords with current local and national design standard. The A48 is a strategic route and is considered more than capable of accommodating the additional traffic movements associated with a development of the size and scale proposed and the existing mean of access can be improved to accord with current local and national design standards. Any proposed access will require significant improvements to the A48 to accord with current design standards and only minor mitigation/improvement to the A48 are envisaged in the vicinity of the site. The site currently sits in an area of Monmouthshire that is considered to be reliant on the motor car and is not considered to be the most sustainable transport location and lacking in accessible amenities and local attractors. A Transport Assessment (Asbri Transport Ltd. Jan 24) has been submitted. This concluded that the proposed land use would result in a negligible change in traffic flows on the local highway network, which would not be perceived through a change in traffic levels and highway operation. Where the impact is greatest, at the

Topic/Question	Yes	No	Not Stated	Commentary
				site access, the operation of the highway network is not negatively impacted. Further assessment will be required at planning application stage.
34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The site sits alongside ATNM route MCC-S28B, this is a future route. This has a medium priority, meaning it should be developed within 10 years. Shared Use The site sits within a designated locality and within the Active Travel strategic focus distance of 3 miles to key destinations (education, health, employment and shopping). Good walking links are made out of the site and off-road provision is given to walkers and wheelers.
35. From a public transport perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			MCC Public Transport Officer comments on the existing situation: • The A48 at the southern edge of the site is served by bus route 73 (Newport-Caerwent-Crick-Chepstow) • Service level for route 73 is 11-12 journeys Mon-Fri, 5 on Saturdays and none on Sundays. • Route 73 is financially supported by MCC. • There is no bus service to Caldicot the nearest town. • Without any further measures the public transport mobility of the site is poor. MCC Public Transport Officer suggests that with improvements/funded by the development the public transport provision could be improved.
36. Is access required directly on to the trunk road network?		No		No, although there is an existing access directly onto the A48 a strategic road, there are designated sections of the A48 which are not classed as a trunk road, the segment of road running through Caerwent is not.
37. Are there any WG highways comments for this site?	Yes			Impact of the proposal on Highbeech and Newhouse roundabouts will be required to be considered as part of further transport assessment investigations.

Topic/Question	Yes	No	Not Stated	Commentary
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk		No		SFCA- 0% in flood risk zones. No significant flood risk to allocation.
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination	Yes			MCC Drainage Officer comments that: Areas of surface water flooding on site. Preliminary testing indicates infiltration not suitable, therefore likely to require piping to outfall south of the site over third party land (therefore costs and third party legal consents required). Layout will require multiple storage basins. Further work is required at detailed planning application stage and for SAB approval.
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			Phase 1 Habitat report has 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		No		Significant concerns over the deliverability of the site and ability to retain populations of protected species identified on site. The density of development exhibited in the current masterplan does not provide space for sufficient habitat retention or adequate mitigation/compensation for habitat loss due to:

				- Protected species recorded on site to an extent that development will not be possible. - Site 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. Breeding bird assemblage – BBS have been scoped out in the submitted PEAR, but the proximity of the site to Nedern Brook Wetland SSSI means that the on-site breeding bird assemblage and potential for impacts upon the SSSI should be appropriately considered. Since ecology assessment comments received – the scheme has been reduced to 40 residential units and further GI context plans and GI strategies have been received to support the submission. No further survey work has been received in relation to the protected species at the site – the Planning Agent has suggested level of detail would be provided in support of a Planning Application in due course (with the surveys of relevance at the time of the application preparation accordingly).
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			High/medium landscape sensitivity It is considered from a Landscape and GI perspective that a proposed development of the proposed scale may have an adverse visual impact on Monmouthshire's wider valued landscape, however, the retention of existing boundaries with a well designed visual connection between existing settlement edge and appropriate density and ridgelines may be able to be integrated effectively into the landscape as an urban extension. 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			Sufficiently far from designated assets not to be harmful to their setting. 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			Not immediately adjacent to, however, the Roman Town of Caerwent is approximately 600m to the west. Heritage Officer comments: Proximity to listed buildings is sufficient for the site not to have an effect on their setting. Site is located close to the Caerwent Conservation Area, however, given the main road and the defined boundary around the Roman Settlement, this would not preclude development on the north of the main road. Consideration should be given to Archaeology and high potential for finds.
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			Not immediately adjacent to, however, archaeological sensitive area boundary 160m to west and Caerwent's Conservation Area. Proximity to SAM Caerwent Roman Town raises the high archaeological potential of the site. Sufficiently far from RP&G's not to have an effect. Cadw Comments Candidate site could be included in LDP. The candidate site is located some 325m west of scheduled monument MM151 Crick Round Barrow and 650m east of scheduled monument MM001 Caerwent Roman City. However, existing vegetation already provides significant screening in the views between the candidate site and the scheduled monuments and careful design and additional planting should provide sufficient screening to reduce any effect of a development to an acceptable level.

Topic/Question	Yes	No	Not Stated	Commentary
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?		No		
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Although Military training area to the North.
50. Is there a possibility that the site is contaminated?	Yes			MCC Environmental Health Officer : As a brownfield site there is a potential for land contamination. The developer would need to investigate the site and submit their own remediation strategy if necessary in accordance with CLR11 "Model Procedures for the Management of Land Contamination."
51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.	Yes			MCC Environmental Health Officer: Yes potentially suitable but potential impact on air quality light pollution and noise from A48 will require further detailed surveys at the planning application stage. Bad neighbour use- MoD training centre- which includes helicopter movements, artillery fire, explosions etc. Mitigation may include uprated glazing, property orientation and garden acoustic fencing. Mitigation should be considered as part of the noise assessment. EHO concluded that the site is potentially suitable but noise impact of the MoD training centre on the dwellings and mitigation measures will need to be closely considered.

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?	Yes			Site benefits from good highway connectivity, being located adjacent to A48. Site also addresses need for B1 employment space in south Monmouthshire and would offer alternatives to Caldicot and Chepstow which are currently the main centres for B1 employment uses 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.

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
++	+	--	+	++	-	+	+	0	-	+	-	-	?	-	+	-
Commentary																
The colour coding relates to a desk top GIS assessment of the ISA objective themes only (rather than the full detailed Candidate Site assessment). Below is a brief summary of these findings. Please refer to the full ISA Report for further information on the ISA objective questions and significant effect findings on the site. The desk top study records that the site performs positively against ISA themes relating to 'Economy and Employment', 'Population and Communities – homes' and 'Health and Well-being' themes. This is due to the proposal providing mixed use housing and employment (outside a green wedge) in a location that is well connected to service and facilities including and open/green /leisure space. It does score negatively however for 'Population and Communities – placemaking' and this is because it is > 1600m walking distance from the nearest primary school (it is approximate 2.5km away). The site performs well for transport and movement as is in walking distance from nearby bus stops (50 m Dinham road) and 316m from the nearest PROW. The site performs well against 'Natural Resources – air, and nitrate vulnerable zone and also 'Landscape' as the site does not intersect with an AONB or National Park. The 'Biodiversity/Geodiversity' impact is considered uncertain due to being within 1km of designated sites. The site does not score well for 'Natural Resources SPZ' as it interacts with an SPZ and 'Climate Change inc flooding' as part of the site intersects with flood zones 2 or 3 and despite the site being part brownfield it is considered to be predominately greenfield (from this desktop survey) and therefore does not score positively under 'Natural Resources- land.' The site is in an archaeologically sensitive area and has potential to impact upon nearby Caerwent's Conservation Area and therefore does not score well for 'Historic Environment'.																

Site assessment conclusion			
	Yes	No	Commentary
Progress to RLDP allocation?			It is proposed to allocate the site as mixed-use residential and employment (B1) allocation in the Deposit Plan. The allocation is a sustainably located edge of settlement site, which is previously developed land that performs well against the site search sequence, with no significant constraints identified on site that would prohibit its development. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. The mixed-use development proposal which is allocated for 40 residential units and a minimum of 1ha of B1 employment land is considered to have associated job creation with opportunities to work and live together and promote accessibility and connectivity to the existing settlement of Caerwent and the wider Severnside Region. The site is not allocated for C2 (care home) /community use (D1) as the need for these uses was not evidenced in this location.

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0071	Candidate Site Name	Slough Farm	Area (Ha)	7.5
Proposal	Residential – 143 units			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 east of Caerwent settlement, south of the A48.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		Greenfield agricultural fields.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)		No		Site appears level with no physical constraints.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?		Yes		The land classification has been identified as 27% Grade 2 and 73% Grade 3a. Monmaps indicates all of site is grade 2
5. Does the proposal result in the loss of amenity open space (DES2)?		No		
6. Does the proposal result in the loss of community facilities?		No		
7. Does the site lie within a Minerals Safeguarding Area?	Yes			Is outside the limestone safeguarding zone, approximately 150m south Is within the Sand & Gravel category 1 safeguarding zone however is in close proximity to the existing development of Caerwent. A small section is within Sand & Gravel category 2.

Topic/Question	Yes	No	Not Stated	Commentary
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?	Yes			The site could be potentially within the Green Belt (as indicated in Future Wales), as site is north of the M4. The site is, however, located adjacent to the existing settlement of Caerwent. The boundary of any future Green Belt will be determined by the Future Strategic Development Plan.
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?		No		Catchment Primary school is Rogiet Primary 3.3 miles/1hr 6 minute walk Nearest primary schools are within the settlement of Caldicot. Castle Park Primary 2.2 miles Dewstow primary 2.3 miles Durand 2.8 miles Ysgol Y Finn 2.7 miles
10. Is the site within an acceptable walking distance of a secondary school?		No		Nearest secondary school is Caldicot Comp 51 minute walk
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Within 0.6miles/ 11 minutes walking distance of open space with the settlement of Caerwent Approximately 800m from Public House Coach and Horses, post office and Church facility in Caerwent
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			Caldicot Farm shop is 4 minute walk away Caldicot Town Centre approx 2.4 miles/44 minute walk
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			

Topic/Question	Yes	No	Not Stated	Commentary
14. Is the site wholly in the ownership of the proposer?	Yes			
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)		No		
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Welsh Water comments Water Supply- Hydraulic Modelling Assessment required- this is generally to ensure there is no detriment to existing customers' supply whilst from a sewerage perspective it may be due to there being insufficient hydraulic capacity to accommodate the proposed development without causing harm to customers or the environment. In both instances, it may be to identify a suitable connection point to the existing networks.
18. Is there capacity within the mains water/sewerage to serve the proposed development?		No		Welsh Water comments The foul flows would overload our Caerwent WwTW and there are no reinforcement works proposed within our current AMP7. As such, for this site to progress then it will be necessary for a Developer Impact Assessment (DIA) to be undertaken on the WwTW at the developer's expense. The conclusion of this study will determine any reinforcement works required
19. Is the site capable of connection to electricity?	Yes			

Topic/Question	Yes	No	Not Stated	Commentary												
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Y			<table border="1"> <tr> <td>Gas supply</td> <td></td> <td>EV Charging</td> <td></td> </tr> <tr> <td>Broadband</td> <td></td> <td>Other (Please specify)</td> <td></td> </tr> <tr> <td>Landline telephone</td> <td></td> <td></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														
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?		N														
23. Is affordable housing included as part of the proposal?	Yes			Proposes 50% affordable housing in updated DVM – however DVM submitted indicates not viable												
24. Can the site be delivered in the RLDP Plan Period?	Yes															
Availability																
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No														
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?		No														

Topic/Question	Yes	No	Not Stated	Commentary
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?		No		
28. If yes, have details been provided of how development will achieve phosphate neutrality?				N/a
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			The candidate site form states: The development will continue to pursue a 'fabric first' approach, maximising the efficiencies of the external façade in order to minimise requirements for any heating or cooling. PassivHaus and net zero housing remains an ambition of the development and feasibility work is ongoing around the how best to facilitate this within or over the development. The basic principle of targeting low energy consumption is a commitment of the development, thereby reducing running costs for occupiers. The site will retain and improve the existing hedgerows and trees wherever possible and create significant availability of green corridors and open space in accordance with the SuDS strategy which is intrinsic to the design. The availability of renewable technology is a core commitment of the development, and we are in discussions with providers over the extent of the technology that can be delivered on this scale in this location. All houses will be provided with EV charging capability to accommodate the expected rise in electric powered transportation, however the development will equally be designed in a manner to encourage walking and cycling.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		

Topic/Question	Yes	No	Not Stated	Commentary
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?				N/A
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The A48 is a strategic route and is considered more than capable of accommodating the additional traffic movements associated with a development of the size and scale proposed. Any proposed access will require significant improvements to the A48 to accord with current design standards and only minor mitigation/improvement to the A48 are envisaged in the vicinity of the site. The site currently sits in an area of Monmouthshire that is considered to be reliant on the motor car and is not considered to be the most sustainable transport location and lacking in accessible amenities and local attractors.
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 could be 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			MCC Public Transport Officer has not provided comments (however comments in relation to CS0009 are relevant in relation to the current public transport provision in the area apply): • The site is served by bus route 73 (Newport-Caerwent-Crick-Chepstow) • Service level for route 73 is 11-12 journeys Mon-Fri, 5 on Saturdays and none on Sundays. • Route 73 is financially supported by MCC. • There is no bus service to Caldicot the nearest town.

Topic/Question	Yes	No	Not Stated	Commentary
				Without any further measures the public transport mobility of the site is poor.
36. Is access required directly on to the trunk road network?		No		No, although there is an existing access directly onto the A48 a strategic road, In Wales, there are designated sections of the A48 which are not classed as a trunk road, the segment of road running through Caerwent is not.
37. Are there any WG highways comments for this site?				N/A
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk		No		SFCA- less than 1% in FZ2 & FZ3 flood risk zones No significant flood risk to allocation
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination	Yes			MCC Drainage Officer notes: - Three smaller areas of surface water flooding on site. - There is a watercourse to the south for surface water discharge- however connection to this would require piping under A48 and crossing private land if infiltration not suitable Further assessments will be required to determine if there are other potential means of discharge such as infiltration, surface water or combined sewers etc. It is anticipated that such an assessment will be undertaken at a later phase in the candidate site screening process. A lack of suitable surface water drainage destination can be a significant barrier to lawful development.
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	

Topic/Question	Yes	No	Not Stated	Commentary
Ecology				
41. Has an ecological assessment been undertaken?	Yes			Yes a preliminary ecological appraisal has 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				MCC Ecologist has noted a high site value for the following reasons. • Lack of information regarding potential impacts on adjacent Nedern Brook Wetlands SSSI (no bird survey info or incorporation of measures to reduce impacts on masterplan). Increased disturbance and predation of ground-nesting species in particular will need to be addressed. • Veteran / over mature tree(s) present • Protected species reasonable likely to be found on site but unlikely to prevent development if appropriate mitigation and compensation provided. • Site of existing value for connecting semi-natural habitats in the landscape as identified in the ecological connectivity assessment and/or during field surveys. No information has been provided on net benefit for biodiversity to be delivered through development. It is considered part of the site may be suitable to be developed but is likely to need a significantly reduced design in order to prevent impacts on the SSSI.

Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			High/medium landscape sensitivity. MCC Landscape Officer- It is considered from a Landscape and GI perspective that development of the proposed scale will have an adverse visual impact on Monmouthshire's wider valued landscape however the retention of existing boundaries with a well designed visual connection between existing settlement edge and appropriate density, layout and ridgelines may be able to be integrated effectively into the landscape if as a smaller urban extension to avoid perception of coalescence. Strong emphasis on sympathetic architectural form, less dense development, creation of a sense of place that reflects existing character, 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?	Yes			Sufficiently far from designated assets not to be harmful to their setting. 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			Not immediately adjacent to, however Roman Town of Caerwent is approximately 500m to the west. Heritage Officer comments : Proximity to listed buildings is sufficient for the site not to have an effect on their setting.
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			Not immediately adjacent to, however archaeological sensitive area boundary 160m to west and Caerwent's conservation area An archaeological assessment has been submitted as part of the submission Heritage Officer comments: Site is located close to the Caerwent Conservation Area, however given the modern development at the fringe of the CA, this would not preclude

Topic/Question	Yes	No	Not Stated	Commentary
				development to the east of the CA. Consideration should be given to Archaeology and heigh potential for finds Sufficiently far from RP&G's not to have an effect Cadw comments: The candidate site is located some 165m southwest of scheduled monument MM151 Crick Round Barrow and 625m east of scheduled monument MM001 Caerwent Roman City: However, existing buildings block the views between the candidate site and scheduled monument MM001 Caerwent Roman City; whilst existing vegetation already provides significant screening in the views between the candidate site the scheduled monument MM151 Crick Round Barrow and careful design and additional planting should provide sufficient screening to reduce any effect of a development to an acceptable level
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			Residential use is considered compatible. There is existing residential use in close proximity.
50. Is there a possibility that the site is contaminated?		No		Greenfield site – however further investigation is likely to be required at planning application stage.
51. From an environmental health perspective is the site suitable to be developed for its intended	Yes			MCC Environmental Health Officer not consulted at this stage. They would however be consulted at planning application stage and it is likely further mitigation/ consideration of impact upon environmental health will be required.

Topic/Question	Yes	No	Not Stated	Commentary
purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.				For example, Construction Environmental Management Plans (CEMPs) – to manage the noise/dust impact of development.
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	N/A

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
-	++	--	+	++	-	+	+	-	-	+	--	+	?	-	?	+
Commentary																
The colour coding relates to a desk top GIS assessment of the ISA objective themes only (rather than the full detailed Candidate Site assessment). Below is a brief summary of these findings. Please refer to the full ISA Report for further information on the ISA objective questions and findings on the site. The desk top study records that the site performs positively against ISA themes relating to 'Population and Communities – homes' and 'Health and Well-being' themes. This is due to the proposal providing housing (outside a green wedge) in a location that is well connected to open/green /leisure space. The site also performs well for transport and movement as is in walking distance from nearby bus stops (<200m Dinham bus stop) and just 278m from the nearest PRow. The site however, does not perform positively on 'Population, Communities Placemaking', as is not located in close proximity to primary and/or secondary schools, and 'Economy and Employment' as has poor access to existing employment locations (5-6km to nearest protected site Cheeseman's Industrial Estate Rogiet). The site performs well against 'Natural Resources – air, and nitrate vulnerable zone and also 'Climate Change inc flooding' as the site does not intersect with a flood zone. The 'Biodiversity/Geodiversity' impact is considered uncertain due to being within 1km of designated sites. The site does not score well for 'Natural Resources																

SPZ' as it interacts with an SPZ and does not score well under 'Natural Resources-land' for containing BMV agricultural land and 'Historic Environment' as has the potential to impact upon setting of Caerwent's Conservation Area as well as the setting of the scheduled monument (Crick Round Barrow).

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. Ecology concerns have also been identified. 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.	CS0087	Allocation Ref	HA2 (part) The Showground	Area (Ha)	CS submitted originally for 38.57 (allocation relates to 34.14ha)
Proposal	Residential – approximately 385 dwellings and open space			Existing Use	Showground/event centre. Site comprises a range of facilities including stables, arenas, rings, paddocks, on-site accommodation, office space and pavilion. Western part of site is used for holding paddocks/temporary holding paddocks and parking.

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Western boundary adjoins the Caldicot Development Boundary and south-eastern boundary adjoins the development boundary opposite the Adopted LDP Crick Road, Portskewett allocated site. The site forms part of the HA2 Caldicot East North of Portskewett RLDP allocation in the Deposit RLDP along with part of CS0251 Land at Bradbury Farm, Crick.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)	Yes-Part			The site is part greenfield and part brownfield.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			Nedern Brook flows from north to south, through the central portion of the site. The Flood Zone extents within the candidate site boundary are associated with the Nedern Brook.

Topic/Question	Yes	No	Not Stated	Commentary
				A former Ministry of Defence railway line runs north to south through the centre of the site. This has potential to form a walking and cycling route, linking Caldicot to Caerwent. Two public rights of way cross the site, running north-south and east-west. Existing footbridges cross Nedern Brook on these routes. The public rights of way provide connections to Church Road, Crick Road and the B4245. The public rights of way will be retained as part of any future development. The site slopes broadly downwards from a high point of c.20mAOD along the eastern edge to a low point c.10mAOD at Nedern Brook along the western boundary. The supporting Vision Document sets out how each of the points above have been addressed in the design response.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			Predictive ALC Maps indicate that the eastern portion on the site is Grade 2. The western half of the site is predominantly 2 with sections of grade 1 and 3b. Grade 1 3.66ha (9.48%) Grade 2 26.28ha (68.13%) Grade 3a 0.9ha (2.33%) Other/Non BMV: 7.73ha (20%)
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			Yes, part of the site is located in the Limestone Carboniferous Category 1 Safeguarding Area and Sand and Gravel Category 1 Safeguarding Area (BGS). The site is, nevertheless, located in between existing settlements of Caldicot, Crick and Portskewett 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 within the Category 2 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		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			The allocation includes the provision of a new primary school on site. The closest school to the site is currently the Archbishop Rowan Williams VA School in Portskewett which is located within 2000m of the site (using central point) which is approximately 10 minutes walking time. Castle Park Primary School is also located within 2000m (approximately 22 minutes) of the site using public footpaths. The catchment Primary School for the east of the site is currently the Archbishop Williams CiW Primary School, the west of the site is Castle Park Primary School but it is recognised this will change as the site will include a new primary school.
10. Is the site within an acceptable walking distance of a secondary school?		No		The site is located just over 2000m walking distance from Caldicot Comprehensive School (using central point) approximately 27 minutes. The catchment Secondary School is Caldicot Comprehensive.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			The Caldicot Castle grounds designated as Amenity Open Space adjoins the site. The village hall in Portskewett is located approximately 10 minutes walking time. The allocation includes a mixed-use neighbourhood centre to include appropriate community facilities, the uses and scale to be agreed. Caldicot Train Station is located 1.7miles/33 minutes' walk from site and Severn Tunnel Junction 3.3 miles/1 hour 5 minutes' walk.

Topic/Question	Yes	No	Not Stated	Commentary
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			The closest shop in Portskewett is located within of 1200m of the site (using central point), approximately 12 minutes walking distance. Caldicot Town Centre is located 1.2 miles from the site approximately 22 minutes' walk.
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?		No		The 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 landowner.
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		None noted.
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			The submission form notes that there are no constraints or covenants on the site that would need to be overcome before development can commence. The submission form does state records indicate that National Grid have a mature network of low voltage (LV) and high voltage (HV), underground (UG) and overground (OG) cables operating within and near to the site. Entering the site on the south-eastern boundary (off Crick Road) is a 33kV HV OH, crossing the disused railway line and exiting on the southern boundary (towards the B4245). An UG 33kV HV asset is present running parallel south of the disused railway line, this asset enters to the north and exits site on the southern boundary (on the B4245). LV OH cables enter site to the east (off Crick Road), this network maintains supply to retained properties outside of the boundary, and existing structures which fall within the candidate site submission boundary. LV OH cables are present west of

Topic/Question	Yes	No	Not Stated	Commentary										
				the boundary (off Church Road), this network supplies domestic properties outside of the boundary. Records indicate that Wales and West Utilities (WWU) have an HP gas main within the site boundary (south of the disused railway line). The asset enters site to the south (off the B4245) and exits on the northern edge if site (toward the M48), this asset is cited in greenfield land inside the boundary. This HP asset is integral to the local network, it feeds directly into IP and MP networks via an above ground installation (AGI), cited on the B4245.										
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Dŵr Cymru Welsh Water response February 2024: note a Hydraulic Modelling Assessment (HMA) is required.										
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			Dŵr Cymru Welsh Water response February 2024: Dŵr Cymru Welsh Water have noted there are no issues in the foul flows from the site being accommodated at the Newport Nash WwTW. They have however stated a Hydraulic Modelling Assessment (HMA) is required.										
19. Is the site capable of connection to electricity?	Yes			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.										
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			<table><tr><td>Gas supply</td><td>x</td><td>EV Charging</td><td>x</td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table>	Gas supply	x	EV Charging	x	Broadband	x	Other (Please specify)		Landline telephone	x
Gas supply	x	EV Charging	x											
Broadband	x	Other (Please specify)												
Landline telephone	x													
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)			Not stated	As above.										

Topic/Question	Yes	No	Not Stated	Commentary
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			The landowner has entered into a promotion agreement with Richborough Estates (the site proposer) but no developer/end user engaged.
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 whole HA2 allocation of 75 in 2027-2028, 125 a year for 2028-2029, 2029-2030, 2030-2031, 2031-2032 and 2032-2033 with the remaining 70 in 2033+9 months. These rates were noted as ambitious and were 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?		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 planning applications relating to the proposed application but the site has been subject to a number of planning applications relating to its existing operational use as an equestrian eventing centre. This includes planning permission/advertisement consent for an all-weather equestrian arena (Ref: DM2018/01734), change of use of fields for use for equestrian activities (Ref: DC/2008/00043) and DM/2018/00493), installation of static caravans (Ref: DM/2018/00493) and the erection of advertising boards (Ref: DC/2008/01362).
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?		No		

Topic/Question	Yes	No	Not Stated	Commentary
28. If yes, have details been provided of how development will achieve phosphate neutrality?			N/A	
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Submission form lists measures that will be considered for the proposal and notes that a Sustainability and Energy Masterplan Statement will be prepared in support of any future planning application.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Submission form lists measures that will be considered for the proposal and notes that a Sustainability and Energy Masterplan Statement will be prepared in support of any future planning application.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?			N/A	
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The highway authority 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			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: - There is no rail or bus provision whatsoever near the site. - Without any further measures the public transport mobility of the site is very poor Public Transport comments on Improved Provision: - There would be a need of substantial additional services / new bus routes, connecting the site to Caldicot, and given the size of the development to Chepstow too, or to a new railway station at Portskewett. - Depending on the extend of measures undertaken, the public transport mobility of the site is likely to be below average to above average.
36. Is access required directly on to the trunk road network?		No		
37. Are there any WG highways comments for this site?	Yes			Welsh Government highways commented that this significant site combined with CS0251 Land at Bradbury Farm is likely to exacerbate issues at Highbeech and Newhouse.
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 2.79% of the site is located within Flood Zone 2 and 26.38% of the site is in Flood Zone 3. 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 3.
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination	Yes			The Flooding and Drainage Team note that extensive flooding across the site limits the developable area to about half of the proposed candidate site submitted. There are also some concerns in relation to suitable surface water drainage discharge destinations (May 2022). A full FCA will be required given local concerns around the flood risk from the Nedden. Further information relating to outline details of flood storage and the

Topic/Question	Yes	No	Not Stated	Commentary
				discharge point into the Nedden Brook will also need to be undertaken at a detailed design stage to ensure that this will not impact the morphology/ecology of the brook (August 2024).
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 Site assessment form and shapefiles 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, notes further grassland survey will be needed. The overall site value is rated high with an overall site evaluation of medium. The candidate site includes a small area of land designated as a SSSI relating to the Nedern Brook. • Severn Estuary Ramsar, SAC, SPA and SSSI (1.16km from site); • Wye Valley & Forest of Dean Bat Sites SAC (4.92km from site); • Wye Valley Woodlands SAC (6.24km from site); • River Wye SAC (5.24km from site); • Nedern Brook Wetlands, Caldicot SSSI (partially on site); • Gwent Levels – Magor and Undy SSSI (0.93km from site); • Bushy Close SSSI (1.48km from site); • Brockwells Meadows SSSI (1.57km from site); • Dinham Meadows SSSI (1.83km from site);

				• Caldicot Castle Country Park (partially onsite); • Farthing Hill SINC (70m); • Ballan Wood SINC (200m); • Portskewett Hill SINC (350m); • Portskewett Hill North SINC (475m); • Ruffets SINC (800m); • Caldicot Pill SINC/WT Reserve (2km); • Sunny Bank SINC (2km) NRW (2022) have stated development has already encroached upon the Nedern Brook Wetlands SSSI, the development of this area risks disturbance to the bird feature of the site and would have major concerns about the development at the scale proposed. Significant screening, buffers, green space and management (discouragement from dog walking on the wetlands) would need to be put in place. State the site also appears to support a mosaic of ecologically valuable habitats which should be safeguarded from any development. These habitats would need to be retained and provide robust ecological corridors to the wider countryside for them. NRW also note the site is located in a Source Protection Zone.
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 August 2023: States there are no significant concerns based on the information provided to date for the site to be an allocated site within the RLDP. The submission includes substantial open space to the west of the site and opportunity to create links within the redline site boundary to Caldicot town. Any concerns relate to the impact on the setting of the SAM Caldicot Castle as well as that of the Nedern brook SSSI. Integration of the settlement without compromising the quality of the valued landscape setting will be important. In addition, should land to the east of the site be developed in the future will need

Topic/Question	Yes	No	Not Stated	Commentary
				to accommodate an effective interface and ability for active travel connectivity east / west through 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: Sufficiently far from designated assets not to be harmful to their setting. 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			Caldicot Castle Listed Building and Scheduled Ancient Monument adjacent to the site. Cadw have responded and 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 monuments MM026 The Berries Mound & Bailey Castle and MM050 Caldicot Castle (unoccupied parts). A Heritage Assessment was undertaken in July 2024 and has been forwarded to Cadw for comment.
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 southern half of the western parcel of site is within Caldicot Castle Conservation Area. Western half of site is within the ASA. Glamorgan Gwent Archaeological Trust have responded and note: Information in the HER shows the area is located within the Archaeologically Sensitive Area of The Gwent Levels (ASA12 in the Monmouthshire SPG & ASA). The Scheduled Monument of the Medieval Caldicot Castle is less than 40m from the boundary of the site; the Scheduled Monument of the Medieval The Berries is c100m; Church Farm Romano-British Settlement is 400m; and the Scheduled Monument of Portskewett Hill Roman Site c500m. Evidence of prehistoric, Roman and Medieval activity recorded within and peripheral to the site. Cadw have responded and note that the Candidate Site should not be included in LDP until the applicant has provided an assessment showing that development

Topic/Question	Yes	No	Not Stated	Commentary
				will not have a significant adverse impact on the setting of scheduled monuments MM026 The Berries Mound & Bailey Castle and MM050 Caldicot Castle (unoccupied parts). A Heritage Assessment was undertaken in July 2024.
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 allocated Crick Road mixed-use development is located directly to the east of the site. The remaining neighbouring land is predominately agricultural grazing with the B4245 to the east of the site and Crick Road to the north.
50. Is there a possibility that the site is contaminated?		No		The Environmental Health assessment notes that there is potential for land contamination given the current showground land use, together with several former land uses within the site boundary e.g. Mineral Railway Line, Sewage Farm, and tanks. 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			Yes. Subject to further assessment. The number of dwellings indicates that an air quality impact assessment is required at the planning application stage to determine the impact of the proposed development on existing receptors. Consideration should be given to the Chepstow AQMA and the M48 and any other developments that would also impact the area such as the adjacent Crick Road LDP allocation.

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, health and well-being, and transport/movement. The site also performs well against economy and employment and natural resources (minimising exposure to air pollution and nitrate vulnerable zones). The site performs less well against equalities, diversity and inclusion as it falls amongst the 10-20% least deprived LSOAs in Wales. It also performs less well against natural resources in relation to water bodies, source protection zone, land, minerals and climate change. The site has the potential for a significant negative effect on the biodiversity/geodiversity ISA theme owing to its location close to the Nedern Brook SSSI and on the historic environment due to its location close to Caldicot Castle SAM. The impact on landscape is uncertain at this stage. A detailed assessment has also been undertaken of the site, the results of which are outlined in a separate table below.																

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 Caldicot East site as a whole, a summary of which is noted below. Full details are set out in Appendix D of the ISA report. Significant positive effects are anticipated for the ISA topics relating to; population and communities; equalities, diversity and social inclusion, and; economy and employment as the site will deliver enough housing to meet the identified housing need, locating development close to services and facilities and employment opportunities, supporting the growth of existing communities. The site will also deliver employment land alongside housing which in combination to the sites proximity to existing local employment sites will contribute to self-containment boosting the local economy. No significant effects are predicted for the transport and movement, and, climate change ISA topic. Significant negative effects are anticipated in relation to; natural resources, landscape and historic environment topics. This is largely due to the potential to exacerbate air quality issues, the loss of BMV/greenfield land and location in an area with high/medium landscape sensitivity. Development could impact the setting of the Caldicot Castle and Conservation Area, it is noted that effects may be mitigated to some extent through masterplanning and design but this is uncertain at this stage and a precautionary approach has therefore been taken. The impact on the health and wellbeing ISA topic is uncertain due to potential negative impacts relating to air quality until more details are provided, given the size of the site it is noted that there is greater opportunity to mitigate issues such as this through infrastructure delivery. The biodiversity and geodiversity ISA topic is also noted as uncertain reflecting the findings of the Habitats Regulations Assessment Appropriate Assessment. Economy & Employment Caldicot East is anticipated to lead to significant positive effects against this ISA topic. This reflects the site's sustainable location with good access to the strategic road network and surrounding employment hubs, and the economic opportunities provided at the site through the delivery of strategic mixed-use development. While the extent of employment land delivery is uncertain, it is considered that the site will support self-containment to some extent, and also benefits from access to Severn Bridge Industrial Estate. While access to the services and facilities in Caldicot town centre and the train station is limited with no bus stop currently near the site, this has the potential to be delivered as supporting infrastructure alongside development. It is considered that site specific details will be included in the Infrastructure Plan which will be developed to support the Deposit RLDP. Population and Communities Caldicot East performs positively against this ISA topic by providing sufficient housing to meet the identified housing need of the community, delivering strategic growth within the Severnside area and taking advantage of opportunities associated with the Cardiff Capital Region City Deal and the South East Wales Metro. The site									

also performs positively through delivering significant housing, employment and supporting infrastructure within a relatively deprived part of the community. In this respect, long-term significant positive effects are considered likely at this stage.

Health and Well-being

Caldicot East performs relatively well in terms of its proximity to health services and access to the local PRow network. However, due to potential negative impacts related to air quality, and without further details regarding supporting infrastructure and design/ layout of proposed development, uncertainty is noted at this stage.

Equalities, diversity and inclusion

Caldicot East is anticipated to lead to significant positive effects against this ISA topic by supporting the growth of and regeneration of existing communities, and improving access to housing, jobs and services.

Transport and Movement

Caldicot East performs relatively well against this ISA topic, directing growth to the southern extent of Monmouthshire, and more specifically around the M4 corridor, capitalising upon strategic transport links and opportunities associated with the Cardiff Capital Region City Deal and the South East Wales Metro. However, as the site is currently not near a bus stop, and is relatively far away from the train station, effects of significance are not anticipated at this stage. There is the potential for significant positive effects if specific transport infrastructure improvements were provided, which may well be committed to at the Deposit Stage.

Natural Resources

Caldicot East performs negatively against this ISA topic given that development of the site would result in the loss of BMV agricultural land/ greenfield land, although it is noted that it does contain a portion of brownfield land. It is also recognised that there are limited opportunities within the county for development on lower grades of agricultural land/ brownfield development.

Biodiversity and Geodiversity

Caldicot East has potential to lead to significant negative effects against this ISA topic. This is due to the presence of the Severn Estuary SPA/ SAC/ Ramsar site/ SSSI within 1.2km of the site. Caldicot East is also constrained in terms of ancient woodland at Farthing Hill, which is located adjacent to the site. Nevertheless, there is still potential for Caldicot East to deliver positive effects through landscape-led masterplanning that avoids impact upon ancient woodland and includes strategic level biodiversity enhancement/ net gain. Therefore, uncertainty is noted at this stage, reflecting the findings of the HRA AA. The AA found that without definite boundaries for the strategic site allocation, and only some policy wording, and the lack of key evidence (e.g. no air quality assessment), it was not possible to undertake a fully conclusive Appropriate Assessment at this stage. It is recognised that a fully conclusive HRA AA will be carried out at the Deposit stage which will further inform the ISA.

Historic Environment

Overall, whilst uncertainties exist, Caldicot East is considered to have potential for significant residual negative effects due to its location within the Caldicot Conservation Area, containing Caldicot Castle Grade I listed building and Scheduled Monument covering the unoccupied parts. In this respect, development is likely to impact the intrinsic qualities, and setting of these heritage assets. While it is noted that's suitable site design/ layout can mitigate this to some degree, specific details in this respect are absent at this stage.

Landscape

Caldicot East has the potential to affect the character and setting of the settlement and wider landscape, depending on the design and layout of development. The site has a medium-high sensitivity to housing development and would extend the settlement of Caldicot to the northeast towards the settlement of Crick, whilst extending development north of the Caldicot Castle Country Park (which is also a conservation area). In this respect, long-term significant negative effects are anticipated. Nevertheless, it is noted that mitigation (i.e. through landscape-led masterplanning, sensitive design and layout to avoid the most sensitive areas) could reduce the significance of the potential negative effects. However, uncertainty is noted at this stage, recognising that mitigation including supporting infrastructure will be developed to support the Deposit RLDLP.

Climate Change including Flooding

The scale of development proposed at Caldicot East is unlikely to have a significant effect on climate change when considered in isolation. It is anticipated that this will be addressed through the RLDLP policy framework. While there is the potential for the site to deliver climate change mitigation objectives, supporting low carbon / renewable energy generation, at this stage there remains uncertainty regarding what might be feasible and deliverable in this respect. The site performs positively in terms of supporting the uptake of sustainable travel, capitalising upon strategic transport links to the south of the county. Additionally, the likely delivery of transport improvements given the scale of development proposed is favourably noted. However, it is noted that the utilisation of the M4 corridor will result in continued high car use.

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 RLDLP allocation?			It is proposed to allocate the site as part of a wider Strategic Allocation for approximately 770 homes. The allocation is a sustainably located edge of settlement site and will extend the settlement of Caldicot to the north-east, adjacent to the Crick Road, Portskewett site. The site performs well against the site search sequence, with good links to a shop, open space and employment uses with facilities in the town centre just over a 20 minute walk. These links will be strengthened via active travel links throughout the site. While the site has good links to a nearby primary school, a new primary school will be provided on the site to assist with capacity issues in the area and provide benefits to the wider community. The site is partly a brownfield site as it includes an existing commercial equestrian centre that is relocating elsewhere. While the site is located in close proximity to heritage designations, no significant constraints are identified on the site. The site is also in close proximity to a SSSI. No built development will take place on these sensitive areas, with the area to the west of the former railway to be designated as an Area of Amenity Importance to provide additional protection. The site offers the opportunity to create an exemplar residential-led mixed-use development. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability.

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0067	Candidate Site Name	Land East & West of Church Road	Area (Ha)	2.48
Proposal	Residential – 23 self-build plots			Existing Use	West of Church Road – DES2 land; East of Church Road agricultural grazing

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Located adjacent the settlement boundary.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		No.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)		No		No.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?		No		Predictive ALC plans indicate that the site is 3b. ALC report submitted which concludes that as none of the land is of BMV quality a full ALC survey is not required.
5. Does the proposal result in the loss of amenity open space (DES2)?	Yes			Western half of site is allocated as DES2 land 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 that as currently drawn the designation is too large to be meaningful as constitutes a number of different land uses. Area 6 should be deleted as an AAI designation as it is private land and serves no amenity purpose.

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			Whole site is located in the Limestone Carboniferous Category 1 Safeguarding Area (BGS), part of the eastern site is located in the Sand and Gravel Category 1 Safeguarding Area (BGS). The site is nevertheless located in between existing development 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			Castle Park Primary School approximately 1200m away. Ysgol Y Ffin Primary School approximately 800m away. Rogiet and Castle Park are listed as the Primary Catchment schools for this site.
10. Is the site within an acceptable walking distance of a secondary school?	Yes			Caldicot Comprehensive School approximately 2000m away (24 minutes' walk). Caldicot Comprehensive is the catchment Secondary School.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Yes part of the site is currently designated as an Area of Amenity Importance designated in the Adopted LDP. The Areas of Amenity Importance Review, however, recommends this designation should be deleted. Irrespective of this the site would nevertheless continue be located within 500m of a number of Areas of Amenity Importance. A Baptist Chapel is located approximately 600m from the site. A public house approximately 1000m and facilities within the Town Centre are located approximately 1400m from the site. Caldicot Train Station is located approximately 1.5 miles / 29 minutes' walk away and Severn Tunnel Junction 2.5 miles / 49 minute walk away.

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			Caldicot Town Centre approximately 1400m away (15 minutes' walk) taken from the site to The Cross.
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)		No		No however it is noted that should access via Clos Ystwyth be desired to improve connectivity, third party consent would be required.
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Yes. Dŵr Cymru Welsh Water have noted (March 2023) that 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			Submission form notes that there is a low pressure gas supply within the adjoining development, surface water and foul connection within Church Road and adjoining development and an 11kV HV line along Church Road. Dŵr Cymru Welsh Water state (March 2023) that there are no issues in the foul flows from this site being accommodated at the Newport Nash WwTW.

Topic/Question	Yes	No	Not Stated	Commentary										
19. Is the site capable of connection to electricity?	Yes			As above.										
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			<table><tr><td>Gas supply</td><td>x</td><td>EV Charging</td><td>x</td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table>	Gas supply	x	EV Charging	x	Broadband	x	Other (Please specify)		Landline telephone	x
Gas supply	x	EV Charging	x											
Broadband	x	Other (Please specify)												
Landline telephone	x													
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)		No		No.										
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			Submission form notes that MCC are proactively working with the Development Bank of Wales regarding finance options for self-build plots/development. Monmouthshire is currently the 4th most popular local authority for registrations with the Development Bank, and the second most popular site for registrations is located in Monmouthshire. The high demand, particularly amongst those aged 25-34 years old, is at the core of the justification for this site's promotion.										
23. Is affordable housing included as part of the proposal?	Yes			An updated DVM has been submitted noting the site may not 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, the DVM suggests 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.										

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?		No		No.
28. If yes, have details been provided of how development will achieve phosphate neutrality?			N/A	
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Submission form notes that an allowance has been included for carbon friendly measures.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			It is a commitment of the development to pursue highly efficient housing on this site. Self-build plots will be promoted against a defined catalogue of house types, with the primary pursuit being that of maximising efficiencies in the pursuit of low energy consumption with appropriate design. The availability of renewable technology is a core commitment of the development, as well as the importance of utilising locally sourced labour and materials wherever possible in order to reduce the carbon impact. All build plots will be provided adequate services for the provision of EV charging capability, however the development will equally be designed in a manner to encourage walking and cycling. The development will include opportunities for Passive House design principles and consider the layout orientation with the support of high performing fabric/district energy solutions.
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 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			Comments not received from Public Transport Team. Caldicot has a daily frequency bus service with the following routes passing the site: • 75 Caldicot Caerwent (5 services a day 08:30 16:30) • 75 Caerwent Caldicot (5 services a day 08:38 16:38) • 75 Caldicot Sudbrook (5 services a day 08:52 16:52) • 75 Sudbrook Caldicot (4 services a day 09:00 14:30) Additional bus routes are available from Caldicot Town Centre.
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?			N/A	WG highways note non-material.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk		No		The site is located outside of any Flood Zones. 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	Yes			Flooding and Drainage Team comments: No clear surface water discharge location from mapping.
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	N/A
Ecology				
41. Has an ecological assessment been undertaken?	Yes			Yes. Ecological Assessment and required summary form 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 high. The site is located in close proximity to Nedern Brook SSSI, further ecological surveys needed for breeding birds. Nedern Brook Wetlands, Caldicot SSSI – 70m north east Caerwent Quarry SINC – 266m west

				Brockwells Meadows SSSI – 790m north west Gwent Levels – Magor and Undy SSSI – 1.9km south east Dinham Meadows SSSI – 2 km north east Upper Rodge Wood approximately 896m north-west of the site
Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			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 not have an adverse visual impact on Monmouthshire's wider valued landscape. The scale of development may be able to be integrated effectively into the landscape as an urban extension with a stronger 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?	Yes			Heritage officer comments: Careful consideration required 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		Nearest Listed Building approximately 650m away.
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			Eastern parcel of land is within an ASA. GGAT note a previous response to a pre-planning consultation recommended desk-based assessment and geophysical survey prior to any determination of an application would inform mitigation, which may include further pre-

Topic/Question	Yes	No	Not Stated	Commentary
				determination work; our understanding of the site has not changed since then and recommendation remains the same.
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?		No		
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Site adjoins M48 so potential noise mitigation required. Noise assessment submitted.
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.	Yes			Environmental Health comments: Yes the site is suitable to be developed for its intended purpose subject to further analysis of the noise assessment submitted.
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 theme relating to health and well-being (leisure and green spaces). The site also performs well against population and communities, health and well-being (general), transport and movement, natural resources (air and nitrate vulnerable zones) and climate change. 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 10-20% least deprived LSOAs in Wales. It also performs less well against the natural resources water bodies and source protection zone themes. The site has the potential for a significant negative effect on biodiversity and geodiversity, the historic environment, and the natural resources theme relating to minerals. The impact on natural resources (land) 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?			The site is considered to be of small scale and would have limited impact on achieving the required quantum of development in this area. Site is not allocated as there is sufficient and more suitable land available for residential development within the Severnside area to accommodate its housing need.

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0129	Candidate Site Name	Dewstow Village, Former Dewstow Golf Course	Area (Ha)	37.07
Proposal	Residential- Parcel 1 – (Golf Course) – up to 640 units and Parcel 2 (South West Land) – up to 175 units – Total up to 815 units			Existing Use	Former golf club – currently grazing farm land.

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 Caldicot but is physically separated by the M48.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		No the site is greenfield.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)		No		Form notes none known at this stage. A number of TPOs on site.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			The Predictive ALC Maps indicate that the eastern parcel of land is predominantly grade 2 and the western parcel of land is a mixture of grades 2 and 3b. An ALC Report has been submitted which notes the site is Grade 2 – 9.2ha (24%), Grade 3a – 25ha (66%), Grade 3b – 3.5ha (9%) and Grade 5 – 0.3ha (1%).
5. Does the proposal result in the loss of amenity open space (DES2)?		No		
6. Does the proposal result in the loss of community facilities?		No		

Topic/Question	Yes	No	Not Stated	Commentary
7. Does the site lie within a Minerals Safeguarding Area?	Yes			Yes, part of the site is located in the Limestone Carboniferous Category 1 Safeguarding (BGS). The site is nevertheless located adjacent the settlement of Caldicot and M48 and adjacent existing dwellings as a consequence mineral extraction would unlikely to 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		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Dewstow Primary approximately 1200m away (16 minutes' walk) Ysgol Gymraeg Y Ffin approximately 1 mile away (19 minutes' walk). Rogiet is listed as the Primary Catchment school for this site which is located approximately 1.7 miles away (32 minutes' walk)
10. Is the site within an acceptable walking distance of a secondary school?	Yes			Caldicot Comprehensive School approximately 1900m away (30 minutes' walk). Caldicot Comprehensive is the catchment Secondary School.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			The Birbeck Road Areas of Amenity Importance is located approximately 700m away (7 minute walk). Caldicot Train Station is located approximately 1.1 miles (21 minutes' walk) away.
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			The Coop convenience store on Newport Road is located approximately 1200m away (15 minute walk). Caldicot Town Centre is approximately 1.3 miles away (24 minute walk).
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?				

Topic/Question	Yes	No	Not Stated	Commentary								
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		None known at this stage.								
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Yes. Dŵr Cymru Welsh Water noted (March 2023) that there is an 8” trunk main and 315mm distribution main traversing the site.								
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			Yes. Dŵr Cymru Welsh Water have stated (March 2023) a Hydraulic Modelling Assessment (HMA) is required.								
19. Is the site capable of connection to electricity?	Yes			Form notes that due to the former golf course use and proximity to Caldicot connection and capacity to services is assumed possible, subject to detailed survey. Dŵr Cymru Welsh Water have noted (March 2023) there are no issues in the foul flows from the site being accommodated at the Newport Nash WWTW. They have however stated a Hydraulic Modelling Assessment (HMA) is 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>Other (Please specify)</td><td></td></tr></table>	Gas supply	x	EV Charging	X	Broadband	x	Other (Please specify)	
Gas supply	x	EV Charging	X									
Broadband	x	Other (Please specify)										

Topic/Question	Yes	No	Not Stated	Commentary				
				<table border="1"> <tr> <td>Landline telephone</td> <td>x</td> <td></td> <td></td> </tr> </table>	Landline telephone	x		
Landline telephone	x							
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)	Yes			Submission form notes that due to the former golf course use and proximity to Caldicot, all the above are assumed possible subject to detailed survey.				
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?			Not stated					
23. Is affordable housing included as part of the proposal?	Yes			Two updated DVMs have been submitted based on 50% affordable housing provision however one relates to all affordable homes as intermediate and the other all as social rent, further detail would be required should the site progress further.				
24. Can the site be delivered in the RLDP Plan Period?	Yes			Yes, the DVM suggests 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.				
Environmental								
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?		No		No.				

Topic/Question	Yes	No	Not Stated	Commentary
28. If yes, have details been provided of how development will achieve phosphate neutrality?			N/A	
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Supplementary evidence provided setting out typical measures incorporated into Redrow schemes, this includes sites that Redrow are trialling as gas free developments with solar panels.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Tackling Climate Change note provided setting out site opportunity measures including Part L as a minimum.
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 think that the size and scale of the development will have an impact on the immediate local highway network, the level of mitigation and improvements will be subject to detailed analysis and review undertaken as part of the robust transport assessment.
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			The closest bus stop is located on the B4245 which has access to a daily frequency bus service with the following routes passing the site: • 75 Caldicot Caerwent (5 services a day 08:30 16:30) • 75 Caerwent Caldicot (5 services a day 08:38 16:38) • 75 Caldicot Sudbrook (5 services a day 08:52 16:52) • 75 Sudbrook Caldicot (4 services a day 09:00 14:30) Additional bus routes are available from Caldicot Town Centre.
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 commented that this significant site is likely to exacerbate issues at Highbeeche and Newhouse.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk		No		The site is located outside of any Flood Zones. 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	Yes			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 as there are no nearby watercourses to discharge to if infiltration is unsuitable.
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 an Ecological Report, Site assessment form and shapefiles 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. Further GI needed in layout design. Brockwells Meadow SSSI (within 250m buffer) Nedern Brook Wetlands SSSI (within 250m buffer) Severn Estuary SAC / SPA / Ramsar site / SSSI (within 250m buffer) West of Caldicot SINC (within 500m buffer) Upper Rodge Wood SINC (within 500m buffer) Shirefield Meadow 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 a development of the proposed scale will have a significant adverse visual impact on Monmouthshire's valued landscape. The scale of development would not be able to be integrated effectively into the landscape as an urban extension. There will be an adverse material change to the landscape character. The location is physically separated from Caldicot by the M48 impacting on access to facilities, permeability and additional infrastructure impacts a development of this scale would have on the

Topic/Question	Yes	No	Not Stated	Commentary
				rural landscape setting as well as links to Caerwent to the north and the setting of the historic park and gardens.
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 required 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. Close to the boundary of Piercefield Registered Park & Garden, any development close to the Registered Park & Garden should be carefully considered where the boundaries are close. Development to the top north east corner should be resisted.
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?	Yes			Dewstow House Listed Building and associated listed buildings adjoining the site.
46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?	Yes			Dewstow House Registered Park and Garden adjoining the site. Cadw have responded and 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 PGW(Gt)44(MON) Dewstow House registered historic park and garden. GGAT note the area is within the Essential Setting and abuts the Core of Dewstow House Registered Park and Garden PGW (Gt) 44(MON). Potential remains of a Deserted Medieval Settlement are noted. Roman burials and artefacts noted within the south west of the area. Possibly the site of an early Medieval church noted in the Domesday Book. A Heritage Impact Assessment would be required regarding the impact on the Registered Park. 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			Close proximity to the M48 – potential noise mitigation required.
50. Is there a possibility that the site is contaminated?	Yes			Monmaps indicates some historic landfill on the western parcel of land.
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 note the site is suitable to be developed for its intended purpose, further assessments are however 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	-	+	--	-	-	-	?	-
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 economy and employment and natural resources (minimising exposure to air pollution and nitrate vulnerable zones). The site performs less well against equalities, diversity and inclusion as it falls amongst the 10-20% least deprived LSOAs in Wales. It also performs less well against natural resources (source protection zone and minerals), biodiversity & geodiversity, historic environment, and climate change. The site has the potential for a significant negative effect on the natural resources land ISA theme as a result of the site being wholly greenfield land, being best and most versatile land and being used for agriculture. The site has no impact on natural resources in relation to water bodies as it is not located in close proximity to a waterbody. The impact 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?			This site is considered too divorced from the settlement of Caldicot, as it is physically separated by the M48. Concerns have also been raised in relation to highways and landscape impact. There are considered to be more suitable sites available in this area and, therefore, the site will not be allocated in the RLDP.

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0251	Allocation Ref	HA2 (part) Land at Bradbury Farm, Crick	Area (Ha)	CS submitted originally for 56ha (allocation relates to 30ha)
Proposal	Mixed-use: Residential/Employment			Existing Use	Agricultural Land (Grazing)

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Site is located adjacent to the Caldicot/Portskewett Development Boundary opposite the Adopted LDP Crick Road, Portskewett allocated site. The site forms part of the HA2 Caldicot East North of Portskewett RLDP allocation in the Deposit RLDP along with CS0087 The Showground.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		Greenfield site – agricultural fields.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			Yes. TPO area group woodland present on part of the site – the broadleaved woodland consisting mainly of Oak, Ash, Elm, Birch, Cherry, Yew and Field Maple. CS form notes that the site is immediately adjacent to Ballan Wood, an area of protected woodland. The land generally slopes east to west – towards Crick Road.
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 Grade 2 with some Subgrade 3b and other land. An ALC report has been produced which identifies the allocated part of the site as being 26.3ha Grade 2, 1.3ha Grade 3b with the remaining 2.4ha as woodland/non-agricultural land.
5. Does the proposal result in the loss of amenity open space (DES2)?		No		No relates to agricultural land.

Topic/Question	Yes	No	Not Stated	Commentary
6. Does the proposal result in the loss of community facilities?		No		No relates to agricultural land.
7. Does the site lie within a Minerals Safeguarding Area?	Yes			Yes, the majority of the site is located in the Limestone Carboniferous Category 1 Safeguarding Area (BGS). The site is, nevertheless, located in between the existing settlements of Caldicot and Portskewett 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			The allocation includes the provision of a new primary school on site. The closest school to the site is currently the Archbishop Rowan Williams VA School in Portskewett which is located within 2000m of the site (using central point) which is approximately 10 minutes walking time. Castle Park Primary School is also located within 2000m (approximately 22 minutes) of the site using public footpaths. The catchment Primary School for the site is currently the Archbishop Williams CiW Primary School but it is recognised this will change as the site will include a new primary school.
10. Is the site within an acceptable walking distance of a secondary school?		No		The site is located just over 2000m walking distance from Caldicot Comprehensive School (using central point) approximately 27 minutes. The catchment Secondary School is Caldicot Comprehensive.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			The Caldicot Castle grounds designated as Amenity Open Space is located within 1200m of the site (using central point) approximately 13 minutes walking time. The village hall in Portskewett is located approximately 10 minutes walking time.

Topic/Question	Yes	No	Not Stated	Commentary
				The allocation includes a mixed-use neighbourhood centre to include appropriate community facilities, the uses and scale to be agreed. Caldicot Train Station is located 1.7miles/33 minutes' walk from site and Severn Tunnel Junction 3.3 miles/1 hour 5 minutes' walk.
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			The closest shop in Portskewett is located within of 1200m of the site (using central point), approximately 12 minutes walking distance. Caldicot Town Centre is located 1.2 miles from the site approximately 22 minutes' walk.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?			N/A	N/A, the site is owned by Monmouthshire County Council Estates.
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		Initial legal due diligence carried out with no restriction that would prohibit development of the site.
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)	Yes			None noted in submission form. Constraints map, identifies overhead lines cutting across the eastern corner of the site. Dŵr Cymru Welsh Water have noted there is a 2" distribution main (including an abandoned stretch) traversing the site.
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Ongoing discussions with service/utility providers. An allowance has been made within viability assessment for capacity and connection of services. The site is served from the surrounding area by the following utilities. • Mains water within Crick Road

Topic/Question	Yes	No	Not Stated	Commentary
				• Medium pressure gas supply within Crick Road • Electric – LV connection crosses small portion of the site in North West corner. • 11kV HV line around outside of site, passing across the land at points to the SW (to SE) and NW (to North) • Foul – no foul connection adjoining the site. New pumping station created to facilitate development at the allocated Crick Road development site. • Underground high voltage (11kV) electrical cable runs north-south to the western edge of the site boundary. 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			Ongoing discussions with service/utility providers. An allowance has been made within viability assessment for capacity and connection of services. The site is served from the surrounding area by the following utilities. • Mains water within Crick Road • Foul – no foul connection adjoining the site. New pumping station created to facilitate development at the allocated Crick Road development site. Dŵr Cymru Welsh Water response February 2024: Dŵr Cymru Welsh Water have noted there are no issues in the foul flows from the site being accommodated at the Newport Nash WwTW. They have, however, stated a Hydraulic Modelling Assessment (HMA) is required.
19. Is the site capable of connection to electricity?	Yes			Ongoing discussions with service/utility providers. An allowance has been made within viability assessment for capacity and connection of services. The site is served from the surrounding area by the following utilities. • Electric – LV connection crosses small portion of the site in North West corner. • 11kV HV line around outside of site, passing across the land at points to the SW (to SE) and NW (to North)

Topic/Question	Yes	No	Not Stated	Commentary										
				Underground high voltage (11kV) electrical cable runs north-south to the western edge of the site boundary.										
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		None noted.										
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?		No		No not to date.										
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 whole HA2 allocation of 75 in 2027-2028, 125 a year for 2028-2029, 2029-2030, 2030-2031, 2031-2032 and 2032-2033 with the remaining 70 in 2033+9 months. These rates were noted as ambitious and were 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?		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. The access to the adjacent solar farm runs through the site but this is in same ownership as site promoter. No issues anticipated.
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?		No		No.
28. If yes, have details been provided of how development will achieve phosphate neutrality?				N/A
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Yes, an allowance has been included for carbon-friendly measures. The proximity of the proposed residential and employment uses to the Council's Oak Grove Solar Farm equally presents a unique opportunity to deliver large scale development with generation, battery/storage and charging capability.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Yes, an allowance has been included for carbon-friendly measures. Development on this scale affords an opportunity to consider innovative solutions to the cumulative carbon impact of large-scale residential and mixed-use development. The location presents an option for the decarbonisation of heating systems, for which work has already been undertaken at a regional level. The proximity of the proposed residential and employment uses to the Council's Oak Grove Solar Farm equally presents a unique opportunity to deliver large scale development with generation, battery/storage and charging capability. The basic principle of targeting low energy consumption is a commitment of the development, thereby reducing running costs for occupiers and further supporting the developments aspirations of an "affordable" housing site. It is a commitment of the development to deliver electric vehicle charging capability throughout.

Topic/Question	Yes	No	Not Stated	Commentary
				Given the scale of the development and therefore the requirement for phasing, the scheme will allow for true monitoring of cost, performance, and householder satisfaction and comfort. Passivhaus and net zero housing remains an ambition of the development and feasibility work is ongoing around the how best to facilitate this within or over the development
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 original candidate site proposed employment/depot which would be funded and operated by Monmouthshire County Council. The HA2 allocation does not include the depot. The HA2 allocation includes a mixed-use neighbourhood centre to include appropriate community facilities, the uses and scale to be agreed with discussions on-going.
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 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			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			Public Transport comments on Current Provision: The A48 beyond the northern edge of the site is served by bus route 73 (Newport-Caerwent-Crick-Chepstow)

Topic/Question	Yes	No	Not Stated	Commentary
as submitted, or with appropriate mitigation and further dialogue with the LPA?				- Service level for route 73 is 11-12 journeys Mon-Fri, 5 on Saturdays and none on Sundays. - Route 73 is financially supported by MCC. - There is no other rail or bus provision near the site, most of it will be more than 400m from the nearest bus stop. - Without any further measures the public transport mobility of the site is very poor. Public Transport comments on Improved Provision: - There would be a need of substantial additional services / new bus routes, connecting the site to Caldicot, and given the size of the development to Chepstow too, or to a new railway station at Portskewett. - Depending on the extend of measures undertaken, the public transport mobility of the site is likely to be below average to 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 commented that this significant site combined with CS0087 The Showground likely to exacerbate issues at Highbeech and Newhouse.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk		No		The site is located outside of any Flood Zones. The Flooding and Drainage Team note that there are no concerns that all or part of the site may be unsuitable due to flood risk. 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		The Flooding and Drainage Team note that there are no concerns that all or part of the site may be unsuitable due to either flood risk or having regard to surface water drainage discharge destinations. Flooding and Drainage Team (November 2023):

Topic/Question	Yes	No	Not Stated	Commentary
				Reviewed submitted FCA, slightly more clarification needed in terms of where the water drains, need to understand how this will be achieved as it effectively relates to moving water from one catchment to another.
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 including summary sheets has 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, noted further net benefit and Green Infrastructure is needed and buffers along ancient woodland is required. The overall site value is rated medium. Nedern Brook SSSI (within 250m buffer) Ballan Wood SINC, ASNW, RAWS – immediately adjacent Farthing Hill SINC, ASNW, RAWS (within 250m buffer) Portskewett Hill SINC, RAWS (within 250m buffer) NRW (2022) refer to the inclusion of woodland within the site boundary, noting this will need to be safeguarded from any development and connected to the wider countryside. The habitats associated with the woodland need to be retained and provide robust ecological corridors to

				the wider countryside for them. NRW also note the site is located in a Source Protection Zone.
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 (notes comments only consider the Bradbury Farm site in isolation and relates to original candidate site submission of 960 homes rather than the HA2 allocation) October 2023: Considered that elements of development of the proposed scale will have a significant adverse visual impact on Monmouthshire's valued landscape. Note the site is detached from the existing settlement and would appear to coalesce Caldicot and Crick. State the land is locally elevated, exposed, undulating open countryside. Suggests the scale of the development would not be able to be integrated effectively into the landscape as an urban extension. There would be an adverse material change to the valued landscape character. However, a reduced scheme focussed along the Crick Road with adequate buffers, limits to ridgelines and improved connectivity with Caldicot and employment zones with a strong emphasis on sympathetic architectural form, less dense development, creation of a sense of place, space for GI, landscape, SuDs and habitats enhancements and protected settings for nearby Grade II listed buildings could be more acceptable. A moderate re-design is required to ensure sufficient GI is provided within 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: 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.

Topic/Question	Yes	No	Not Stated	Commentary
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?	Yes			Mount Ballan House a Grade II Listed Building is located directly opposite the site. Cadw have commented the Candidate site could be included in 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 HER shows prehistoric and Roman finds in the area, with significant Roman remains within c1km. 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		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 allocated Crick Road mixed-use development is located directly south-east of the site. The David Broom Event Centre is located immediately south of the site/Crick Road. Part of the site wraps around the solar farm at Oak Grove Farm with the remaining neighbouring land being agricultural grazing bound by the A48, M48, B4245 and Crick Road highway network.
50. Is there a possibility that the site is contaminated?	Yes			Yes. A preliminary site investigation was submitted, however a full intrusive site investigation would be required at the planning application stage. 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	Yes			Yes. Subject to further assessment.

Topic/Question	Yes	No	Not Stated	Commentary
purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.				An air quality impact assessment has been submitted for 800 residential properties. This should be updated for the full proposal, 960 residential and mixed used, and take into account other developments that would impact the same roads. A Noise Assessment Report has been provided; this report will need to be appraised further.
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			Yes. Note the site benefits from good highway connectivity, being located adjacent to the A48 and offers the potential to address the need for B1/B2/B8 employment space in Caldicot and south Monmouthshire. Chepstow, Magor and Caldicot are established locations for such premises. However, vacancy rates in both areas are low and there is a need for additional stock to accommodate the needs of new businesses and the growth of existing businesses. It is the view of MCC's Economic Development team that any A1 supermarket type development on this site should be confined to convenience stores that meet the needs of the residents and other users of this site and is not intended to compete with existing provision within or adjacent to Caldicot town centre.

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

Commentary

The colour coding relates to the desk top GIS assessment of the site which note the site performs most positively against ISA themes relating to economy & employment, population and communities, and health and well-being – leisure & green spaces due to the contribution the site can make to the provision of new homes. The site also performs well against the general health & well-being, transport and movement, natural resources (minimising exposure to air pollution) and natural resources (nitrate vulnerable zone). The site performs less well against population & communities in relation to placemaking as the site is located further away from the comprehensive school. It also performs less well against equalities, diversity and inclusion as it falls amongst the 10-20% least deprived LSOAs in Wales, and natural resources in relation to water bodies, source protection zone, minerals and climate change. The site has the potential for a significant negative effect on the biodiversity/geodiversity ISA theme owing to its location close to the Nedern Brook SSSI and on the historic environment due to its location close to Caldicot Castle SAM. It also has potential for 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 impact on landscape is uncertain at this stage.

A detailed assessment has also been undertaken of the site, the results of which are outlined in a separate table below.

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 Caldicot East site as a whole (the original candidate site submission), a summary of which is noted below. Full details are set out in Appendix D of the ISA report.

Significant positive effects are anticipated for the ISA topics relating to; population and communities; equalities, diversity and social inclusion, and; economy and employment as the site will deliver enough housing to meet the identified housing need, locating development close to services and facilities and employment opportunities, supporting the growth of existing communities. The site will also deliver employment land alongside housing which in combination to the sites proximity to existing local employment sites will contribute to self-containment boosting the local economy. No significant effects are predicted for the transport and movement, and, climate change ISA topic. Significant negative effects are anticipated in relation to; natural resources, landscape and historic environment topics. This is largely due to the potential to exacerbate air quality issues, the loss of BMV/greenfield land and location in an area with high/medium landscape sensitivity. Development could impact the setting of the Caldicot Castle and Conservation Area, it is noted that effects may be mitigated to some extent through masterplanning and design but this is

uncertain at this stage and a precautionary approach has therefore been taken. The impact on the health and wellbeing ISA topic is uncertain due to potential negative impacts relating to air quality until more details are provided, given the size of the site it is noted that there is greater opportunity to mitigate issues such as this through infrastructure delivery. The biodiversity and geodiversity ISA topic is also noted as uncertain reflecting the findings of the Habitats Regulations Assessment Appropriate Assessment.

Economy & Employment

Caldicot East is anticipated to lead to significant positive effects against this ISA topic. This reflects the site's sustainable location with good access to the strategic road network and surrounding employment hubs, and the economic opportunities provided at the site through the delivery of strategic mixed-use development. While the extent of employment land delivery is uncertain, it is considered that the site will support self-containment to some extent, and also benefits from access to Severn Bridge Industrial Estate. While access to the services and facilities in Caldicot town centre and the train station is limited with no bus stop currently near the site, this has the potential to be delivered as supporting infrastructure alongside development. It is considered that site specific details will be included in the Infrastructure Plan which will be developed to support the Deposit RLDP.

Population and Communities

Caldicot East performs positively against this ISA topic by providing **sufficient housing to meet the identified housing need of the community**, delivering strategic growth within the Severnside area and taking advantage of opportunities associated with the Cardiff Capital Region City Deal and the South East Wales Metro. The site also performs positively through delivering significant housing, employment and supporting infrastructure within a relatively deprived part of the community. In this respect, long-term significant positive effects are considered likely at this stage.

Health and Well-being

Caldicot East performs relatively well in terms of its proximity to health services and access to the local PRow network. However, due to potential negative impacts related to air quality, and without further details regarding supporting infrastructure and design/ layout of proposed development, uncertainty is noted at this stage.

Equalities, diversity and inclusion

Caldicot East is anticipated to lead to significant positive effects against this ISA topic by supporting the growth of and regeneration of existing communities, and improving access to housing, jobs and services.

Transport and Movement

Caldicot East performs relatively well against this ISA topic, directing growth to the southern extent of Monmouthshire, and more specifically around the M4 corridor, capitalising upon strategic transport links and opportunities associated with the Cardiff Capital Region City Deal and the South East Wales Metro. However, as the site is currently not near a bus stop, and is relatively far away from the train station, effects of significance are not anticipated at this stage. There is the potential for significant positive effects if specific transport infrastructure improvements were provided, which may well be committed to at the Deposit Stage.

Natural Resources

Caldicot East performs negatively against this ISA topic given that development of the site would result in the loss of BMV agricultural land/ greenfield land, although it is noted that it does contain a portion of brownfield land. It is also recognised that there are limited opportunities within the county for development on lower grades of agricultural land/ brownfield development.

Biodiversity and Geodiversity

Caldicot East has potential to lead to significant negative effects against this ISA topic. This is due to the presence of the Severn Estuary SPA/ SAC/ Ramsar site/ SSSI within 1.2km of the site. Caldicot East is also constrained in terms of ancient woodland at Farthing Hill, which is located adjacent to the site. Nevertheless, there is still potential for Caldicot East to deliver positive effects through landscape-led masterplanning that avoids impact upon ancient woodland and includes strategic level biodiversity enhancement/ net gain. Therefore, uncertainty is noted at this stage, reflecting the findings of the HRA AA. The AA found that without definite boundaries for the strategic site allocation, and only some policy wording, and the lack of key evidence (e.g. no air quality assessment), it was not possible to undertake a fully conclusive Appropriate Assessment at this stage. It is recognised that a fully conclusive HRA AA will be carried out at the Deposit stage which will further inform the ISA.

Historic Environment

Overall, whilst uncertainties exist, Caldicot East is considered to have potential for significant residual negative effects due to its location within the Caldicot Conservation Area, containing Caldicot Castle Grade I listed building and Scheduled Monument covering the unoccupied parts. In this respect, development is likely to impact the intrinsic qualities, and setting of these heritage assets. While it is noted that's suitable site design/ layout can mitigate this to some degree, specific details in this respect are absent at this stage.

Landscape

Caldicot East has the potential to affect the character and setting of the settlement and wider landscape, depending on the design and layout of development. The site has a medium-high sensitivity to housing development and would extend the settlement of Caldicot to the northeast towards the settlement of Crick, whilst extending development north of the Caldicot Castle Country Park (which is also a conservation area). In this respect, long-term significant negative effects are anticipated. Nevertheless, it is noted that mitigation (i.e. through landscape-led masterplanning, sensitive design and layout to avoid the most sensitive areas) could reduce the significance of the potential negative effects. However, uncertainty is noted at this stage, recognising that mitigation including supporting infrastructure will be developed to support the Deposit RLDP.

Climate Change including Flooding

The scale of development proposed at Caldicot East is unlikely to have a significant effect on climate change when considered in isolation. It is anticipated that this will be addressed through the RLDP policy framework. While there is the potential for the site to deliver climate change mitigation objectives, supporting low carbon / renewable energy generation, at this stage there remains uncertainty regarding what might be feasible and deliverable in this respect. The site performs positively in terms of supporting the uptake of sustainable travel, capitalising upon strategic transport links to the south of the county. Additionally the likely delivery of transport improvements given the scale of development proposed is favourably noted. However, it is noted that the utilisation of the M4 corridor will result in continued high car use.

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?	Yes		It is proposed to allocate part of the site as part of a wider Strategic Allocation for approximately 770 homes. The allocation is a sustainably located edge of settlement site and will extend the settlement of Caldicot to the north-east, adjacent to the Crick Road, Portskewett site. The site performs well against the site search sequence, with good links to a shop, open space and employment uses with facilities in the town centre just over a 20 minute walk. These links will be strengthened via the provision of active travel links throughout the site. While the site has good links to a nearby primary school, a new primary school will be provided on the site to assist with capacity issues in the area and provide benefits to the wider community. While the site is located in close proximity to heritage designations, no significant constraints are identified on the site. The site is also in close proximity to a SSSI. No built development will take place on these sensitive areas, with the area to the west of the former railway to be designated as an Area of Amenity Importance to provide additional protection. The site offers the opportunity to create an exemplar residential-led mixed-use development. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. 6ha of the northern part of the originally submitted Candidate Site has been included as a separate B1, B2, B8 allocated employment site namely EA1e Land adjoining Oak Grove Farm, Caldicot. A gypsy and traveller site allocation is included within the red line boundary of the originally submitted Candidate Site and has been assessed as part of a different process.

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0091	Candidate Site Name	Caerwent Depot, Crick	Area (Ha)	2.44
Proposal	Residential – up to 60 homes			Existing Use	Vacant

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Site is located within the settlement of Crick. While Crick does not have a development boundary in the Adopted LDP the site is located within the Severnside Area and listed as one of the settlements within this area in the Preferred Strategy. A development boundary for the site will therefore be included in the Deposit Plan, this site is considered to be part of the built form of the settlement.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)	Yes			Yes whole site relates to Previously Developed Land. Previously used for storage and distribution (Class B8).
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)		No		No known physical constraints.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?		No		Site relates to previously developed land.
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			Approximately half of the site is located in the Limestone Carboniferous and Sand and Gravel Category 1 Safeguarding Area (BGS).

Topic/Question	Yes	No	Not Stated	Commentary
				The site is nevertheless located in between existing development and as a consequence mineral extraction would not be feasible in this location. The site also relates to previously developed land.
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?	Yes			Part of the site is located within the Future Wales indicative Green Belt area but is located within the existing settlement of Crick and therefore likely to be excluded. The boundary of any future Green Belt will be determined by the future Strategic Development Plan.
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?		No		The site is located within the Rogiet Primary School catchment area. The closest school is over 3200m from the site (approximately 40 minutes' walk). Rogiet Primary School which is the catchment school is located approximately 1 hour and 15 minutes walking distance (3.7 miles) from the site.
10. Is the site within an acceptable walking distance of a secondary school?		No		The site is located within the Chepstow Comprehensive School catchment area which is approximately 47 minutes walking distance of the site.
11. Is the site within an acceptable walking distance of community facilities including open space?		No		The closest community facilities are located in Caerwent over 1200m from the site. The closest play area is located approximately 1250m from the site in Caerwent (16 minutes).
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 1100m from the Slough Farm farm-shop (13 minutes). There is a specialist archery shop in Crick which as a consequence does not sell daily living essentials.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?			N/S	Question not answered, however land is in ownership by the proposer so presume no issue.

Topic/Question	Yes	No	Not Stated	Commentary										
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		None noted.										
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		None noted.										
17. Is the site capable of connection to an existing mains water/mains sewerage service?		No		Evidence provided in the Candidate Site Form, Vision document and Utilities Report suggests the site is capable of making a connection. Dŵr Cymru Welsh Water in March 2023 have however commented that there is no public sewerage network in the vicinity of site- circa 900m to nearest connection point (Caerwent WwTW catchment).										
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			Submission form suggests capacity. Nothing to the contrary noted in utilities report. Dŵr Cymru Welsh Water note in March 2023 there are no issues in the foul flows from the site being accommodated at the Newport Nash WwTW.										
19. Is the site capable of connection to electricity?	Yes			Evidence provided in the Candidate Site Form, Vision document and Utilities Report suggests the site is capable of making a connection.										
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)			N/S	None stated.
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?			N/S	Axis is part of the Sir Robert McAlpine Group of companies is a land promotion and development company.
23. Is affordable housing included as part of the proposal?		No		An updated viability assessment has not been submitted, there is no evidence to suggest the site can provide 50% affordable housing.
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.
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?		No		No.
28. If yes, have details been provided of how development will achieve phosphate neutrality?			N/A	

Topic/Question	Yes	No	Not Stated	Commentary
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Candidate Sites Form notes the site has the opportunity to incorporate low or zero carbon energy generating technologies, the suitability of such technologies would be explored with the Local Authority during the design stage of any planning application. The vision document contains a section on adapting to climate change.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Notes additional build costs have been factored into the DVM to allow for the site to incorporate measures to address climate change. The vision document notes a variety of measures can be taken to address sustainability and contains a section on adapting to climate change.
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 A48 is a strategic route and is considered more than capable of accommodating the additional traffic movements associated with a development of the size and scale proposed and the existing mean of access can be improved to accord with current local and national design 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			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 A48 at the southern edge of the site is served by bus route 73 (Newport-Caerwent-Crick-Chepstow) • Service level for route 73 is 11-12 journeys Mon-Fri, 5 on Saturdays and none on Sundays. • Route 73 is financially supported by MCC. • Because of the location of the eastbound stop (i.e. from Newport, to Chepstow), part of the site would be more than 400m from it. Access to the westbound stop would require crossing of the A48. • There is no bus service to Caldicot the nearest town. • Without any further measures the public transport mobility of the site is poor. Public Transport comments on Improved Provision: • An additional eastbound bus stop and a crossing to the westbound bus stop would be required. • Route 73 would require improvement. The entire 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. • Connectivity would be much improved if a bus route to Caldicot was established, either via an extended and enhanced route 75, or as an extension of a new service servicing The Showground and Bradbury Farm. Any such service is likely to require ongoing revenue support. • As the Caerwent Depot development is limited in size, and an extended 75 service 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. • Conversely, an extension of a new service servicing The Showground and Bradbury Farm can, given the size of those developments, attract reasonable patronage.

Topic/Question	Yes	No	Not Stated	Commentary
				With the minimum measures the public transport mobility of the site can be average (o), with an additional bus service to Caldicot via The Showground and Bradbury Farm it can be above average.
36. Is access required directly on to the trunk road network?		No		No. The site benefits from an existing access directly off the A48.
37. Are there any WG highways comments for this site?			N/A	Welsh Government Highways replied with 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		The site is located outside of any Flood Zones. 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	Yes			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 as there is no clear point to discharge to should infiltration not work.
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. Ecological Assessment and required summary form 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 high. Site comprises more than 50% priority habitat. Notes this site would only be suitable with a significantly reduced area of development to retain more priority habitat. Nedern Brook Wetlands SSSI (within 250m buffer) Dinham Meadows SSSI (within 250m buffer) Little Wood SINC (within 250m buffer) Sunny Bank SINC (within 250m buffer) Priest Wood SINC (within 250m buffer) Slade 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 medium/low in the Landscape Sensitivity Update (October 2020). It is considered from a Landscape and GI perspective that a development of the proposed scale would not have an adverse visual impact on Monmouthshire's valued landscape. A well designed scheme should be able to be integrated effectively into the landscape as an urban extension. 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?	Yes			Heritage officer comments: Careful consideration of the wider views into and out of the development required, concentration on boundary treatments and permeability of the site, integrating it into the open countryside using GI. The

Topic/Question	Yes	No	Not Stated	Commentary
				development should accord with best practice for placemaking, sustainability and urban design.
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?	Yes			Yes, the Crick Round Barrow a Scheduled Ancient Monument is located adjacent the site. Cadw note the Candidate 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 whilst the site has been disturbed by its former use, the route of a Roman road is adjacent to the site, and a Scheduled Monument (MM151 Crick Round Barrow), a burial mound is 100m W, development could be mitigated by condition, in accordance with an agreed Written Scheme of Historic Environment Mitigation.
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 neighbouring uses relate to residential.
50. Is there a possibility that the site is contaminated?	Yes			Yes a small portion of the site is considered to be contaminated land. A Phase 1 Preliminary Risk Assessment has been prepared by Curtins to support the CS submission. Environmental Health response notes this is a brownfield site with current and former land use that could have resulted in land contamination and nearby land

Topic/Question	Yes	No	Not Stated	Commentary
				uses that could have impacted the site, therefore there is a potential for land contamination. The developer would need to investigate the site, risk assess and submit their own remediation strategy if necessary in accordance with 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			Yes. Notes in the environmental health response that more information may be required. An air quality impact assessment has not been submitted. The number of dwellings of 60 indicates that an air quality impact assessment might be required. It should focus not just on the immediate area but also determine if it would impact the Chepstow AQMA and should include other developments that would also impact the area. A TAN 11 noise assessment has not been provided to assess which Noise Exposure Category (or Categories) the proposed site falls within.
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		Site benefits from good highway connectivity, being located adjacent to A48 and is a former employment site, which is still considered suitable for B1 employment use. Caldicot and Chepstow are currently the main centres for B1 employment uses in south Monmouthshire but have low vacancy rates and there is a need for additional stock to accommodate the needs of new businesses and the growth of existing businesses. This site therefore has a potential role to play in addressing this need. In view of this, MCC's Economic Development team 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&	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources -	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
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				green spaces)				Water bodies								
-	+	--	+	--	-	+	+	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 natural resources – land and landscape owing to it being a brownfield site. The site also performs well against the population and communities (homes), health and well-being (general), transport and movement, natural resources (minimising exposure to air pollution and nitrate vulnerable zone) and climate change themes. The site performs less well against equalities, diversity and inclusion as it falls amongst the 10-20% least deprived LSOAs in Wales, natural resources in relation to source protection zone and the historic environment. The site has the potential for a significant negative effect against population & communities in relation to placemaking as the site is located some distance from the nearest primary and comprehensive school and health and well-being (leisure & green spaces) due to its location some distance from the nearest area of amenity importance. The site has no impact on natural resources in relation to water bodies as it is not located in close proximity to a waterbody. The impact on biodiversity and geodiversity 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 not progressing as insufficient information has been submitted in relation to demonstrating deliverability for residential uses in accordance with key policy requirements. Furthermore, the site is unable to connect to the public sewerage system and is located within a groundwater Source Protection Zone. As such, development in this location would as a consequence result in an unacceptable impact on the water environment. 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.	CS0228	Allocation Ref	EA1f Quay Point Magor	Area (Ha)	3.16
Proposal	B1/B2/B8 use classes (10,000m2)			Existing Use	Agricultural

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Yes within the existing development boundary as previously identified SAE1b site. Site is located immediately adjacent to the west of the existing Wales One Business Park and north of Magor Brewery.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		No site is greenfield agricultural land (there is however current allocation for employment SAE1b- has not yet been developed).
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)		No		Site appears fairly level/limited vegetation cover.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			Predictive Agricultural Land Classification (ALC) maps indicates Grade 2 BMV.
5. Does the proposal result in the loss of amenity open space (DES2)?		No		
6. Does the proposal result in the loss of community facilities?		No		
7. Does the site lie within a Minerals Safeguarding Area?		No		The site is located in a Category 2 Sandstone Safeguarding Area (BGS) however there is no requirement to safeguard Category 2 areas.

Topic/Question	Yes	No	Not Stated	Commentary
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		No site is much further south than the indicative Green Belt boundary indicated within Future Wales. Site is south of the M4 corridor and the Green Belt boundary is interpreted by MCC to be north of the M4 corridor. The boundary of any future Green Belt will be determined by the future Strategic Development Plan.
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?				N/A. Not relevant to this proposal as does not relate to residential.
10. Is the site within an acceptable walking distance of a secondary school?				N/A. Not 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?				
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			Approximately 20 minute walking time/ 1 mile away to Magor Square
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			
14. Is the site wholly in the ownership of the proposer?	Yes			
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?			N/S	Not stated.

Topic/Question	Yes	No	Not Stated	Commentary										
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)	Yes			Highway infrastructure improvements required. Submission form notes: The site (SAE1b) has been recommended to be retained for employment purposes within the RLDP subject to further infrastructure investment, specifically the adjacent roundabout which may require reconfiguration in order to open up the remainder of the allocated site for development.										
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Welsh Water- There are no issues in the foul flows from these sites being accommodated at our Newport Nash WwTW.										
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			Welsh Water- There are no issues in the foul flows from these sites being accommodated at our Newport Nash WwTW.										
19. Is the site capable of connection to electricity?	Yes													
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			<table><tr><td>Gas supply</td><td></td><td>EV Charging</td><td></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			Submission form indicates that negotiations with developers for the purchase of the site are ongoing. It is proposed that the site will be actively marketed for sale, subject to its reallocation.										

Topic/Question	Yes	No	Not Stated	Commentary
23. Is affordable housing included as part of the proposal?				N/A
24. Can the site be delivered in the RLDP Plan Period?	Yes			Submission form indicates it can.
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			SAE1a b Submission form states Highway infrastructure costs are preventing delivery.
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?		No		
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?		No		
28. If yes, have details been provided of how development will achieve phosphate neutrality?				N/A
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Candidate Report states ' Appropriate measures would be incorporated into the construction and operational phases of such developments to align with the Council's objectives for tackling climate change, including those set by the Welsh Government.'
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Candidate Report states ' Appropriate measures would be incorporated into the construction and operational phases of such developments to align with the

Topic/Question	Yes	No	Not Stated	Commentary
				Council's objectives for tackling climate change, including those set by the Welsh Government.'
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?	Yes			Candidate site report-section 5 states: 'Negotiations with developers for the purchase of the site are ongoing. It is proposed that the site will be actively marketed for sale, subject to its reallocation.'
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 but infrastructure improvements required. The site forms part of the original allocation for a larger development proposed when the roundabout was built. A satisfactory access to the proposed site can be provided off the existing roundabout subject to extensive improvement of the local network namely Greenmoor and Llandeenny Lane and a suitable junction into the development from Llandeenny Lane.
34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The site sits alongside ATNM route MCC-S30A, this is a future route. This has a high priority, meaning it should be developed within 5 years. The site sits close to 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			MCC Public Transport Officer comments that: - The A4810 at the eastern edge of the site is served by bus routes X74, 74A/C and 5. - Route X74 has an than-hourly Mon-Sat daytime service. Routes 74A and 74C each run 2-hourly in one direction, and route 5 has 4 trips Mon-Fri and 3 on Sat+Sun.

Topic/Question	Yes	No	Not Stated	Commentary
				- There are no stops along the A4810 anywhere near the site. The A4810 is a trunk road managed by the Welsh Government. - Without any further measures the public transport mobility of the site is very poor Potential improved public transport possibilities : - A pair of bus stops along the A4810 would be required, including a safe crossing to/from the southbound stop. - One of the routes would require improvement in the evenings. The majority of the site could then be within 400m of a bus stop with a reasonable service level. - With these measures the public transport mobility to much of the site can be above standard. - While route X74 provides a key service between Severnside and Newport, and thus cannot deviate into the site, the maybe opportunities for the site to accessed by routes 74A/74C and 5. (Route 5 already diverts from the A4810 into Gwent Europark.) Together with improvements to routes 74A/74C/5, the public transport mobility to all of the site can be above standard. - The site is next to the South Wales Mainline railway. With the construction of a new station, the accessibility of all of the site would be very good.
36. Is access required directly on to the trunk road network?		No		No is access off lane to Llandeenny- however submission seems to imply improvements requires off Roundabout off A4810- suggest consultation with WG highways
37. Are there any WG highways comments for this site?		No		
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk		No		SFCA- less than 1% in flood zones – no risk 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			Yes- no clear outfall for surface water.
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
	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				From an ecological perspective the site may be suitable subject to the recommendations being demonstrated on master planning and further survey work being undertaken as part of further planning application process. MCC Ecologist has noted the following on the site: • Site close / adjacent to a SAC/SPA/Ramsar/SSSI/LWS/SINC/ASNW. • 'Important' hedgerow/s present – section 7 habitat • Protected species recorded / reasonable likely to be found on site but unlikely to prevent development if appropriate mitigation and compensation provided. MCC Ecologist has indicated potential for Net Benefit Biodiversity within the site.

Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			It is considered from a Landscape and GI perspective that a development on this site may have a visual impact on Monmouthshire's wider valued landscape, intervisibility with Wilcrick hill Scheduled Ancient Monument and as a back drop to the Gwent levels historic landscape. However a reduced in scale and sympathetically built form and layout in the slightly elevated agricultural greenfield setting may be able to be integrated effectively into the landscape as a development extension with a strong emphasis on sympathetic architectural form, colour and materials, appropriate lighting, space for GI through and bounding the site visually integrating with the Gwent levels Landscape Character Area and retaining vistas to Wilcrick hill, mitigating for skylines impacts with appropriate layout and ridgeline heights / form, high quality landscape, streetscape and Public Open Space provision, SUDs and habitat enhancements. Further dialogue is required
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?	Y			MCC 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. Cadw comments: Candidate site is located some 200m south-south-east of scheduled monument MM127 Wilcrick Hill Camp and will be visible from it: However, in this view it will be seen along with the buildings of Magor Brewery, Three Gates and Upper Cottage. As such, any impact on the setting of scheduled monument MM127 Wilcrick Hill Camp will not be significant and this can be reduced by careful design of the development. Candidate site could be included in LDP.

Topic/Question	Yes	No	Not Stated	Commentary
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?		No		Scheduled Ancient Monument – Wilcrick Hill Camp ancient monument north west of the site, however considered to be sufficiently and visually far enough away
46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?	Yes			Within an Archaeological Sensitive Area. Sufficiently far from Magor Conservation Area.
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?		No		No but in close proximity to historic landscape Gwent Levels.
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			Yes –Immediately adjacent to the Brewery and M4- considered compatible for industrial/employment uses, however need to consider expansion impact to nearby residential properties.
50. Is there a possibility that the site is contaminated?	Yes			Although Greenfield site there is likely to be contamination from nearby adjacent uses. Further investigation work required as part of the planning process.
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			MCC Environmental Health Officer indicates that: Although not in close proximity to an AQMA, the size of the development (more than 1000m ² of floor space or a site greater than 1ha) indicates that an air quality impact assessment might be required.

Topic/Question	Yes	No	Not Stated	Commentary
				The LPA should consider the total allocation of the locality and the impact of all allocated development on the roads and on local air quality. Further lighting and noise assessments required as part of the planning process.
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			MCC Economic/business insights Officer notes that: Site benefits from excellent highway connectivity, being located close to junction 23A of the M4. Site also offers the potential to address the need for B1/B2/B8 employment space in south Monmouthshire. Chepstow, Magor and Caldicot are established locations for B1/B2/B8 premises. However, vacancy rates in all areas are low and there is a need for additional stock to accommodate the needs of new businesses and the growth of existing businesses. This site is designated for new industrial and businesses development in the County Council's Adopted Local Development Plan for 2011-2021. It remains a suitable site for B1/B2/B8 use and there is potential demand for sites in these use classes.

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
++	0	0	0	0	-	0	+	-	+	+	--	+	?	--	+	-
Commentary																
The colour coding relates to a desk top GIS assessment of the ISA objective themes only. Below is a brief summary of this GIS desktop assessment findings. Please refer to the full ISA Report for further information on the ISA objective questions and significant effect findings on the Candidate Site.																

The site performs most positively against the ISA theme relating to economy & employment as it proposes new employment. The site also performs well against landscape (as its not within an AONB or National Park) along with the natural resources themes relating to minimising exposure to air pollution, source protection zones and minerals. The site has the potential for a significant negative effect on the historic environment due to being within the Gwent Levels archaeological area and also within the natural resources – land theme as it primarily relates to best and most versatile agricultural land. There is an uncertain impact upon biodiversity & geodiversity, the site is just 53m from the designated SSSI Gwent levels. A number of themes are not applicable as the proposed use relates to employment use rather than residential.

Site assessment conclusion			
	Yes	No	Commentary
Progress to RLDP allocation?			Site to be allocated as an employment site in the Deposit Plan. The site is part of the southern section of CS0258 (Quay Point). Its allocation will provide much needed employment land in the Severnside region.

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0258	Allocation Ref	EA1f- Quay Point, Land south of Magor Brewery	Area (Ha)	19.6
Proposal	B2/B8 use classes			Existing Use	Agriculture /B8 storage

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Yes within the existing development boundary as previously identified SAE1b site. Site is located immediately adjacent to the west of the existing Wales One Business Park and north of Magor Brewery.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		No site is greenfield agricultural land (there is however current allocation for employment SAE1b- has not yet been developed) and the site boundary does contain some existing brownfield/development.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)		No		Site appears fairly level/limited vegetation cover.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			Yes an ALC Survey has been submitted which indicates that the site is Part BMV: 52% (10.6ha) Grade 2 BMV 20% (4 ha) subgrade 3b 28% (5.6ha) urban
5. Does the proposal result in the loss of amenity open space (DES2)?		No		
6. Does the proposal result in the loss of community facilities?		No		

Topic/Question	Yes	No	Not Stated	Commentary
7. Does the site lie within a Minerals Safeguarding Area?		No		The 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 site is much further south than the indicative Green Belt boundary indicated within Future Wales. Site is south of the M4 corridor and the Green Belt boundary is interpreted by MCC to be north of the M4 corridor. The boundary of any future Green Belt will be determined by the future Strategic Development Plan.
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?				N/A. Not relevant to this proposal as does not relate to residential.
10. Is the site within an acceptable walking distance of a secondary school?				N/A. Not 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			Approximately 17 minute walking time/ 1 mile away to Magor Square facilities.
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			Approximately 17 minute walking time/ 1 mile away to Magor Square. There is also takeaway food unit (Subway) at Wales One
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?		No		Submission form states 'No discussions have taken place between the proposer and other landowners regarding the Call for Candidate Sites prior to this submission.'

Topic/Question	Yes	No	Not Stated	Commentary										
14. Is the site wholly in the ownership of the proposer?		No		Submission form states ‘ The proposer owns the land on which existing development has taken place (i.e. two tented warehouses), an area of agricultural land in the middle of the site and land down part of the eastern boundary including part of the roundabout on the A4810. The remainder of the land is owned by others. The enclosed ownership plan provides an approximate indication of the extent of the proposer’s ownership’										
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?	Yes			Submission form states ‘ Aside from land ownership matters, an existing public right of way may need to be diverted depending on the detailed development proposals. To the best of the proposer’s knowledge there are no other constraints or covenants that would prevent development of the site.’										
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)			N/S	None stated.										
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Welsh Water- There are no issues in the foul flows from these sites being accommodated at our Newport Nash WwTW.										
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			Welsh Water- There are no issues in the foul flows from these sites being accommodated at our Newport Nash WwTW.										
19. Is the site capable of connection to electricity?	Yes			Submission form confirms it can.										
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			<table><tr><td>Gas supply</td><td></td><td>EV Charging</td><td></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														

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)			N/S	Not stated
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			The proposer (Magor Brewery) would be the end user if the site was developed.
23. Is affordable housing included as part of the proposal?				N/A
24. Can the site be delivered in the RLDP Plan Period?			N/S	Not stated
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			SAE1b Yes – land ownership legalities have prevented the site coming forward.
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 current planning permissions. Scoping opinion for renewable energy operation DNS (inc. hydrogen storage) (DM/2022/00954)
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?		No		
28. If yes, have details been provided of how development will achieve phosphate neutrality?				N/A

Topic/Question	Yes	No	Not Stated	Commentary
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Yes- although no specific detail. Candidate Submission Report Section 4.12 states 'The proposed development will provide a number of measures which in combination will reflect a well-designed, climate resilient scheme. Detailed design measures to incorporate sustainability devices will be addressed at the full application stages.'
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?	Yes			If the proposer secures ownership of the land, it will develop the land for its own purposes (expansion of existing brewery). A vision statement has been submitted, which- sets out desire to expand the Brewery.
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The site forms part of the original allocation for a larger development proposed when the roundabout was built. A satisfactory access to the proposed site can be provided off the existing roundabout. The highway authority considers that the proposed development would not be detrimental to the safety and capacity of the immediate highway network. 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) A TA submitted August 2024.

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 alongside ATNM route MCC-S30A, this is a future route. This has a high priority, meaning it should be developed within 5 years. The site sits close to 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			MCC Public Transport Officer comments: Current public transport provision: • The A4810 at the eastern edge of the site is served by bus routes X74, 74A/C and 5. • Route X74 has an than-hourly Mon-Sat daytime service. Routes 74A and 74C each run 2-hourly in one direction, and route 5 has 4 trips Mon-Fri and 3 on Sat+Sun. • There are no stops along the A4810 anywhere near the site. The A4810 is a trunk road managed by the Welsh Government. • Without any further measures the public transport mobility of the site is very poor. Potential public transport improvements: • A pair of bus stops along the A4810 would be required, including a safe crossing to/from the southbound stop. • One of the routes would require improvement in the evenings. The majority of the site could then be within 400m of a bus stop with a reasonable service level. • With these measures the public transport mobility to much of the site can be above standard. • While route X74 provides a key service between Severnside and Newport, and thus cannot deviate into the site, the maybe opportunities for the site to accessed by routes 74A/74C and 5. (Route 5 already diverts from the A4810 into Gwent Europark.) Together with improvements to routes

Topic/Question	Yes	No	Not Stated	Commentary
				74A/74C/5, the public transport mobility to all of the site can be above standard. The site is next to the South Wales Mainline railway. With the construction of a new station, the accessibility of all of the site would be very good.
36. Is access required directly on to the trunk road network?		No		No- access will be through existing Brewery site and or/southern access road.
37. Are there any WG highways comments for this site?				No – potential to consult with them with a planning application in relation to active travel routes/ public transport route along the A4810.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk		No		SFCA- less than 1% in flood zones – no risk to allocation MCC Officer- small area of surface water flooding on western edge and on highway.
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination	Yes			MCC Drainage Officer: potential implications cost/viability/practicality in the outfall for surface water drainage (following discussions with the site promoter's agent in relation to surface water drainage proposals/solutions Oct 2024) MCC drainage officer confirmed: <i>'At this stage I am happy that the development will be able to drain, there are a few discharge destination and there may be a cost involved with achieving this so just need to flag that at this stage so that when the next application comes forwards there is no surprise about having to achieve an outfall potentially across third party land or across the railway line.'</i>
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	

Topic/Question	Yes	No	Not Stated	Commentary
Ecology				
41. Has an ecological assessment been undertaken?	Yes			Yes a Preliminary Ecological Appraisal
	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site				From an ecological perspective the site may be suitable subject to the recommendations being demonstrated on master planning and further survey work being undertaken as part of further planning application process. MCC Ecologist has noted the following on the site: • Important hedgerow/s present. • Site of existing value for connecting semi-natural habitats in the landscape as identified in the ecological connectivity assessment and/or during field surveys. • Protected species recorded / reasonable likely to be found on site but unlikely to prevent development if appropriate mitigation and compensation provided. • No information provided on SINC potential or current habitats. • Veteran/mature trees present. MCC Ecologist has indicated no enhancements have been yet identified for Net Benefit Biodiversity. Recommends further ecological survey work to ensure: • Retain all priority habitat and connectivity • Retain appropriately size buffer area at southern section of site to limit impacts on SSSI

Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			It is considered from a Landscape and GI perspective that a development on this site may have a visual impact on Monmouthshire's wider valued landscape and as a back drop to the Gwent levels historic landscape including intervisibility with Wilcrick hill Schedule Ancient Monument. However a reduced scheme with sympathetically built form and layout in the slightly elevated agricultural greenfield setting may be able to be integrated effectively into the landscape as a development extension with a strong emphasis on sympathetic architectural form, colour and materials, appropriate lighting, space for GI through and bounding the site visually integrating with the Gwent levels Landscape Character Area and retaining vistas to Wilcrick hill, mitigating for skylines impacts with appropriate layout and ridgeline heights / form, high quality landscape, streetscape and Public Open Space provision, 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?	Yes			MCC Heritage Officer notes- Close to Wilcrick Camp Scheduled Ancient Monument 's however separated by Magor Brewery and so limited impact on the setting. Cadw comments- Candidate site is located some 200m south-south-east of scheduled monument MM127 Wilcrick Hill Camp and will be visible from it: However, in this view it will be seen along with the buildings of Magor Brewery, Three Gates and Upper Cottage. As such, any impact on the setting of scheduled monument MM127 Wilcrick Hill Camp will not be significant and this can be reduced by careful design of the development. Candidate site could be included in LDP.
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?		No		Scheduled Ancient Monument – Wilcrick Hill Camp ancient monument North west of the site, however considered to be sufficiently and visually far enough away.

Topic/Question	Yes	No	Not Stated	Commentary
46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?	Yes			Within an Archaeological Sensitive Area. Sufficiently far from Magor Conservation Area.
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?		No		No but in close proximity to historic landscape Gwent Levels.
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?		No		Potential conflict- although immediately adjacent to the Brewery there are residential uses nearby. Direct conflict with some residential properties that form part of the site area.
50. Is there a possibility that the site is contaminated?	Yes			Although Greenfield site there is likely to be contamination from nearby adjacent uses. Further investigation work required as part of the planning process.
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			MCC EH Officer indicates that : Although not in close proximity to an AQMA, the size of the development (more than 1000m ² of floor space or a site greater than 1ha) indicates that an air quality impact assessment might be required. The LPA should consider the total allocation of the locality and the impact of all allocated development on the roads and on local air quality. Further lighting and noise assessments required as part of the planning process.

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?	Yes			MCC Economic/business insights Officer- Site benefits from excellent highway connectivity, being located close to junction 23A of the M4. Site also offers the potential to address the need for B2/B8 employment space in south Monmouthshire. Chepstow, Magor and Caldicot are established locations for B1/B2/B8 premises. However, vacancy rates in all areas are low and there is a need for additional stock to accommodate the needs of new businesses and the growth of existing businesses. This site is designated for new industrial and businesses development in the County Council's Adopted Local Development Plan for 2011-2021. It remains a suitable site for B2/B8 use and there is potential demand for sites in these use classes, including from Magor brewery, which has continued to expand its operations on this site in recent years.

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
++	0	0	0	0	-	0	+	-	+	+	-	+	-	--	+	-
Commentary																
The colour coding relates to a desk top GIS assessment of the ISA objective themes only. Below is a brief summary of this GIS desktop assessment findings. Please refer to the full ISA Report for further information on the ISA objective questions and significant effect findings on the Candidate Site. The site performs most positively against the ISA theme relating to economy & employment as it proposes new employment. The site also performs well against landscape (as its not within an AONB or National Park) along with the natural resources themes relating to minimising exposure to air pollution, source protection zones and minerals. The site has the potential for a significant negative effect on the historic environment due to being within the Gwent Levels archaeological area and also within the natural resources – land theme as it primarily relates to best and most versatile agricultural land. It is considered to have a negative impact upon biodiversity																

& geodiversity, at the site contains a small priority habitat (traditional orchard) and is just 53m from the designate SSSI Gwent levels. A number of themes are not applicable as the proposed use relates to employment use rather than residential.

Site assessment conclusion			
	Yes	No	Commentary
Progress to RLDP allocation?	Yes		Site to be allocated as an employment site in the Deposit Plan. Its allocation will provide much needed employment land in the Severnside region.

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0252	Allocation Ref	EA1h – Gwent Europark, Magor	Area (Ha)	7
Proposal	B1/B2/B8 use classes			Existing Use	Agricultural

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Yes within the existing development boundary as previously identified SAE1b site – Site is located immediately adjacent to the west of the existing Wales One Business Park and north of Magor Brewery.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		No site is greenfield agricultural land (there is however an extant planning permission) and the site immediately adjoins brownfield/developed land (within Newport CC).
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)		No		Site appears fairly level/limited vegetation cover.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?		No		Predictive maps indicates site is non BMV agricultural land (substandard 4 on predictive maps – therefore an ALC survey will not be required).
5. Does the proposal result in the loss of amenity open space (DES2)?		No		
6. Does the proposal result in the loss of community facilities?		No		
7. Does the site lie within a Minerals Safeguarding Area?		No		

Topic/Question	Yes	No	Not Stated	Commentary
				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, site is much further south than the indicative green belt boundary indicated within Future Wales. Site is south of the M4 corridor and the GB boundary is interpreted by MCC to be north of the M4 corridor. The boundary of any future Green Belt will be determined by the future Strategic Development Plan.
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?		N/A		Not relevant to this proposal as does not relate to residential.
10. Is the site within an acceptable walking distance of a secondary school?		N/A		Not 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?		No		
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?		No		
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			Candidate Site submission form confirms this.
14. Is the site wholly in the ownership of the proposer?	Yes			Submission form states: Yes.

Topic/Question	Yes	No	Not Stated	Commentary												
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		Submission form states no legal constraints.												
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		None stated.												
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Welsh Water- There are no issues in the foul flows from these sites being accommodated at our Newport Nash WwTW.												
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			Welsh Water- There are no issues in the foul flows from these sites being accommodated at our Newport Nash WwTW.												
19. Is the site capable of connection to electricity?	Yes															
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			<table><tr><td>Gas supply</td><td></td><td>EV Charging</td><td></td></tr><tr><td>Broadband</td><td></td><td>Other (Please specify)</td><td></td></tr><tr><td>Landline telephone</td><td></td><td></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			Submission form indicates discussions are ongoing with various interested parties												

Topic/Question	Yes	No	Not Stated	Commentary
23. Is affordable housing included as part of the proposal?				N/A
24. Can the site be delivered in the RLDP Plan Period?			N/S	Not stated.
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			SAE1c for B8 use It is stated on Q8e of the Candidate Site Submission form that: ‘There have been numerous interested parties in the site from a B1 and B2 perspective, but not for B8 use. It is not impossible that a B8 operator may be identified going forward for part of the site. However, the site has had consent for B8 for 23 years, has been marketed numerous times and is well known as being available for such use across the property sector. Despite this it has not been developed in that period. A wider B1 and B2 use with the provision of a mix of size of units will make the site more attractive. The building work that is being undertaken on site within Newport is testament to this as the B1, B2 and B8 planning permission has attracted end users.’
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			The site is considered to have an extant permission under DC/2007/00835 – which was varied in 2018 to allow B1 & B2 uses. DM/2018/02082- variation of condition to allow B1, B2 & B8 from previously approved B8 under M/8467. Approved 02/09/2020 RM relating to B8 (DC/2007/00835) granted 19/09/2007. All conditions discharged and meaningful commencement of that RM was accepted in writing by MCC in August 2008 so site has an extant permission for B8 with ancillary B1 use. Applicant has informed of intention to develop the site with design changes to extant permission and intention is to submit a planning application imminently.

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?		No		
28. If yes, have details been provided of how development will achieve phosphate neutrality?				N/A
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Yes- although no specific detail within the submission form. Form notes the buildings would be designed to be energy efficient/generating and to maximise solar gain.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Yes- although no specific detail within the submission form. Form notes the buildings would be designed to be energy efficient/generating and to maximise solar gain.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		N		
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			Candidate Site form indicates that 'There have been numerous interested parties in the site from a B1 and B2 perspective, but not for B8 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			Considering there is an extant planning permission- 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).

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 outside an Active Travel designated locality. The site however sits alongside Future ATNM cycling route INM-NSE-0014 and MCC-S30A walking and cycling route. The transport assessment should identify opportunities for sustainable transport. Measures to promote active and sustainable travel to the site, including off site infrastructure improvements may be needed.
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			MCC Public Transport Officer comments: Current Public Transport provision: • The A4810 at the eastern edge of the site is served by bus routes X74, 74A/C and 5. • Route X74 has an than-hourly Mon-Sat daytime service. Routes 74A and 74C each run 2-hourly in one direction, and route 5 has 4 trips Mon-Fri and 3 on Sat+Sun. • There are no stops along the A4810 anywhere near the site. The A4810 is a trunk road managed by the Welsh Government. • Without any further measures the public transport mobility of the site is very poor. Improved PT provision • A pair of bus stops along the A4810 near the east end of Bareland Street would still see most of the site more than 400m from a bus stop. • While route X74 provides a key service between Severnside and Newport, and thus cannot deviate into the site, there may be opportunities for the site to accessed by routes 74A/74C and 5. Together with improvements to routes 74A/74C/5, the public transport mobility to the site can be standard. • The site is next to the South Wales Mainline railway. With the construction of a new station, the accessibility of all of the site would be very good.

Topic/Question	Yes	No	Not Stated	Commentary
36. Is access required directly on to the trunk road network?		No		
37. Are there any WG highways comments for this site?				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			SCFCA- A significant proportion of the site is FZ3 where development will be subject to very stringent tests. 100% in flood zone 3 for sea. 5% in flood zone 2 for surface water and 1% in flood zone for surface water. The site is within a TAN15 defended zone for sea. Average flood depths during an extreme event (1 in 200 cc sea) indicate average flood depths of 4.78m which is in significantly in excess of tolerable conditions for an extreme flood. The site fails the justification tests due to its greenfield nature. However there is a fallback position with the extant permission. Applicant has been advised to submit an updated FCA as part of the Candidate Site submission process. Applicant has informed of intention to develop the site with design changes to extant permission and intention is to submit a planning application imminently.
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination	Yes			No detail for surface water management has been submitted. Will require a clear outfall and drainage schemes to be considered as part of the planning application process. Applicant advised to undertake FCA/ drainage survey. Applicant has informed of intention to submit a planning application imminently.
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?				N/A

Topic/Question	Yes	No	Not Stated	Commentary
Ecology				
41. Has an ecological assessment been undertaken?	Yes			Yes a Preliminary Ecological Appraisal
	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site				MCC Ecologist is not supportive of the allocation. Allocation of a site within an SSSI is contrary to national and local policy. It is not clear whether the development would be necessary for the management of the SSSI. The information provided has not demonstrated wholly exceptional circumstances to justify development within the SSSI.
Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?		No		From a Landscape and GI perspective the site would not be suitable for development. Of considerable concern from a landscape and GI perspective is the potential impact on the integrity of the SSSI itself, impact GI connectivity capital and a potential gradual coalescence of the built environment at the expense of SSSI and Gwent levels landscape from an expanding industrial estate to Llandeenny and Magor west / InBev brewery complex and Wales West 1. It is noted north of the site is also SSSI (outside of Monmouthshire) which extends beyond the rail line but the habitat could be at risk of being more fragmented / isolated from SSSI on site, to the east of the site and south due to presence of the existing Llanwern former steel works, railine, extensions of the industrial estate to the east towards the candidate site, extension in the candidate site itself (as well as other potential cumulative development pressures and expansions in the vicinity).

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?				MCC Heritage Officer not consulted as considered far enough away from nearby heritage assets.
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?		No		Scheduled ancient monument- Monmaps – Wilcrick Hill Camp ancient monument- North of the site.
46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?	Yes			Within an Archaeological Sensitive Area- within the Gwent Levels. Sufficiently far from Magor Conservation Area as not to have any impact.
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?	Yes			Yes within the Gwent Levels historic landscape.
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?		No		Although immediately adjacent to the west of the site is employment B1/B2/B8 (within the Newport CC boundary) there are existing residential properties in the localities.
50. Is there a possibility that the site is contaminated?	Yes			There is likely to be contamination from nearby adjacent employment uses. Further investigation work required as part of the planning process.

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			MCC Environmental Health Officer indicates that : Although not in close proximity to an AQMA, the size of the development (more than 1000m² of floor space or a site greater than 1ha) indicates that an air quality impact assessment might be required. The LPA should consider the total allocation of the locality and the impact of all allocated development on the roads and on local air quality. The LPA should ensure that the development implements design principals that encourage active travel and include measures to reduce its impact on air quality and provide future site users with good air quality Further lighting and noise assessments required as part of the planning process.
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Site benefits from excellent highway connectivity, being located close to junction 23A of the M4. Site also offers the potential to address the need for B2/B8 employment space in south Monmouthshire. Chepstow, Magor and Caldicot are established locations for B1/B2/B8 premises. However, vacancy rates in all areas are low and there is a need for additional stock to accommodate the needs of new businesses and the growth of existing businesses.

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

The colour coding relates to a desk top GIS assessment of the ISA objective themes only. Below is a brief summary of this GIS desktop assessment findings. Please refer to the full ISA Report for further information on the ISA objective questions and significant effect findings on the Candidate Site.

The site performs most positively against the ISA theme relating to economy & employment as it proposes new employment. The site also performs well against landscape (as its not within an AONB or National Park) along with the natural resources themes relating to minimising exposure to air pollution, source protection zones and minerals. The site has the potential for a significant negative effect on the historic environment due to being within the Gwent Levels archaeological area and also biodiversity & geodiversity, at the site overlaps with the SSSI Gwent levels. It is also 321m away from the nearest SINC and 799m away from the nearest ancient woodland. The impact on Land is uncertain, as although it is a greenfield site – it is recognised that the proposed site is low grade agricultural land. A number of themes are not applicable as the proposed use relates to employment use rather than residential.

Site assessment conclusion			
	Yes	No	Commentary
Progress to RLDP allocation?	Yes		Site to be allocated as an employment site in the Deposit Plan. The site is identified as an employment site in the current adopted LDP and as there is a history of planning consents granted on the site. The immediately adjacent land which lies within Newport Council Local Planning Authority and which forms part of the planning permission is currently being developed. Given its strategic location and evidence the site will come forward it is being reallocated in the RLDP.

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0206	Candidate Site Name	Land south of Newport Road, Magor	Area (Ha)	12 ha (Option 1)
Proposal	Option 1: approx 240 homes; Care Home (C2) Option 2: approx 150 homes			Existing Use	Agricultural

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Yes the site is location edge of Magor's settlement – Site is located immediately adjacent to the west of the existing Magor & Undy development boundary. The site is positioned between the Magor boundary and the A4810 which runs adjacent to the north west boundary of the site. Beyond the A4810 is Magor Brewery (a protected employment site).
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		No, site is greenfield agricultural land.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)		No		Geoenvironmental desktop (2020) report by Edenstone 3.1 notes 'land is on sloping ground with high point in the middle of the site with the land falling wither north or south of the high point'. The Geoenvironmental does not indicate any abnormal ground conditions- however further investigations required. Recent aerals indicate limited vegetation cover that covers the site. The site is agricultural fields subdivided by hedgerows.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			An ALC investigation has been carried out by Reading Agricultural Consultants which 3 indicates that the site is 100% BMV with a mixture of Grade 2 (5.2 ha 47%) and subgrade 3a (5.8ha 53%).
5. Does the proposal result in the loss of amenity open space (DES2)?		No		No the site is private agricultural land. Allotments are immediately adjacent to south of site.

Topic/Question	Yes	No	Not Stated	Commentary
6. Does the proposal result in the loss of community facilities?		No		No the site is private agricultural land.
7. Does the site lie within a Minerals Safeguarding Area?	Yes			Yes is located within Sandstone Category 2, Sand and Gravel Category 1 and Limestone Category 1 safeguarding area, however the site is adjacent to the existing settlement of Magor and consequently 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 site is much further south than the indicative green belt boundary indicated within Future Wales. The boundary of any future Green Belt will be determined by the future Strategic Development Plan.
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Magor Church School is approximately 0.7 miles /13 minute walk away.
10. Is the site within an acceptable walking distance of a secondary school?			No	There is no secondary school in Magor/Undy. Nearest is Caldicot School approximately 4. miles away/1hr 27 min walk.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Magor playground is 0.7 miles away/13 minute walk. Magor square community facilities 11 minute walk away.
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			Magor village square, which includes co-op convenience store shops, café/ pubs is approximately 0.6 miles away /11 minute walk. Approx 4.5 miles to Caldicot Town Centre.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			Submission form states that ‘ landowners have entered a legal agreement with Edenstone to see the site delivered and it is available immediately. ’

Topic/Question	Yes	No	Not Stated	Commentary										
14. Is the site wholly in the ownership of the proposer?	Yes													
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No												
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)		No		Submission form indicates there are no constraints.										
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Welsh Water comments Water Supply – no issues indicated Public sewerage – There are no issues in the foul flows from these sites being accommodated at our Newport Nash WwTW										
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			Welsh Water comments Water Supply – no issues indicated.										
19. Is the site capable of connection to electricity?	Yes			Submission utility report indicated that connection to electricity not envisaged to be an issue.										
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			<table><tr><td>Gas supply</td><td></td><td>EV Charging</td><td></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														

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)			N/S	Not stated
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			
23. Is affordable housing included as part of the proposal?	Yes			Updated DVM submitted at 150 units and 250 units. Both 50% affordable homes provision threshold demonstrating viability.
24. Can the site be delivered in the RLDP Plan Period?	Yes			
Availability				
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No		
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?		No		
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?		No		
28. If yes, have details been provided of how development will achieve phosphate neutrality?				N/A

Topic/Question	Yes	No	Not Stated	Commentary
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Yes- supporting info in Candidate submission vision, report and sustainability statement set this out.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Yes- supporting info in Candidate Submission vision, report and sustainability statement set this out.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?				N/A
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Yes – but scale and size of development will have an impact – dependent on further detailed analysis. The highway authority think that the size and scale of the development will have an impact on the immediate local highway network, the level of mitigation and improvements will be subject to detailed analysis and review undertaken as part of the robust transport assessment.
34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The site sits within a designated locality and within the Active Travel strategic focus distance of 3 miles to key destinations (education, health, employment and shopping). Good walking links are made out of the site and off-road provision is given to walkers and wheelers. The site sits alongside future ATNM routes MCC-S18B and MCC-S17A.
35. From a public transport perspective, is the site suitable to be developed for its intended purpose	Yes			MCC Public Transport Officer has not submitted comments. It is considered the locality however is served by public transport (bus). There are also plans for the

Topic/Question	Yes	No	Not Stated	Commentary
as submitted, or with appropriate mitigation and further dialogue with the LPA?				development of Magor walkway train station (subject to funding), which is within walking distance from the site. There is potential for linkages and improvements to public transport provision in the area.
36. Is access required directly on to the trunk road network?		No		
37. Are there any WG highways comments for this site?				N/A
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk		No		SFCA- 0% in flood risk zones No significant flood risk to allocation.
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination	Yes			MCC Drainage Officer – No clear surface water outfall location. Refers to knowledge of surface water flooding in the locality. Any surface water runoff would need to be managed to reduce this overland flood risk. Further assessments will be required to determine if there are other potential means of discharge such as infiltration, surface water or combined sewers etc. It is anticipated that such an assessment will be undertaken at a later phase in the candidate site screening process. A lack of suitable surface water drainage destination can be a significant barrier to lawful development.
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?				N/A

Topic/Question	Yes	No	Not Stated	Commentary
Ecology				
41. Has an ecological assessment been undertaken?	Yes			Yes a Preliminary Ecological Appraisal
	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site				MCC Ecologist has noted a 'Medium site value' and that whole/part of the site is suitable to be development for the following reasons: • Proximity to SSSI • Important hedgerows present • Veteran / over mature tree(s) present • Site of existing connecting • Protected species recorded / reasonable likely to be found on site compensation provided. MCC Ecologist has indicated potential for net benefit for biodiversity at the site.
Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Medium Landscape sensitivity It is considered from a Landscape and GI perspective that a development on this site may have an adverse visual impact on Monmouthshire's wider valued landscape. However a sympathetically built form and layout in the slightly elevated agricultural greenfield setting may be able to be integrated effectively into the landscape as a urban development extension with a strong emphasis on sympathetic architectural form, colour or materials, appropriate lighting, space for GI through the site linking to Gwent levels, mitigating for skylines impacts with

Topic/Question	Yes	No	Not Stated	Commentary
				appropriate layout and ridgeline heights / form, high quality landscape, streetscape and POS provision, 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?	Yes			MCC Heritage Officer comments that the site is sufficient proximity from Magor Conservation Area not to have an impact. Close proximity to Woodlands House Grade II Listed Building. However woodlands is set in its own grounds in an elevated position from the road and secluded by heavy trees and screening from the main road interchange. Development to the south would have a limited impact on the setting of the Listed Building. Cadw comments: Candidate site could be included in LDP. Candidate site is located some 560m south-south-east of scheduled monument MM127 Wilcrick Hill Camp and will be visible from it: However, in this view it will be seen along with the buildings of Magor Brewery, Three Gates and Upper Cottage. As such, any impact on the setting of scheduled monument MM127 Wilcrick Hill Camp will not be significant and this can be reduced by careful design of the development.
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?	Yes			There is a listed Vicarage just to the north of the B4245 – MCC Heritage Officer confirms limited impact due to intervening distance. Scheduled Monument MM127 Wilcrick Hill Camp – no concerns raised by Cadw.
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			South of the site within an Archaeological Sensitive Area. Magor Conservation approx.. 500m to the east.
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?		No		

Topic/Question	Yes	No	Not Stated	Commentary
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Residential use is considered compatible. There is existing residential use in close proximity. Need to consider location to existing industry/Brewery.
50. Is there a possibility that the site is contaminated?	Yes			The Geoenvironmental does not indicate any abnormal ground conditions- however further investigations required. MCC Environmental Health Officer indicated historical quarry and alongside an A road/Haulage depot where potential for contamination. The developer would need to investigate the site and submit their own remediation strategy if necessary in accordance the principals of Land contamination risk management (LCRM).
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			MCC Environmental Health Officer indicates potentially suitable but does require further assessment work at planning application stage. For example, an air quality assessment, land contamination survey, Construction Environmental Management Plans (CEMPS) – to manage the noise/dust impact of development.
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	N/A

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
+	++	+	++	++	-	++	+	-	+	+	--	-	?	--	+	+
Commentary																
The colour coding relates to a desk top GIS assessment of the ISA objective themes only (rather than the full detailed Candidate Site assessment). Below is a brief summary of these findings. Please refer to the full ISA Report for further information on the ISA objective questions and findings on the site. The desk top study records that the site performs positively against ISA themes relating to 'Population and Communities – homes', 'Population, Communities Placemaking' and 'Health and Well-being' themes. This is due to the proposal providing housing (outside a green wedge) in a location that is well connected to service and facilities including and primary school and open/green /leisure space. The site also performs very well for transport and movement as is in walking distance from Magor Town centre and nearby bus stops (<200m Queens Gardens) and adjacent to a PRoW. The site is considered to score well against 'Economy and Employment' as is 50m away from the protected existing employment site (Magor Brewery) and 300m away from identified industrial and business sites (Quay point). The site performs well against 'Natural Resources – air, source protection zone and nitrate vulnerable zone, however less well against 'Natural Resources – land' as the site is wholly greenfield and contains BMV agricultural land and also negatively against 'Historic environment' as the site is within an archaeological sensitive area and in close proximity to a grade II listed building. The 'Biodiversity/Geodiversity' impact is considered uncertain due to being within 1km of designated sites. The site is outside a flood risk area and therefore scores positively against 'Climate Change inc. flooding' theme and is not within an AONB or National Park and thus considered to score positively on the 'Landscape' theme.																

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 Severnside to accommodate its housing need.

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0211	Candidate Site Name	Rockfield Farm, Undy	Area (Ha)	2.17
Proposal	Residential 39 Units			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 edge of settlement, north of Undy's development boundary and south of the M4.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		Greenfield land.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			Land irregular shape – does slope downwards from the north. A geo-environmental report has been submitted as part of this submission- does not highlight significant physical constraints.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			Yes part of the site is BMV agricultural land. An ALC survey has been submitted which indicated that 0.8ha (27%) is Grade 2 BMV. The remaining area is Grade 3b 1.37ha (63%)
5. Does the proposal result in the loss of amenity open space (DES2)?		No		
6. Does the proposal result in the loss of community facilities?		No		
7. Does the site lie within a Minerals Safeguarding Area?		Yes		Yes located within a Limestone minerals safeguarding area, however the site is adjacent to the existing settlement of Chepstow and consequently mineral extraction would not be feasible in this location.

Topic/Question	Yes	No	Not Stated	Commentary
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		In accordance with the indicative Green Belt diagram in Future Wales, MCC policy officers have interpreted land south of the M4 to be outside the greenbelt area. This site is therefore considered to be outside the Green Belt. The boundary of any future Green Belt will be determined by the future Strategic Development Plan.
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Catchment Primary School – Undy Primary approx 1 mile away /20 minute walk.
10. Is the site within an acceptable walking distance of a secondary school?		No		Nearest in Caldicot Secondary School approx. 3 miles/ 1 hour walk away.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Undy Church and community hall – 0.7 miles/ 14 mins walk away
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?		No		Magor Square approx 1.4miles/ 29 mins walk away Caldicot town centre 4.3 miles away
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			Yes – site owned by MCC
14. Is the site wholly in the ownership of the proposer?	Yes			Yes – site owned by MCC
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		

Topic/Question	Yes	No	Not Stated	Commentary										
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)		No												
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Welsh Water comments Water Supply – no issues indicated Public sewerage – There are no issues in the foul flows from these sites being accommodated at our Newport Nash WwTW										
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			Welsh Water comments Water Supply – no issues indicated										
19. Is the site capable of connection to electricity?	Yes													
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			<table><tr><td>Gas supply</td><td></td><td>EV Charging</td><td></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)		No												
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes													

Topic/Question	Yes	No	Not Stated	Commentary
23. Is affordable housing included as part of the proposal?	Yes			Updated DVM submitted at 50% affordable housing threshold – however indicates not viable.
24. Can the site be delivered in the RLDP Plan Period?	Yes			
Availability				
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No		
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?		No		
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?		No		
28. If yes, have details been provided of how development will achieve phosphate neutrality?				N/A
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			The development will continue to pursue a 'fabric first' approach, maximising the efficiencies of the external façade in order to minimise requirements for any heating or cooling. PassivHaus and net zero housing remains an ambition of the development and feasibility work is ongoing around the how best to facilitate this within or over the development. The basic principle of targeting low energy consumption is a commitment of the development, thereby reducing running

Topic/Question	Yes	No	Not Stated	Commentary
				costs for occupiers. The availability of renewable technology is a core commitment of the development, and we are in discussions with providers over the extent of the technology that can be delivered on this scale in this location. All houses will be provided with EV charging capability to accommodate the expected rise in electric powered transportation, however the development will equally be designed in a manner to encourage walking and cycling.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?				N/A
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The highway authority considers that a suitable means of access to serve both sites can be achieved off Silurian Road, with appropriate amendments improvements to the adjacent public highway. 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. The site sits alongside future ATNM route MCC-S29A, MCC-S29C (DL) MCC-S29B (DL)

Topic/Question	Yes	No	Not Stated	Commentary
				And route MCC-S29D.
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			MCC Public Transport Officer comments not received. The site however is in a locality which is served by public transport. There is potential for linkages and improvements to public transport provision in the area. There are also plans for the development of Magor walkway train station (subject to funding), which is within walking distance from the site.
36. Is access required directly on to the trunk road network?		No		
37. Are there any WG highways comments for this site?				N/A
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk		No		SFCA - Outside flood zones, but there are records of Surface water flooding 14.07%
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination	Yes			MCC Drainage Officer- surface water flooding along Northern Boundary adjacent to M4. Surface water drain along Northern Boundary ownership will need to be verified. Further assessments will be required to determine if there are other potential means of discharge such as infiltration, surface water or combined sewers etc. It is anticipated that such an assessment will be undertaken at a later phase in the candidate site screening process. A lack of suitable surface water drainage destination can be a significant barrier to lawful development.
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as				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- Preliminary Ecological appraisal
	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site				MCC Ecologist has noted a 'Medium site value' and that whole/part of the site is suitable to be development for the following reasons: • Site of existing value for connecting semi-natural habitats in the landscape as identified in the ecological connectivity assessment and/or during field surveys. • Protected species recorded / reasonable likely to be found on site but unlikely to prevent development if appropriate mitigation and compensation provided. MCC Ecologist has indicated potential for net benefit for biodiversity at the site.
Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			High/Medium Landscape sensitivity It is considered from a Landscape and GI perspective that a development on this site will have a visual impact on Monmouthshire's valued landscape character and extend visual impact of adjacent new development. The existing buffer between M4 and urban development retains diverse GI connectivity and visual connection with wider landscape. However a sympathetically built form and

Topic/Question	Yes	No	Not Stated	Commentary
				appropriately scaled layout in the agricultural greenfield setting may be able to be integrated effectively into the landscape as a urban development extension with a strong emphasis on sympathetic architectural form and density, colour or materials, appropriate lighting, space for GI through the north of the site, mitigating for skyline impacts with appropriate layout and ridgeline heights / form, high quality landscape, streetscape and POS provision, 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?	Yes			MCC Heritage Officer- 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 nearest Ancient Monument (medieval moated site of Undy Church) is approx 300m south there is significant residential development between as well as the B4245 road.
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			Not within any of these areas are immediately adjacent. Rogiet and Llanfihangel conservation area is to the east (approx 600m away) however the M4 junction. The site is approx 350m away from the Gwent Levels Archaeological Sensitive Area. An archaeological and heritage assessment has been submitted.
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?		No		The site is approx 350m away from the Gwent Levels Archaeological Sensitive Area.
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		Site is outside the immediately adjacent Green Wedge boundary as adopted between Undy and Rogiet

Topic/Question	Yes	No	Not Stated	Commentary
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Yes- however in close proximity to the M4- noise consideration. Noise assessment has been submitted as part of the submission
50. Is there a possibility that the site is contaminated?	Yes			MCC- EH Officer indicated historical quarry and proximity to M4 potential for land contamination. The developer would need to investigate the site and submit their own remediation strategy if necessary in accordance the principals of Land contamination risk management (LCRM).
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			MCC EH Officer indicates potentially suitable but does require further assessment work at planning application stage. For example, an air quality assessment, land contamination survey, Construction Environmental Management Plans (CEMPS) – to manage the noise/dust impact of development.
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	N/A

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

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

The desk top study records that the site performs positively against ISA themes relating to 'Population and Communities – homes' and 'Health and Well-being' themes. This is due to the proposal providing housing (outside a green wedge) in a location that is well connected to open/green /leisure space. The site also performs well for transport and movement as is in walking distance from nearby bus stops (<400m Rockfield bus stop) and 98m from the nearest PRow. The site however scores less well on 'Population, Communities Placemaking', as is not located more than 1400m from the nearest primary secondary school, and 'Economy and Employment' as has poor access to existing employment locations (2.5-3km to nearest protected site Cheeseman's Industrial Estate Rogiet).

The site performs well against 'Natural Resources – air, source protection zone and nitrate vulnerable zone, however less well against 'Natural Resources – land' as the site is wholly greenfield and contains BMV agricultural land, and ' Natural Resources – minerals' as the site is within a mineral safeguarding zone. The 'Biodiversity/Geodiversity' impact is considered uncertain due to being within 1km of designated sites and the 'Historic Environment' is also considered neutral due to being relatively far from heritage assets. Part of the site intersects with a flood zone therefore negatively against 'Climate Change inc. flooding' theme. The site is not within an AONB or National Park and thus considered to score positively on the 'Landscape' theme.

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 Severnside to accommodate its housing need.

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0087	Allocation Ref	HA2 (part) The Showground, Caldicot	Area (Ha)	CS submitted originally for 38.57 (allocation relates to 34.14ha)
Proposal	Residential – approximately 385 dwellings and open space			Existing Use	Showground/event centre. Site comprises a range of facilities including stables, arenas, rings, paddocks, on-site accommodation, office space and pavilion. Western part of site is used for holding paddocks / temporary holding paddocks and parking.

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Western boundary adjoins the Caldicot Development Boundary and south-eastern boundary adjoins the development boundary opposite the Adopted LDP Crick Road, Portskewett allocated site. The site forms part of the HA2 Caldicot East North of Portskewett RLDP allocation in the Deposit RLDP along with part of CS0251 Land at Bradbury Farm, Crick.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)	Yes-Part			The site is part greenfield and part brownfield.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			Nedern Brook flows from north to south, through the central portion of the site. The Flood Zone extents within the candidate site boundary are associated with the Nedern Brook. A former Ministry of Defence railway line runs north to south through the centre of the site. This has potential to form a walking and cycling route, linking Caldicot to Caerwent.

Topic/Question	Yes	No	Not Stated	Commentary
				Two public rights of way cross the site, running north-south and east-west. Existing footbridges cross Nedern Brook on these routes. The public rights of way provide connections to Church Road, Crick Road and the B4245. The public rights of way will be retained as part of any future development. The site slopes broadly downwards from a high point of c.20mAOD along the eastern edge to a low point c.10mAOD at Nedern Brook along the western boundary. The supporting Vision Document sets out how each of the points above have been addressed in the design response.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			Predictive ALC Maps indicate that the eastern portion on the site is Grade 2. The western half of the site is predominantly 2 with sections of grade 1 and 3b. Grade 1 3.66ha (9.48%) Grade 2 26.28ha (68.13%) Grade 3a 0.9ha (2.33%) Other/Non BMV: 7.73ha (20%)
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			Yes, part of the site is located in the Limestone Carboniferous Category 1 Safeguarding Area and Sand and Gravel Category 1 Safeguarding Area (BGS). The site is, nevertheless, located in between existing settlements of Caldicot, Crick and Portskewett and as a consequence mineral extraction would not be feasible in this location. Part of the site is also located within the Category 2 Sand and Gravel Safeguarding Area (BGS) however there is no requirement to safeguard Category 2 areas.

Topic/Question	Yes	No	Not Stated	Commentary
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			The allocation includes the provision of a new primary school on site. The closest school to the site is currently the Archbishop Rowan Williams VA School in Portskewett which is located within 2000m of the site (using central point) which is approximately 10 minutes walking time. Castle Park Primary School is also located within 2000m (approximately 22 minutes) of the site using public footpaths. The catchment Primary School for the east of the site is currently the Archbishop Williams CiW Primary School, the west of the site is Castle Park Primary School but it is recognised this will change as the site will include a new primary school.
10. Is the site within an acceptable walking distance of a secondary school?		No		The site is located just over 2000m walking distance from Caldicot Comprehensive School (using central point) approximately 27 minutes. The catchment Secondary School is Caldicot Comprehensive.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			The Caldicot Castle grounds designated as Amenity Open Space adjoins the site. The village hall in Portskewett is located approximately 10 minutes walking time. The allocation includes a mixed-use neighbourhood centre to include appropriate community facilities, the uses and scale to be agreed. Caldicot Train Station is located 1.7miles/33 minutes' walk from site and Severn Tunnel Junction 3.3 miles/1 hour 5 minutes' walk.
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			The closest shop in Portskewett is located within of 1200m of the site (using central point), approximately 12 minutes walking distance. Caldicot Town Centre is located 1.2 miles from the site approximately 22 minutes' walk.

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?		No		The 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 landowner.
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		None noted.
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			The submission form notes that there are no constraints or covenants on the site that would need to be overcome before development can commence. The submission form does state records indicate that National Grid have a mature network of low voltage (LV) and high voltage (HV), underground (UG) and overground (OG) cables operating within and near to the site. Entering the site on the south-eastern boundary (off Crick Road) is a 33kV HV OH, crossing the disused railway line and exiting on the southern boundary (towards the B4245). An UG 33kV HV asset is present running parallel south of the disused railway line, this asset enters to the north and exits site on the southern boundary (on the B4245). LV OH cables enter site to the east (off Crick Road), this network maintains supply to retained properties outside of the boundary, and existing structures which fall within the candidate site submission boundary. LV OH cables are present west of the boundary (off Church Road), this network supplies domestic properties outside of the boundary. Records indicate that Wales and West Utilities (WWU) have an HP gas main within the site boundary (south of the disused railway line). The asset enters site to the south (off the B4245) and exits on the northern edge of site (toward the M48), this asset is cited in greenfield land inside the boundary. This HP asset is integral to the

Topic/Question	Yes	No	Not Stated	Commentary										
				local network, it feeds directly into IP and MP networks via an above ground installation (AGI), cited on the B4245.										
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Dŵr Cymru Welsh Water response February 2024: note a Hydraulic Modelling Assessment (HMA) is required.										
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			Dŵr Cymru Welsh Water response February 2024: Dŵr Cymru Welsh Water have noted there are no issues in the foul flows from the site being accommodated at the Newport Nash WwTW. They have however stated a Hydraulic Modelling Assessment (HMA) is required.										
19. Is the site capable of connection to electricity?	Yes			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.										
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			<table><tr><td>Gas supply</td><td>x</td><td>EV Charging</td><td>X</td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table>	Gas supply	x	EV Charging	X	Broadband	x	Other (Please specify)		Landline telephone	x
Gas supply	x	EV Charging	X											
Broadband	x	Other (Please specify)												
Landline telephone	x													
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)			Not stated	As above.										
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) but no developer/end user engaged.										
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.										

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 whole HA2 allocation of 75 in 2027-2028, 125 a year for 2028-2029, 2029-2030, 2030-2031, 2031-2032 and 2032-2033 with the remaining 70 in 2033+9 months. These rates were noted as ambitious and were 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?		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 planning applications relating to the proposed application but the site has been subject to a number of planning applications relating to its existing operational use as an equestrian eventing centre. This includes planning permission/advertisement consent for an all-weather equestrian arena (Ref: DM2018/01734), change of use of fields for use for equestrian activities (Ref: DC/2008/00043) and DM/2018/00493), installation of static caravans (Ref: DM/2018/00493) and the erection of advertising boards (Ref: DC/2008/01362).
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?		No		
28. If yes, have details been provided of how development will achieve phosphate neutrality?			N/A	
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Submission form lists measures that will be considered for the proposal and notes that a Sustainability and Energy Masterplan Statement will be prepared in support of any future planning application.

Topic/Question	Yes	No	Not Stated	Commentary
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Submission form lists measures that will be considered for the proposal and notes that a Sustainability and Energy Masterplan Statement will be prepared in support of any future planning application.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?			N/A	
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The highway authority 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			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: • There is no rail or bus provision whatsoever near the site. • Without any further measures the public transport mobility of the site is very poor Public Transport comments on Improved Provision:

Topic/Question	Yes	No	Not Stated	Commentary
				- There would be a need of substantial additional services / new bus routes, connecting the site to Caldicot, and given the size of the development to Chepstow too, or to a new railway station at Portskewett. - Depending on the extend of measures undertaken, the public transport mobility of the site is likely to be below average to above average.
36. Is access required directly on to the trunk road network?		No		
37. Are there any WG highways comments for this site?	Yes			Welsh Government highways commented that this significant site combined with CS0251 Land at Bradbury Farm is likely to exacerbate issues at Highbeech and Newhouse.
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 2.79% of the site is located within Flood Zone 2 and 26.38% of the site is in Flood Zone 3. 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 3.
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination	Yes			The Flooding and Drainage Team note that extensive flooding across the site limits the developable area to about half of the proposed candidate site submitted. There are also some concerns in relation to suitable surface water drainage discharge destinations (May 2022). A full FCA will be required given local concerns around the flood risk from the Nedden. Further information relating to outline details of flood storage and the discharge point into the Nedden Brook will also need to be undertaken at a detailed design stage to ensure that this will not impact the morphology/ecology of the brook (August 2024).

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 an Ecological Site assessment form and shapefiles 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, notes further grassland survey will be needed. The overall site value is rated high with an overall site evaluation of medium. The candidate site includes a small area of land designated as a SSSI relating to the Nedern Brook. Severn Estuary Ramsar, SAC, SPA and SSSI (1.16km from site); Wye Valley & Forest of Dean Bat Sites SAC (4.92km from site); Wye Valley Woodlands SAC (6.24km from site); River Wye SAC (5.24km from site); Nedern Brook Wetlands, Caldicot SSSI (partially on site); Gwent Levels – Magor and Undy SSSI (0.93km from site); Bushy Close SSSI (1.48km from site); Brockwells Meadows SSSI (1.57km from site); Dinham Meadows SSSI (1.83km from site);

				Caldicot Castle Country Park (partially onsite); Farthing Hill SINC (70m); Ballan Wood SINC (200m); Portskewett Hill SINC (350m); Portskewett Hill North SINC (475m); Ruffets SINC (800m); Caldicot Pill SINC/WT Reserve (2km); Sunny Bank SINC (2km) NRW (2022) have stated development has already encroached upon the Nedern Brook Wetlands SSSI, the development of this area risks disturbance to the bird feature of the site and would have major concerns about the development at the scale proposed. Significant screening, buffers, green space and management (discouragement from dog walking on the wetlands) would need to be put in place. State the site also appears to support a mosaic of ecologically valuable habitats which should be safeguarded from any development. These habitats would need to be retained and provide robust ecological corridors to the wider countryside for them. NRW also note the site is located in a Source Protection Zone.
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 August 2023: States there are no significant concerns based on the information provided to date for the site to be an allocated site within the RLDP. The submission includes substantial open space to the west of the site and opportunity to create links within the redline site boundary to Caldicot town. Any concerns relate to the impact on the setting of the SAM Caldicot Castle as well as that of the Nedern brook SSSI. Integration of the settlement without

Topic/Question	Yes	No	Not Stated	Commentary
				compromising the quality of the valued landscape setting will be important. In addition, should land to the east of the site be developed in the future will need to accommodate an effective interface and ability for active travel connectivity east / west through 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: Sufficiently far from designated assets not to be harmful to their setting. 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			Caldicot Castle Listed Building and Scheduled Ancient Monument adjacent to the site. Cadw have responded and 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 monuments MM026 The Berries Mound & Bailey Castle and MM050 Caldicot Castle (unoccupied parts). A Heritage Assessment was undertaken in July 2024 and has been forwarded to Cadw for comment.
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 southern half of the western parcel of site is within Caldicot Castle Conservation Area. Western half of site is within the ASA. Glamorgan Gwent Archaeological Trust have responded and note: Information in the HER shows the area is located within the Archaeologically Sensitive Area of The Gwent Levels (ASA12 in the Monmouthshire SPG & ASA). The Scheduled Monument of the Medieval Caldicot Castle is less than 40m from the boundary of the site; the Scheduled Monument of the Medieval The Berries is c100m; Church Farm Romano-British Settlement is 400m; and the Scheduled Monument of Portskewett Hill Roman Site c500m. Evidence of prehistoric, Roman and Medieval activity recorded within and peripheral to the site.

Topic/Question	Yes	No	Not Stated	Commentary
				Cadw have responded and 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 monuments MM026 The Berries Mound & Bailey Castle and MM050 Caldicot Castle (unoccupied parts). A Heritage Assessment was undertaken in July 2024.
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 allocated Crick Road mixed-use development is located directly to the east of the site. The remaining neighbouring land is predominately agricultural grazing with the B4245 to the east of the site and Crick Road to the north.
50. Is there a possibility that the site is contaminated?		No		The Environmental Health assessment notes that there is potential for land contamination given the current showground land use, together with several former land uses within the site boundary e.g. Mineral Railway Line, Sewage Farm, and tanks. 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			Yes. Subject to further assessment. The number of dwellings indicates that an air quality impact assessment is required at the planning application stage to determine the impact of the proposed development on existing receptors. Consideration should be given to the Chepstow AQMA and the M48 and any other developments that would also impact the area such as the adjacent Crick Road LDP allocation.

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, health and well-being, and transport/movement. The site also performs well against economy and employment and natural resources (minimising exposure to air pollution and nitrate vulnerable zones). The site performs less well against equalities, diversity and inclusion as it falls amongst the 10-20% least deprived LSOAs in Wales. It also performs less well against natural resources in relation to water bodies, source protection zone, land, minerals and climate change. The site has the potential for a significant negative effect on the biodiversity/geodiversity ISA theme owing to its location close to the Nedern Brook SSSI and on the historic environment due to its location close to Caldicot Castle SAM. The impact on landscape is uncertain at this stage. A detailed assessment has also been undertaken of the site, the results of which are outlined in a separate table below.																

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 Caldicot East site as a whole, a summary of which is noted below. Full details are set out in Appendix D of the ISA report. Significant positive effects are anticipated for the ISA topics relating to; population and communities; equalities, diversity and social inclusion, and; economy and employment as the site will deliver enough housing to meet the identified housing need, locating development close to services and facilities and employment opportunities, supporting the growth of existing communities. The site will also deliver employment land alongside housing which in combination to the sites proximity to existing local employment sites will contribute to self-containment boosting the local economy. No significant effects are predicted for the transport and movement, and, climate change ISA topic. Significant negative effects are anticipated in relation to; natural resources, landscape and historic environment topics. This is largely due to the potential to exacerbate air quality issues, the loss of BMV/greenfield land and location in an area with high/medium landscape sensitivity. Development could impact the setting of the Caldicot Castle and Conservation Area, it is noted that effects may be mitigated to some extent through masterplanning and design but this is uncertain at this stage and a precautionary approach has therefore been taken. The impact on the health and wellbeing ISA topic is uncertain due to potential negative impacts relating to air quality until more details are provided, given the size of the site it is noted that there is greater opportunity to mitigate issues such as this through infrastructure delivery. The biodiversity and geodiversity ISA topic is also noted as uncertain reflecting the findings of the Habitats Regulations Assessment Appropriate Assessment. Economy & Employment Caldicot East is anticipated to lead to significant positive effects against this ISA topic. This reflects the site's sustainable location with good access to the strategic road network and surrounding employment hubs, and the economic opportunities provided at the site through the delivery of strategic mixed-use development. While the extent of employment land delivery is uncertain, it is considered that the site will support self-containment to some extent, and also benefits from access to Severn Bridge Industrial Estate. While access to the services and facilities in Caldicot town centre and the train station is limited with no bus stop currently near the site, this has the potential to be delivered as supporting infrastructure alongside development. It is considered that site specific details will be included in the Infrastructure Plan which will be developed to support the Deposit RLDP. Population and Communities Caldicot East performs positively against this ISA topic by providing sufficient housing to meet the identified housing need of the community, delivering strategic growth within the Severnside area and taking advantage of opportunities associated with the Cardiff Capital Region City Deal and the South East Wales Metro. The site									

also performs positively through delivering significant housing, employment and supporting infrastructure within a relatively deprived part of the community. In this respect, long-term significant positive effects are considered likely at this stage.

Health and Well-being

Caldicot East performs relatively well in terms of its proximity to health services and access to the local PRow network. However, due to potential negative impacts related to air quality, and without further details regarding supporting infrastructure and design/ layout of proposed development, uncertainty is noted at this stage.

Equalities, diversity and inclusion

Caldicot East is anticipated to lead to significant positive effects against this ISA topic by supporting the growth of and regeneration of existing communities, and improving access to housing, jobs and services.

Transport and Movement

Caldicot East performs relatively well against this ISA topic, directing growth to the southern extent of Monmouthshire, and more specifically around the M4 corridor, capitalising upon strategic transport links and opportunities associated with the Cardiff Capital Region City Deal and the South East Wales Metro. However, as the site is currently not near a bus stop, and is relatively far away from the train station, effects of significance are not anticipated at this stage. There is the potential for significant positive effects if specific transport infrastructure improvements were provided, which may well be committed to at the Deposit Stage.

Natural Resources

Caldicot East performs negatively against this ISA topic given that development of the site would result in the loss of BMV agricultural land/ greenfield land, although it is noted that it does contain a portion of brownfield land. It is also recognised that there are limited opportunities within the county for development on lower grades of agricultural land/ brownfield development.

Biodiversity and Geodiversity

Caldicot East has potential to lead to significant negative effects against this ISA topic. This is due to the presence of the Severn Estuary SPA/ SAC/ Ramsar site/ SSSI within 1.2km of the site. Caldicot East is also constrained in terms of ancient woodland at Farthing Hill, which is located adjacent to the site. Nevertheless, there is still potential for Caldicot East to deliver positive effects through landscape-led masterplanning that avoids impact upon ancient woodland and includes strategic level biodiversity enhancement/ net gain. Therefore, uncertainty is noted at this stage, reflecting the findings of the HRA AA. The AA found that without definite boundaries for the strategic site allocation, and only some policy wording, and the lack of key evidence (e.g. no air quality assessment), it was not possible to undertake a fully conclusive Appropriate Assessment at this stage. It is recognised that a fully conclusive HRA AA will be carried out at the Deposit stage which will further inform the ISA.

Historic Environment

Overall, whilst uncertainties exist, Caldicot East is considered to have potential for significant residual negative effects due to its location within the Caldicot Conservation Area, containing Caldicot Castle Grade I listed building and Scheduled Monument covering the unoccupied parts. In this respect, development is likely to impact the intrinsic qualities, and setting of these heritage assets. While it is noted that's suitable site design/ layout can mitigate this to some degree, specific details in this respect are absent at this stage.

Landscape

Caldicot East has the potential to affect the character and setting of the settlement and wider landscape, depending on the design and layout of development. The site has a medium-high sensitivity to housing development and would extend the settlement of Caldicot to the northeast towards the settlement of Crick, whilst extending development north of the Caldicot Castle Country Park (which is also a conservation area). In this respect, long-term significant negative effects are anticipated. Nevertheless, it is noted that mitigation (i.e. through landscape-led masterplanning, sensitive design and layout to avoid the most sensitive areas) could reduce the significance of the potential negative effects. However, uncertainty is noted at this stage, recognising that mitigation including supporting infrastructure will be developed to support the Deposit RLDP.

Climate Change including Flooding

The scale of development proposed at Caldicot East is unlikely to have a significant effect on climate change when considered in isolation. It is anticipated that this will be addressed through the RLDP policy framework. While there is the potential for the site to deliver climate change mitigation objectives, supporting low carbon / renewable energy generation, at this stage there remains uncertainty regarding what might be feasible and deliverable in this respect. The site performs positively in terms of supporting the uptake of sustainable travel, capitalising upon strategic transport links to the south of the county. Additionally, the likely delivery of transport improvements given the scale of development proposed is favourably noted. However, it is noted that the utilisation of the M4 corridor will result in continued high car use.

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?			It is proposed to allocate the site as part of a wider Strategic Allocation for approximately 770 homes. The allocation is a sustainably located edge of settlement site and will extend the settlement of Caldicot to the north-east, adjacent to the Crick Road, Portskewett site. The site performs well against the site search sequence, with good links to a shop, open space and employment uses with facilities in the town centre just over a 20 minute walk. These links will be strengthened via active travel links throughout the site. While the site has good links to a nearby primary school, a new primary school will be provided on the site to assist with capacity issues in the area and provide benefits to the wider community. The site is partly a brownfield site as it includes an existing commercial equestrian centre that is relocating elsewhere. While the site is located in close proximity to heritage designations, no significant constraints are identified on the site. The site is also in close proximity to a SSSI. No built development will take place on these sensitive areas, with the area to the west of the former railway to be designated as an Area of Amenity Importance to provide additional protection. The site offers the opportunity to create an exemplar residential-led mixed-use development. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability.

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0251	Allocation Ref	HA2 (part) Land at Bradbury Farm	Area (Ha)	CS submitted originally for 56ha (allocation relates to 30ha)
Proposal	Mixed-use: Residential/Employment			Existing Use	Agricultural Land (Grazing)

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Site is located adjacent to the Caldicot/Portskewett Development Boundary opposite the Adopted LDP Crick Road, Portskewett allocated site. The site forms part of the HA2 Caldicot East North of Portskewett RLDP allocation in the Deposit RLDP along with CS0087 The Showground.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		Greenfield site – agricultural fields.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			Yes. TPO area group woodland present on part of the site – the broadleaved woodland consisting mainly of Oak, Ash, Elm, Birch, Cherry, Yew and Field Maple. CS form notes that the site is immediately adjacent to Ballan Wood, an area of protected woodland. The land generally slopes east to west – towards Crick Road.
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 Grade 2 with some Subgrade 3b and other land. An ALC report has been produced which identifies the allocated part of the site as being 26.3ha Grade 2, 1.3ha Grade 3b with the remaining 2.4ha as woodland/non-agricultural land.
5. Does the proposal result in the loss of amenity open space (DES2)?		No		No relates to agricultural land.

Topic/Question	Yes	No	Not Stated	Commentary
6. Does the proposal result in the loss of community facilities?		No		No relates to agricultural land.
7. Does the site lie within a Minerals Safeguarding Area?	Yes			Yes, the majority of the site is located in the Limestone Carboniferous Category 1 Safeguarding Area (BGS). The site is, nevertheless, located in between the existing settlements of Caldicot and Portskewett 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			The allocation includes the provision of a new primary school on site. The closest school to the site is currently the Archbishop Rowan Williams VA School in Portskewett which is located within 2000m of the site (using central point) which is approximately 10 minutes walking time. Castle Park Primary School is also located within 2000m (approximately 22 minutes) of the site using public footpaths. The catchment Primary School for the site is currently the Archbishop Williams CiW Primary School but it is recognised this will change as the site will include a new primary school.
10. Is the site within an acceptable walking distance of a secondary school?		No		The site is located just over 2000m walking distance from Caldicot Comprehensive School (using central point) approximately 27 minutes. The catchment Secondary School is Caldicot Comprehensive.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			The Caldicot Castle grounds designated as Amenity Open Space is located within 1200m of the site (using central point) approximately 13 minutes walking time. The village hall in Portskewett is located approximately 10 minutes walking time.

Topic/Question	Yes	No	Not Stated	Commentary
				The allocation includes a mixed-use neighbourhood centre to include appropriate community facilities, the uses and scale to be agreed. Caldicot Train Station is located 1.7miles/33 minutes' walk from site and Severn Tunnel Junction 3.3 miles/1 hour 5 minutes' walk.
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			The closest shop in Portskewett is located within of 1200m of the site (using central point), approximately 12 minutes walking distance. Caldicot Town Centre is located 1.2 miles from the site approximately 22 minutes' walk.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?			N/A	N/A, the site is owned by Monmouthshire County Council Estates.
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		Initial legal due diligence carried out with no restriction that would prohibit development of the site.
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)	Yes			None noted in submission form. Constraints map, identifies overhead lines cutting across the eastern corner of the site. Dŵr Cymru Welsh Water have noted there is a 2" distribution main (including an abandoned stretch) traversing the site.
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Ongoing discussions with service/utility providers. An allowance has been made within viability assessment for capacity and connection of services. The site is served from the surrounding area by the following utilities. • Mains water within Crick Road

Topic/Question	Yes	No	Not Stated	Commentary
				• Medium pressure gas supply within Crick Road • Electric – LV connection crosses small portion of the site in North West corner. • 11kV HV line around outside of site, passing across the land at points to the SW (to SE) and NW (to North) • Foul – no foul connection adjoining the site. New pumping station created to facilitate development at the allocated Crick Road development site. • Underground high voltage (11kV) electrical cable runs north-south to the western edge of the site boundary. 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			Ongoing discussions with service/utility providers. An allowance has been made within viability assessment for capacity and connection of services. The site is served from the surrounding area by the following utilities. • Mains water within Crick Road • Foul – no foul connection adjoining the site. New pumping station created to facilitate development at the allocated Crick Road development site. Dŵr Cymru Welsh Water response February 2024: Dŵr Cymru Welsh Water have noted there are no issues in the foul flows from the site being accommodated at the Newport Nash WwTW. They have, however, stated a Hydraulic Modelling Assessment (HMA) is required.
19. Is the site capable of connection to electricity?	Yes			Ongoing discussions with service/utility providers. An allowance has been made within viability assessment for capacity and connection of services. The site is served from the surrounding area by the following utilities. • Electric – LV connection crosses small portion of the site in North West corner. • 11kV HV line around outside of site, passing across the land at points to the SW (to SE) and NW (to North)

Topic/Question	Yes	No	Not Stated	Commentary										
				Underground high voltage (11kV) electrical cable runs north-south to the western edge of the site boundary.										
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		None noted.										
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?		No		No not to date.										
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 whole HA2 allocation of 75 in 2027-2028, 125 a year for 2028-2029, 2029-2030, 2030-2031, 2031-2032 and 2032-2033 with the remaining 70 in 2033+9 months. These rates were noted as ambitious and were 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?		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. The access to the adjacent solar farm runs through the site but this is in same ownership as site promoter. No issues anticipated.
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?		No		No.
28. If yes, have details been provided of how development will achieve phosphate neutrality?				N/A
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Yes, an allowance has been included for carbon-friendly measures. The proximity of the proposed residential and employment uses to the Council's Oak Grove Solar Farm equally presents a unique opportunity to deliver large scale development with generation, battery/storage and charging capability.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Yes, an allowance has been included for carbon-friendly measures. Development on this scale affords an opportunity to consider innovative solutions to the cumulative carbon impact of large-scale residential and mixed-use development. The location presents an option for the decarbonisation of heating systems, for which work has already been undertaken at a regional level. The proximity of the proposed residential and employment uses to the Council's Oak Grove Solar Farm equally presents a unique opportunity to deliver large scale development with generation, battery/storage and charging capability. The basic principle of targeting low energy consumption is a commitment of the development, thereby reducing running costs for occupiers and further supporting the developments aspirations of an "affordable" housing site. It is a commitment of the development to deliver electric vehicle charging capability throughout.

Topic/Question	Yes	No	Not Stated	Commentary
				Given the scale of the development and therefore the requirement for phasing, the scheme will allow for true monitoring of cost, performance, and householder satisfaction and comfort. PassivHaus and net zero housing remains an ambition of the development and feasibility work is ongoing around the how best to facilitate this within or over the development
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 original candidate site proposed employment/depot which would be funded and operated by Monmouthshire County Council. The HA2 allocation does not include the depot. The HA2 allocation includes a mixed-use neighbourhood centre to include appropriate community facilities, the uses and scale to be agreed with discussions on-going.
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 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			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			Public Transport comments on Current Provision: The A48 beyond the northern edge of the site is served by bus route 73 (Newport-Caerwent-Crick-Chepstow)

Topic/Question	Yes	No	Not Stated	Commentary
as submitted, or with appropriate mitigation and further dialogue with the LPA?				- Service level for route 73 is 11-12 journeys Mon-Fri, 5 on Saturdays and none on Sundays. - Route 73 is financially supported by MCC. - There is no other rail or bus provision near the site, most of it will be more than 400m from the nearest bus stop. - Without any further measures the public transport mobility of the site is very poor. Public Transport comments on Improved Provision: - There would be a need of substantial additional services / new bus routes, connecting the site to Caldicot, and given the size of the development to Chepstow too, or to a new railway station at Portskewett. - Depending on the extend of measures undertaken, the public transport mobility of the site is likely to be below average to 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 commented that this significant site combined with CS0087 The Showground likely to exacerbate issues at Highbeech and Newhouse.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk		No		The site is located outside of any Flood Zones. The Flooding and Drainage Team note that there are no concerns that all or part of the site may be unsuitable due to flood risk. 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		The Flooding and Drainage Team note that there are no concerns that all or part of the site may be unsuitable due to either flood risk or having regard to surface water drainage discharge destinations. Flooding and Drainage Team (November 2023):

Topic/Question	Yes	No	Not Stated	Commentary
				Reviewed submitted FCA, slightly more clarification needed in terms of where the water drains, need to understand how this will be achieved as it effectively relates to moving water from one catchment to another.
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 including summary sheets has 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, noted further net benefit and Green Infrastructure is needed and buffers along ancient woodland is required. The overall site value is rated medium. Nedern Brook SSSI (within 250m buffer) Ballan Wood SINC, ASNW, RAWS – immediately adjacent Farthing Hill SINC, ASNW, RAWS (within 250m buffer) Portskewett Hill SINC, RAWS (within 250m buffer) NRW (2022) refer to the inclusion of woodland within the site boundary, noting this will need to be safeguarded from any development and connected to the wider countryside. The habitats associated with the woodland need to be retained and provide robust ecological corridors to

				the wider countryside for them. NRW also note the site is located in a Source Protection Zone.
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 (notes comments only consider the Bradbury Farm site in isolation and relates to original candidate site submission of 960 homes rather than the HA2 allocation) October 2023: Considered that elements of development of the proposed scale will have a significant adverse visual impact on Monmouthshire's valued landscape. Note the site is detached from the existing settlement and would appear to coalesce Caldicot and Crick. State the land is locally elevated, exposed, undulating open countryside. Suggests the scale of the development would not be able to be integrated effectively into the landscape as an urban extension. There would be an adverse material change to the valued landscape character. However, a reduced scheme focussed along the Crick Road with adequate buffers, limits to ridgelines and improved connectivity with Caldicot and employment zones with a strong emphasis on sympathetic architectural form, less dense development, creation of a sense of place, space for GI, landscape, SuDs and habitats enhancements and protected settings for nearby Grade II listed buildings could be more acceptable. A moderate re-design is required to ensure sufficient GI is provided within 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: 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.

Topic/Question	Yes	No	Not Stated	Commentary
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?	Yes			Mount Ballan House a Grade II Listed Building is located directly opposite the site. Cadw have commented the Candidate site could be included in 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 HER shows prehistoric and Roman finds in the area, with significant Roman remains within c1km. 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		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 allocated Crick Road mixed-use development is located directly south-east of the site. The David Broom Event Centre is located immediately south of the site/Crick Road. Part of the site wraps around the solar farm at Oak Grove Farm with the remaining neighbouring land being agricultural grazing bound by the A48, M48, B4245 and Crick Road highway network.
50. Is there a possibility that the site is contaminated?	Yes			Yes. A preliminary site investigation was submitted, however a full intrusive site investigation would be required at the planning application stage. 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	Yes			Yes. Subject to further assessment.

Topic/Question	Yes	No	Not Stated	Commentary
purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.				An air quality impact assessment has been submitted for 800 residential properties. This should be updated for the full proposal, 960 residential and mixed used, and take into account other developments that would impact the same roads. A Noise Assessment Report has been provided; this report will need to be appraised further.
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			Yes. Note the site benefits from good highway connectivity, being located adjacent to the A48 and offers the potential to address the need for B1/B2/B8 employment space in Caldicot and south Monmouthshire. Chepstow, Magor and Caldicot are established locations for such premises. However, vacancy rates in both areas are low and there is a need for additional stock to accommodate the needs of new businesses and the growth of existing businesses. It is the view of MCC's Economic Development team that any A1 supermarket type development on this site should be confined to convenience stores that meet the needs of the residents and other users of this site and is not intended to compete with existing provision within or adjacent to Caldicot town centre.

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

Commentary

The colour coding relates to the desk top GIS assessment of the site which note the site performs most positively against ISA themes relating to economy & employment, population and communities, and health and well-being – leisure & green spaces due to the contribution the site can make to the provision of new homes. The site also performs well against the general health & well-being, transport and movement, natural resources (minimising exposure to air pollution) and natural resources (nitrate vulnerable zone). The site performs less well against population & communities in relation to placemaking as the site is located further away from the comprehensive school. It also performs less well against equalities, diversity and inclusion as it falls amongst the 10-20% least deprived LSOAs in Wales, and natural resources in relation to water bodies, source protection zone, minerals and climate change. The site has the potential for a significant negative effect on the biodiversity/geodiversity ISA theme owing to its location close to the Nedern Brook SSSI and on the historic environment due to its location close to Caldicot Castle SAM. It also has potential for 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 impact on landscape is uncertain at this stage.

A detailed assessment has also been undertaken of the site, the results of which are outlined in a separate table below.

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 Caldicot East site as a whole (the original candidate site submission), a summary of which is noted below. Full details are set out in Appendix D of the ISA report.

Significant positive effects are anticipated for the ISA topics relating to; population and communities; equalities, diversity and social inclusion, and; economy and employment as the site will deliver enough housing to meet the identified housing need, locating development close to services and facilities and employment opportunities, supporting the growth of existing communities. The site will also deliver employment land alongside housing which in combination to the sites proximity to existing local employment sites will contribute to self-containment boosting the local economy. No significant effects are predicted for the transport and movement, and, climate change ISA topic. Significant negative effects are anticipated in relation to; natural resources, landscape and historic environment topics. This is largely due to the potential to exacerbate air quality issues, the loss of BMV/greenfield land and location in an area with high/medium landscape sensitivity. Development could impact the setting of the Caldicot Castle and Conservation Area, it is noted that effects may be mitigated to some extent through masterplanning and design but this is

uncertain at this stage and a precautionary approach has therefore been taken. The impact on the health and wellbeing ISA topic is uncertain due to potential negative impacts relating to air quality until more details are provided, given the size of the site it is noted that there is greater opportunity to mitigate issues such as this through infrastructure delivery. The biodiversity and geodiversity ISA topic is also noted as uncertain reflecting the findings of the Habitats Regulations Assessment Appropriate Assessment.

Economy & Employment

Caldicot East is anticipated to lead to significant positive effects against this ISA topic. This reflects the site's sustainable location with good access to the strategic road network and surrounding employment hubs, and the economic opportunities provided at the site through the delivery of strategic mixed-use development. While the extent of employment land delivery is uncertain, it is considered that the site will support self-containment to some extent, and also benefits from access to Severn Bridge Industrial Estate. While access to the services and facilities in Caldicot town centre and the train station is limited with no bus stop currently near the site, this has the potential to be delivered as supporting infrastructure alongside development. It is considered that site specific details will be included in the Infrastructure Plan which will be developed to support the Deposit RLDP.

Population and Communities

Caldicot East performs positively against this ISA topic by providing **sufficient housing to meet the identified housing need of the community**, delivering strategic growth within the Severnside area and taking advantage of opportunities associated with the Cardiff Capital Region City Deal and the South East Wales Metro. The site also performs positively through delivering significant housing, employment and supporting infrastructure within a relatively deprived part of the community. In this respect, long-term significant positive effects are considered likely at this stage.

Health and Well-being

Caldicot East performs relatively well in terms of its proximity to health services and access to the local PRow network. However, due to potential negative impacts related to air quality, and without further details regarding supporting infrastructure and design/ layout of proposed development, uncertainty is noted at this stage.

Equalities, diversity and inclusion

Caldicot East is anticipated to lead to significant positive effects against this ISA topic by supporting the growth of and regeneration of existing communities, and improving access to housing, jobs and services.

Transport and Movement

Caldicot East performs relatively well against this ISA topic, directing growth to the southern extent of Monmouthshire, and more specifically around the M4 corridor, capitalising upon strategic transport links and opportunities associated with the Cardiff Capital Region City Deal and the South East Wales Metro. However, as the site is currently not near a bus stop, and is relatively far away from the train station, effects of significance are not anticipated at this stage. There is the potential for significant positive effects if specific transport infrastructure improvements were provided, which may well be committed to at the Deposit Stage.

Natural Resources

Caldicot East performs negatively against this ISA topic given that development of the site would result in the loss of BMV agricultural land/ greenfield land, although it is noted that it does contain a portion of brownfield land. It is also recognised that there are limited opportunities within the county for development on lower grades of agricultural land/ brownfield development.

Biodiversity and Geodiversity

Caldicot East has potential to lead to significant negative effects against this ISA topic. This is due to the presence of the Severn Estuary SPA/ SAC/ Ramsar site/ SSSI within 1.2km of the site. Caldicot East is also constrained in terms of ancient woodland at Farthing Hill, which is located adjacent to the site. Nevertheless, there is still potential for Caldicot East to deliver positive effects through landscape-led masterplanning that avoids impact upon ancient woodland and includes strategic level biodiversity enhancement/ net gain. Therefore, uncertainty is noted at this stage, reflecting the findings of the HRA AA. The AA found that without definite boundaries for the strategic site allocation, and only some policy wording, and the lack of key evidence (e.g. no air quality assessment), it was not possible to undertake a fully conclusive Appropriate Assessment at this stage. It is recognised that a fully conclusive HRA AA will be carried out at the Deposit stage which will further inform the ISA.

Historic Environment

Overall, whilst uncertainties exist, Caldicot East is considered to have potential for significant residual negative effects due to its location within the Caldicot Conservation Area, containing Caldicot Castle Grade I listed building and Scheduled Monument covering the unoccupied parts. In this respect, development is likely to impact the intrinsic qualities, and setting of these heritage assets. While it is noted that's suitable site design/ layout can mitigate this to some degree, specific details in this respect are absent at this stage.

Landscape

Caldicot East has the potential to affect the character and setting of the settlement and wider landscape, depending on the design and layout of development. The site has a medium-high sensitivity to housing development and would extend the settlement of Caldicot to the northeast towards the settlement of Crick, whilst extending development north of the Caldicot Castle Country Park (which is also a conservation area). In this respect, long-term significant negative effects are anticipated. Nevertheless, it is noted that mitigation (i.e. through landscape-led masterplanning, sensitive design and layout to avoid the most sensitive areas) could reduce the significance of the potential negative effects. However, uncertainty is noted at this stage, recognising that mitigation including supporting infrastructure will be developed to support the Deposit RLDP.

Climate Change including Flooding

The scale of development proposed at Caldicot East is unlikely to have a significant effect on climate change when considered in isolation. It is anticipated that this will be addressed through the RLDP policy framework. While there is the potential for the site to deliver climate change mitigation objectives, supporting low carbon / renewable energy generation, at this stage there remains uncertainty regarding what might be feasible and deliverable in this respect. The site performs positively in terms of supporting the uptake of sustainable travel, capitalising upon strategic transport links to the south of the county. Additionally the likely delivery of transport improvements given the scale of development proposed is favourably noted. However, it is noted that the utilisation of the M4 corridor will result in continued high car use.

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?	Yes		It is proposed to allocate part of the site as part of a wider Strategic Allocation for approximately 770 homes. The allocation is a sustainably located edge of settlement site and will extend the settlement of Caldicot to the north-east, adjacent to the Crick Road, Portskewett site. The site performs well against the site search sequence, with good links to a shop, open space and employment uses with facilities in the town centre just over a 20 minute walk. These links will be strengthened via the provision of active travel links throughout the site. While the site has good links to a nearby primary school, a new primary school will be provided on the site to assist with capacity issues in the area and provide benefits to the wider community. While the site is located in close proximity to heritage designations, no significant constraints are identified on the site. The site is also in close proximity to a SSSI. No built development will take place on these sensitive areas, with the area to the west of the former railway to be designated as an Area of Amenity Importance to provide additional protection. The site offers the opportunity to create an exemplar residential-led mixed-use development. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. 6ha of the northern part of the originally submitted Candidate Site has been included as a separate B1, B2, B8 allocated employment site namely EA1e Land adjoining Oak Grove Farm, Caldicot. A gypsy and traveller site allocation is included within the red line boundary of the originally submitted Candidate Site and has been assessed as part of a different process.

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0168	Candidate Site Name	Land adjacent to Merlin Close	Area (Ha)	3.6
Proposal	Residential (approx 70 units)			Existing Use	Agricultural

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Yes is edge of settlement.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		Greenfield land.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			Yes, but considered minimal. Latest aerial indicates site covered by mature vegetation. Site appears fairly level.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			The Predictive Agricultural Land Classification (ALC) maps identify the site as being Grade 2 BMV.
5. Does the proposal result in the loss of amenity open space (DES2)?		No		No – there is a designated area of open space immediately to the south of the proposed site A PROW (378/21/1) intersects the site from east to west.
6. Does the proposal result in the loss of community facilities?		No		
7. Does the site lie within a Minerals Safeguarding Area?	Yes			Yes is within the safeguarding area Limestone Category 1 and Sand and Gravel Category 1, however the site is adjacent to existing development and consequently mineral extraction would not be feasible in this location.

Topic/Question	Yes	No	Not Stated	Commentary
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		Green belt boundary as indicated in Future Wales is interpreted by MCC Policy Officers to be north of the M4/M48 corridors. Nevertheless, the boundary of any future Green Belt will be determined by the Strategic Development Plan.
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			0.4 miles/ 8 mins walking distance from Rogiet Primary School.
10. Is the site within an acceptable walking distance of a secondary school?		No		More than 2000m to Caldicot Comprehensive – however potential to walk there approximately 2500m away.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Yes approximately 500m away from Rogiet community hall/amenity area/playing fields- 11 minute walk away. There is also amenity space directly south 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			Fuel garage and shop approximately 0.5miles /14 mins walking distance away. Caldicot town centre 2 miles/ 39 minute walk away.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			
14. Is the site wholly in the ownership of the proposer?	Yes			
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		

Topic/Question	Yes	No	Not Stated	Commentary										
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)		No												
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Welsh Water comments Water Supply – no issues indicated. Public sewerage – There are no issues in the foul flows from these sites being accommodated at our Newport Nash WwTW.										
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			Welsh Water comments Water Supply – no issues indicated.										
19. Is the site capable of connection to electricity?	Yes													
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			<table><tr><td>Gas supply</td><td></td><td>EV Charging</td><td></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)		No		Submission form states none.										
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			Submission form states Several developers both market and RSL all who have indicated a preference for a market led site.										

Topic/Question	Yes	No	Not Stated	Commentary
23. Is affordable housing included as part of the proposal?		No		Not submitted updated DVM to demonstrate 50% affordable.
24. Can the site be delivered in the RLDP Plan Period?	Yes			
Availability				
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No		
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?		No		
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?		No		
28. If yes, have details been provided of how development will achieve phosphate neutrality?				N/A
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Candidate Site promotion document P 32 states: To ensure energy efficiency, technologies such as air source heat pumps, photovoltaic cells and energy efficient appliances, could be incorporated into housing design. Once these houses become homes and are lived in, their energy could be supplied through a renewable energy supplier.'
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Candidates Site promotion document P 32 States: To enable individuals to commute by modes that are alternate to the private car,

Topic/Question	Yes	No	Not Stated	Commentary
				practical spaces to store bicycles could be delivered on each plot. Electrical Vehicle (EV) charging points could be provided to all homes to make these vehicles an easier consumer choice and to future proof the development for the transition to petrol free society consumer choice, and to future-proof the development for the transition to petrol free society
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?			N/A	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			MCC Highway Officer comments that- 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 alongside walking and cycling ATNM route MCC-S16A , this is a future route. This has a high priority, meaning it should be developed within 5 years. The site sits just outside a designated locality but within the Active Travel strategic focus distance of 3 miles to key destinations (education, health, employment and shopping). With plans to accommodate active travel the site could be suitable.
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			No Public Transport Officer comments have been received. The area however is served by Public Transport (Bus). There is also the train station Severn Tunnel Junction in walking distance from the site.

Topic/Question	Yes	No	Not Stated	Commentary
36. Is access required directly on to the trunk road network?		No		
37. Are there any WG highways comments for this site?				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			SCFA – Major concerns for allocation 14.37% within FZ2 (rivers and sea) 42.3% within FZ3 (rivers and sea) 11.8% surface water 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			MCC Drainage Officer- No clear outfall for surface water Further assessments will be required to determine if there are other potential means of discharge such as infiltration, surface water or combined sewers etc. It is anticipated that such an assessment will be undertaken at a later phase in the candidate site screening process. A lack of suitable surface water drainage destination can be a significant barrier to lawful development.
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	
Ecology				
41. Has an ecological assessment been undertaken?	Yes			Yes a preliminary ecological assessment has 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				MCC Ecologist has noted that from an ecological perspective the whole site is suitable subject for development subject to the recommendations being demonstrated on master planning and further survey work being undertaken as part of further planning application process. The layout includes appropriate GI and has demonstrated net biodiversity benefit.
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			High/medium landscape sensitivity 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 wider valued landscape and the underlying principles for the green wedge designation. It does not prejudice the open characteristics of the land. However a development may be able to be integrated effectively into the landscape as an urban extension if there is a strong emphasis on sympathetic architectural form, less dense development, creation of a sense of place, retaining and respecting character and open characteristics and the key intervisibility aspects of the site, 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?	Yes			MCC Heritage Officer- Careful consideration of the wider views into and out of the development, concentration on boundary treatments and permeability of the site, integrating it into the open countryside using GI. The development should accord with best practice for placemaking, sustainability and Urban design
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?	Yes			Yes cluster of Listed Buildings at Green Farm Llanfihangel just west of the proposed site.

Topic/Question	Yes	No	Not Stated	Commentary
				Close proximity to former railway Bridge 85226 Listed Building. Bridge over the river following the former railway line. However sufficiently far from the development to not impact on the setting.
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 immediately adjacent to Llanfihangel/ Rogiet Conservation area and within the Gwent levels archaeological sensitive area. The CA primarily focusses on the setting of Green Farm and Red Barn with the strong landmark of the medieval Church tower (GII*). This is an important group of farm buildings of varying types set within an open landscape. This is also supported by the group around Manor Farm again, focussing around the tower of St Mary's (GII*). The visual linkages between these two groups/towers is very important and should be maintained as part of the development, this is particularly important when considering the southern part of site. The boundary into the CA needs careful consideration, it is suggested that this boundary should be lower density housing softened with carefully integrated GI and trying to set the housing out to create visual space between the buildings. This also provides a more active and appropriate edge to the conservation area and setting of the Listed buildings. I would not want to see any encroachment in to the CA, the proposed boundary should be the extent of the proposals. The area of land to the south by Railway terrace and the attenuation pond is owned by MCC and so this would be protected from development. Any proposals here would be resisted as this would completely enclose Manor Farm to an unacceptable level
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?	Yes			Yes within a green wedge between settlements of Rogiet and Undy.

Topic/Question	Yes	No	Not Stated	Commentary
				It is relevant to note that a green wedge review has been undertaken and as a result the parcel of land has remained as Green Wedge designation for the RLDP Deposit Plan.
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Residential use is considered compatible. There is existing residential use in close proximity.
50. Is there a possibility that the site is contaminated?	Yes			Not known. Although a greenfield site (no previous development use)- further investigation for land contamination is likely to be required at planning application stage.
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			MCC Environmental Health Officer not consulted at this stage. Further mitigation/ consideration of impact upon environmental health may be required at planning application stage. For example, land contamination survey, Construction Environmental Management Plans (CEMPS) – to manage the noise/dust impact of development.
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	N/A

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



Commentary

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

The desk top study records that the site performs positively against ISA themes relating to 'Economy and Employment', 'Population and Communities – placemaking' and 'Health and Well-being' themes. This is due to the site being in a location that is well connected to service and facilities including existing employment sites, primary and secondary schools and open/green /leisure space. It does score negatively however for 'Population and Communities – homes' and this is because the site intersects with a designated green wedge. The site performs well for transport and movement as is in walking distance from nearby bus stops (Green Farm) and intersects with a PRoW.

The site performs well against 'Natural Resources – air, source protection zone and nitrate vulnerable zone, however less well against 'Natural Resources – land' as the site is wholly greenfield and contains BMV agricultural land, and 'Natural Resources – minerals' as the site is within a mineral safeguarding zone. The site is not within an AONB or National Park and thus considered to score positively also on the 'Landscape' theme.

The site scores less well however for 'Historic Environment' as the site intersects an archaeological sensitive area and nearby grade II listed building. Part of the site intersects with a flood zone therefore also scores negatively against 'Climate Change inc. flooding' theme. The site is considered to have an uncertain impact upon 'Biodiversity and Geodiversity' themes as is within 1km of designated sites.

Site assessment conclusion

	Yes	No	Commentary
Progress to RLDP allocation?		No	Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. A significant proportion of the site is located in flood zone which would not be suitable for highly vulnerable development. The site is also within a green wedge designation where there is a presumption against new built development. 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.	CS0253	Candidate Site Name	Land at Ifton Manor Farm (Site A)	Area (Ha)	19.52
Proposal	Option 1: 440 New Homes, 1ha of employment, associated infrastructure Option 2: approx 282 homes, 1ha of employment, associated infrastructure			Existing Use	Agricultural

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)		No		
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			The Predictive Agricultural Land Classification (ALC) maps identify the site as being mainly Grade 2. ALC survey been submitted which indicates: Grade 1 BMV 3.5ha Grade 2 BMV 1 ha Grade 3a BMV 5ha
5. Does the proposal result in the loss of amenity open space (DES2)?		No		
6. Does the proposal result in the loss of community facilities?		No		

Topic/Question	Yes	No	Not Stated	Commentary
7. Does the site lie within a Minerals Safeguarding Area?	Yes			Yes is within the safeguarding area Limestone Category 1, however the site is adjacent to existing development and consequently 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		Green belt boundary as indicated in Future Wales interpreted by MCC Policy Officers to be north of the M4/M48 corridors. Nevertheless, the boundary of any future Green Belt will be determined by the Strategic Development Plan.
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Primary catchment school Rogiet Primary 0.9 miles/18 minute walk. Dewstow primary to the east in Caldicot 0.6 miles/12 minute walk.
10. Is the site within an acceptable walking distance of a secondary school?	Yes			Yes 1 mile/ 19 minute walk to Caldicot Comprehensive school.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Rogiet community hall/hub and the amenity space/playing fields surrounding the hub and south of the school –12 minute walk. Also there is amenity space off Longfellow Road Caldicot, approximately a 9 minute walk.
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			The fuel station and garage shop Rogiet approximately 0.2 miles/4 minutes away. Caldicot town centre (The Cross) is approximately 1 mile/19 minute walk away.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			
14. Is the site wholly in the ownership of the proposer?		No		Taylor Wimpey PLC is in contract with the landowners to promote and develop the site subject to terms and conditions.

Topic/Question	Yes	No	Not Stated	Commentary
				Taylor Wimpey PLC has secured an option agreement across the whole 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)		No		
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Welsh Water comments: Water Supply- Hydraulic Modelling Assessment required- this is generally to ensure there is no detriment to existing customers' supply whilst from a sewerage perspective it may be due to there being insufficient hydraulic capacity to accommodate the proposed development without causing harm to customers or the environment. In both instances, it may be to identify a suitable connection point to the existing networks. Public sewerage – There are no issues in the foul flows from these sites being accommodated at our Newport Nash WwTW.
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			Welsh Water comments: Water Supply- Hydraulic Modelling Assessment required- this is generally to ensure there is no detriment to existing customers' supply whilst from a sewerage perspective it may be due to there being insufficient hydraulic capacity to accommodate the proposed development without causing harm to customers or the environment. In both instances, it may be to identify a suitable connection point to the existing networks. Public sewerage – There are no issues in the foul flows from these sites being accommodated at our Newport Nash WwTW.

Topic/Question	Yes	No	Not Stated	Commentary										
19. Is the site capable of connection to electricity?	Yes			Yes discussions with Western Power- A detailed utilities feasibility appraisal has been undertaken.										
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)														
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			Submission from states ‘The site is being promoted by Taylor Wimpey PLC who have secured an option agreement with the landowner. The landowners are two charities who are committed to the site’s disposal and the realisation of its value.’										
23. Is affordable housing included as part of the proposal?	Yes			Updated DVM submitted at 282 units and 423 units. Both 50% affordable homes provision threshold demonstrating viability.										
24. Can the site be delivered in the RLDP Plan Period?	Yes													
Availability														
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No												
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?		No												

Topic/Question	Yes	No	Not Stated	Commentary
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?		No		
28. If yes, have details been provided of how development will achieve phosphate neutrality?				N/A
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Yes this is indicated in the submitted climate change note.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Yes this is indicated in the submitted climate change note.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?	Yes			An assessment of employment land provision is provided in the Submission supporting statement. This does suggest however that no need for further employment here as need met elsewhere and little demand now due to homeworking increase since covid pandemic. They are suggesting a flexible working hub type of facility. Nevertheless, an allowance is made for 1ha of employment land which could provide approximately 4,000sqm of floorspace.
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			MCC Highway Officer- The highway authority think that the size and scale of the development will have an impact on the immediate local highway network, the level of mitigation and improvements will be subject to detailed analysis and review undertaken as part of the robust transport assessment.

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 alongside ATNM route MCC-S06C, this is a current route. Future walking and cycling routes MCC-S06C MCC-S07A are high priority should be developed within 5 years. Future route MCC-S27B is low priority should be developed within 15 years. 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			No Public Transport Officer comments have been received. The area however is served by Public Transport (Bus). There is also the train station Severn Tunnel Junction in walking distance from the site.
36. Is access required directly on to the trunk road network?		No		MCC Highway Officer recommends that although no direct access from a trunk road is required the Welsh Government should be consulted regarding the proposed M48 / Severn Tunnel Junction link road.
37. Are there any WG highways comments for this site?	Yes			Candidate Sites would likely exacerbate conditions at Highbeech and Newhouse roundabouts. Impacts to Magor Interchange / Coldra interchange should also be investigated.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk		No		SFCA- 7.45% in FZ2 (Sea) and 1.39% SW flooding- comments that ' no significant flood risk to allocation' Flood maps indicate to the SE and SW corners of site – not anticipated to effect safe access/egress and site layout/design.
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		There is a suitable watercourse to the south of the site. Further assessments will be required to determine if there are other potential means of discharge such as infiltration, surface water or combined sewers etc. It is

Topic/Question	Yes	No	Not Stated	Commentary
				anticipated that such an assessment will be undertaken at a later phase in the candidate site screening process. A lack of suitable surface water drainage destination can be a significant barrier to lawful development.
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	N/A
Ecology				
41. Has an ecological assessment been undertaken?				
	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site			Yes	From an ecological perspective the site may be suitable subject to the recommendations being demonstrated on master planning and further survey work being undertaken as part of further planning application process. Further surveys required to establish potential for wintering and ground nesting birds. Potential for ground nesting or over wintering birds, presence may affect area master planning and surveys required before allocation. MCC ecologist has indicated that only net benefit for biodiversity at the site can be achieved with Site b (C00254).

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		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 wider valued landscape and prejudice the green wedge characteristics. 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 on the scale proposed as well as retaining the green wedge open characteristic.
Heritage / Landscape				
44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			MCC Heritage Officer- 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		Sufficiently far from any Listed Building as not to have any impact.
46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?	Yes			Within an Archaeological Sensitive Area. Close proximity to Dewstow RP&G, however separated by the M4.
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?	Yes			Yes within a green wedge between Rogiet and Caldicot. It is relevant to note that a green wedge review has been undertaken and as a result the parcel of land has remained as Green Wedge designation for the RLDP Deposit Plan.

Topic/Question	Yes	No	Not Stated	Commentary
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Residential use is considered compatible, however the site is in close proximity to the M48.
50. Is there a possibility that the site is contaminated?	Yes			MCC Environmental Health Officer has indicated that although a greenfield site (no previous development use)- indicated historical quarrying in the area and alongside the M48 where there is potential for contamination. The developer would need to investigate the site and submit their own remediation strategy if necessary in accordance the principals of Land contamination risk management (LCRM).
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			MCC Environmental Health Officer has indicated that potentially suitable but the LPA should satisfy itself as to the air quality impact the site and the cumulative impacts any nearby developments will have on the area. Further mitigation/ consideration of impact upon environmental health will be required at planning application stage. For example, land contamination survey, Construction Environmental Management Plans (CEMPS) – to manage the noise/dust impact of development.
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Site offers the potential to address the need for B1, B2 and B8 employment space in south Monmouthshire. However, no indication of the size of the employment element is provided. Chepstow, Caldicot and Magor are established locations in south Monmouthshire for B1/B2/B8 premises. However, vacancy rates in these areas are low and there is a need for additional stock to accommodate the needs of new businesses and the growth of existing businesses. Given the presence of residential development adjacent to this site, consideration needs to be given to its suitability for B2 uses.

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
++	-	++	++	++	-	++	+	-	+	+	--	+	-	--	+	-
Commentary																
The colour coding relates to a desk top GIS assessment of the ISA objective themes only (rather than the full detailed Candidate Site assessment). Below is a brief summary of these findings. Please refer to the full ISA Report for further information on the ISA objective questions and findings on the site. The desk top study records that the site performs positively against ISA themes relating to ‘Economy and Employment’, ‘Population and Communities – placemaking’ and ‘Health and Well-being’ themes. This is due to the proposal providing mixed use housing and employment in a location that is well connected to service and facilities including primary and secondary schools and open/green /leisure space. It does score negatively however for ‘Population and Communities – homes’ and this is because the site intersects with a designated green wedge. The site performs well for transport and movement as is in walking distance from nearby bus stops (Cherry Tree Nursing Home, Ifton Quarry) and intersects with a PRoW. The site performs well against ‘Natural Resources – air, source protection zone and nitrate vulnerable zone, however less well against ‘Natural Resources – land’ as the site is wholly greenfield and contains BMV agricultural land, and ‘Natural Resources – minerals’ as the site is within a mineral safeguarding zone. The site is not within an AONB or National Park and thus considered to score positively also on the ‘Landscape’ theme. The site scores less well however on ‘Biodiversity/Geodiversity’ themes as the eastern boundary is adjacent to a SINC and is only 118m away from priority habitat. ‘Historic Environment’ is also considered negative as the site intersects an archaeological sensitive area and nearby grade II* listed building. Part of the site intersects with a flood zone therefore negatively against ‘Climate Change inc. flooding’ theme.																

Site assessment conclusion			
	Yes	No	Commentary
Progress to RLDP allocation?			Site not progressing as it is designated as a green wedge in the RLDP where there is a presumption against new built development and due to the scale of the proposal there are significant landscape concerns the proposal would have impacted on the openness of the green wedge land. The site also comprises 100% BMV land (38% of which relates to Grade 1 BMV). Overall, there are considered to be more suitable alternative sites in the Severnside area and, therefore, the site is not allocated in the RLDP.

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0254	Candidate Site Name	Land at Ifton Manor Farm (Site B), Rogiet	Area (Ha)	15.29
Proposal	Open space, green infrastructure, active travel links and drainage associated with proposed housing and employment allocation to the north. Potential road link, park and ride and transport interchange subject to further investigation.			Existing Use	Agricultural

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Yes in-between Rogiet and Caldicot's development boundaries.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		No, the site is agricultural land.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)		No		
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			Yes Part is BMV agricultural land. An ALC survey been undertaken which indicated that the site is 50% Grade 3a BMV. The remainder is non- BMV (Grage 4)
5. Does the proposal result in the loss of amenity open space (DES2)?		No		
6. Does the proposal result in the loss of community facilities?		No		
7. Does the site lie within a Minerals Safeguarding Area?	Yes			Yes site is within a Sand and Gravel Category 1, and a small section of Limestone Category 1, however the site is adjacent to existing development and consequently mineral extraction would not be feasible in this location.

Topic/Question	Yes	No	Not Stated	Commentary
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		Green belt boundary as indicated in Future Wales interpreted by MCC Policy Officers to be north of the M4/M48 corridors. The boundary of any future Green Belt will be determined by the Strategic Development Plan.
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Site is within 800m from Rogiet Primary to the west and also Dewstow Primary to the east in Caldicot.
10. Is the site within an acceptable walking distance of a secondary school?	Yes			Yes within 1200m of Caldicot Comprehensive school.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Yes immediately to the west of the site amenity space surrounding the hub and south east of the Rogiet primary school. Also Caldicot Rugby ground off Longfellow to the south east 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 Fuel station and garage shop approximately 800m away from the furthest point away of the site. Caldicot CSA approx 2000m away.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			
14. Is the site wholly in the ownership of the proposer?		No		Taylor Wimpey PLC is in contract with the landowners to promote and develop the site subject to terms and conditions. Taylor Wimpey PLC has secured an option agreement across the whole site.
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		

Topic/Question	Yes	No	Not Stated	Commentary								
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)		No										
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Welsh Water comments Water Supply- Hydraulic Modelling Assessment required- this is generally to ensure there is no detriment to existing customers' supply whilst from a sewerage perspective it may be due to there being insufficient hydraulic capacity to accommodate the proposed development without causing harm to customers or the environment. In both instances, it may be to identify a suitable connection point to the existing networks. Public sewerage – There are no issues in the foul flows from these sites being accommodated at our Newport Nash WwTW.								
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			Welsh Water comments Water Supply- Hydraulic Modelling Assessment required- this is generally to ensure there is no detriment to existing customers' supply whilst from a sewerage perspective it may be due to there being insufficient hydraulic capacity to accommodate the proposed development without causing harm to customers or the environment. In both instances, it may be to identify a suitable connection point to the existing networks. Public sewerage – There are no issues in the foul flows from these sites being accommodated at our Newport Nash WwTW.								
19. Is the site capable of connection to electricity?	Yes			Yes discussions with Western Power- A detailed utilities feasibility appraisal has been undertaken.								
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			<table><tr><td>Gas supply</td><td></td><td>EV Charging</td><td></td></tr><tr><td>Broadband</td><td></td><td>Other (Please specify)</td><td></td></tr></table>	Gas supply		EV Charging		Broadband		Other (Please specify)	
Gas supply		EV Charging										
Broadband		Other (Please specify)										

Topic/Question	Yes	No	Not Stated	Commentary
				Landline telephone
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)		No		
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			Submission form states 'The site is being promoted by Taylor Wimpey PLC who have secured an option agreement with the landowner. The landowners are two charities who are committed to the site's disposal and the realisation of its value.'
23. Is affordable housing included as part of the proposal?				N/A
24. Can the site be delivered in the RLDP Plan Period?				N/A
Availability				
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No		
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?		No		
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?		No		

Topic/Question	Yes	No	Not Stated	Commentary
28. If yes, have details been provided of how development will achieve phosphate neutrality?				N/A
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Yes this is indicated in the submitted climate change note.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Yes this is indicated in the submitted climate change note.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?			N/A	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			MCC Highway Officer- The highway authority considers that the site can be developed for the intended purpose and can only be considered and developed in conjunction with the adjacent candidate site CS0253. Any mitigation and improvements will be subject to further detailed review and analysis submitted in support of any future submission (Transport Assessment etc) Although no direct access from a trunk road is required the Welsh Government should be consulted regarding the proposed M48 / Severn Tunnel Junction link road.
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			No Public Transport Officer comments have been received. The area however is served by Public Transport (Bus). There is also the train station Severn Tunnel Junction in walking distance from the site.
36. Is access required directly on to the trunk road network?		No		Although no direct access from a trunk road is required the Welsh Government should be consulted regarding the proposed M48 / Severn Tunnel Junction link road.
37. Are there any WG highways comments for this site?	Yes			Candidate Sites would likely exacerbate conditions at Highbeech and Newhouse. Impacts to Magor Interchange / Coldra interchange should also be investigated.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk	Yes			Most at risk from flooding from the sea although currently shown as defended. Areas of surface water flooding across the site 15-20%. However low risk compatible development is proposed.
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		Suitable watercourse to the centre of the site. Further assessments will be required to determine if there are other potential means of discharge such as infiltration, surface water or combined sewers etc. It is anticipated that such an assessment will be undertaken at a later phase in the candidate site screening process. A lack of suitable surface water drainage destination can be a significant barrier to lawful development.
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as			N/A	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 – Preliminary ecological appraisal
	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site			Yes	From an ecological perspective the site may be suitable subject to the recommendations being demonstrated on master planning and further survey work being undertaken as part of further planning application process. Further surveys required to establish potential for wintering and ground nesting birds. Potential for ground nesting or over wintering birds, presence may affect area master planning and surveys required before allocation. MCC ecologist has indicated that net benefit for biodiversity at the site can be achieved.
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		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 wider valued landscape and prejudice Green Wedge characteristics. 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

Topic/Question	Yes	No	Not Stated	Commentary
				as an urban extension / infrastructure scheme. There would be an adverse material change to the 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			MCC Heritage Officer- 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		Sufficiently far from any Listed Building as not to have any impact.
46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?	Yes			Within an Archaeological Sensitive Area. Close proximity to Dewstow RP&G, however separated by the M4
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?	Yes			Yes within a green wedge between Rogiet and Caldicot. It is relevant to note that a green wedge review has been undertaken and as a result the parcel of land has remained as Green Wedge designation for the RLDP Deposit Plan.
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			

Topic/Question	Yes	No	Not Stated	Commentary
50. Is there a possibility that the site is contaminated?	Yes			MCC Environmental Health Officer has indicated that although a greenfield site (no previous development use)- indicated historical quarrying in the area and alongside the M48 where there is potential for contamination. The developer would need to investigate the site and submit their own remediation strategy if necessary in accordance the principals of Land contamination risk management (LCRM).
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			MCC Environmental Health Officer has indicated that potentially suitable but the LPA should satisfy itself as to the air quality impact the site and the cumulative impacts any nearby developments will have on the area. Further mitigation/ consideration of impact upon environmental health will be required at planning application stage. For example, land contamination survey, Construction Environmental Management Plans (CEMPS) – to manage the noise/dust impact of development.
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	N/A

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

Commentary

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

The desk top study records that the site performs positively against ISA themes relating to ‘Economy and Employment’, ‘Population and Communities – placemaking’ and ‘Health and Well-being’ themes. This is due to the proposal providing mixed use housing and employment in a location that is well connected to service and facilities including primary and secondary schools and open/green /leisure space. It does score negatively however for ‘Population and Communities – homes’ and this is because the site intersects with a designated green wedge. The site performs well for transport and movement as is in walking distance from nearby bus stops (Cherry Tree Nursing Home, Ifton Quarry) and intersects with a PRoW.

The site performs well against ‘Natural Resources – air, source protection zone and nitrate vulnerable zone, however less well against ‘Natural Resources – land’ as the site is wholly greenfield and contains BMV agricultural land, and ‘Natural Resources – minerals’ as the site is within a mineral safeguarding zone. The site is not within an AONB or National Park and thus considered to score positively also on the ‘Landscape’ theme.

The site scores less well however on ‘Biodiversity/Geodiversity’ themes as the eastern boundary is adjacent to a SINC and is only 118m away from priority habitat. ‘Historic Environment’ is also considered negative as the site intersects an archaeological sensitive area and nearby grade II* listed building. Part of the site intersects with a flood zone therefore negatively against ‘Climate Change inc. flooding’ theme.

Site assessment conclusion

	Yes	No	Commentary
Progress to RLDP allocation?			The site has been promoted in association with the proposed residential/mixed-use development associated with CS0253 Ifton Manor Site A which has not progressed for the reasons set out above in response to CS0253. It is therefore not appropriate to allocate this use and the site is not allocated in the RLDP.

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0255	Candidate Site Name	Land adjacent to Ifton Industrial Estate	Area (Ha)	0.1
Proposal	Industrial use (approx 330sqm)			Existing Use	Parking area serving industrial site, previous road routeway and greenfield

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Yes immediately adjacent to north eastern boundary.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		Site appears to be car park extension to the industrial estate however has been developed without consent and was previously greenfield land. Planning application DM/2021/00822 to regulate the use was refused for being within a green wedge. See DM/2021/00822 for further information.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)		No		
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			The Predictive Agricultural Land Classification (ALC) maps identify the site as being part Grade 2. No ALC Survey has been submitted. Not considered required due to small nature and circumstance where site is currently parking area.
5. Does the proposal result in the loss of amenity open space (DES2)?		No		
6. Does the proposal result in the loss of community facilities?		No		

Topic/Question	Yes	No	Not Stated	Commentary
7. Does the site lie within a Minerals Safeguarding Area?	Yes			Yes is within the Limestone safeguarding area limestone category 1, however the site is adjacent to existing development.
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		Green belt boundary as indicated in Future Wales interpreted by MCC Policy Officer to be north of the M4/M48 corridors. The boundary of any future Green Belt will be determined by the future Strategic Development Plan.
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Within 800m walking distance from Rogiet Primary School.
10. Is the site within an acceptable walking distance of a secondary school?		No		Approximately 2000m to Caldicot Comprehensive.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Yes approximately 450m away from Rogiet community hall/hub/amenity space directly south 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			Fuel garage and shop immediately adjacent to the site.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			
14. Is the site wholly in the ownership of the proposer?	Yes			

Topic/Question	Yes	No	Not Stated	Commentary										
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No												
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)		No												
17. Is the site capable of connection to an existing mains water/mains sewerage service?		No		Welsh Water- no issues in the foul flows from these sites being accommodated at our Newport Nash WwTW. However please note form Q4b states they use an on-site septic tank for foul flows.										
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			Welsh Water- no issues in the foul flows from these sites being accommodated at our Newport Nash WwTW.										
19. Is the site capable of connection to electricity?	Yes													
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			<table><tr><td>Gas supply</td><td></td><td>EV Charging</td><td></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)		No												

Topic/Question	Yes	No	Not Stated	Commentary
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			Submission form states: Enquiries received from several potential businesses who are interested in occupying industrial units on the site.
23. Is affordable housing included as part of the proposal?				N/A
24. Can the site be delivered in the RLDP Plan Period?	Yes			Submission form states : There has been significant interest in the provision of units on the site. The applicant receives 5 enquiries a day and given local market research it seems there is indeed a shortage of medium sized industrial units in the area. Marketing would be via internet mechanism and local consultant to ensure let to right candidate. On-site foul infrastructure will be installed prior to first use of building as will all other necessary infrastructure.
Availability				
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No		
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?	Yes			Planning permission (DM/2021/00822) has been refused and appeal dismissed for following reasons: - The application relates to a change of use of land to B2 General Industry and the erection of a large new, speculative industrial building which is outside of the development boundary and outside of the adjacent allocated industrial site, the proposal is therefore contrary to Policy E2 of the adopted LDP as there is no demonstrable need or justification for this type and scale of the development in this location and the proposal would cause unacceptable harm to the surrounding landscape. - The site is located within the Rogiet and Caldicot Green Wedge and outside of the Rogiet urban development boundary. A new industrial unit in this location would extend the settlement of Rogiet in an easterly

Topic/Question	Yes	No	Not Stated	Commentary
				direction towards the settlement of Caldicot, this is a direct contradiction to the objective of policy LC6 which seeks to prevent the coalescence of these two settlements. The new industrial unit would harm the rural character of the area and result in an inappropriate form of development in the open countryside. The proposal would cause unacceptable harm to the surrounding landscape.
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?		No		
28. If yes, have details been provided of how development will achieve phosphate neutrality?				N/A
29. Will the proposal include low or zero carbon energy generating technologies?				N/A
30. Will appropriate measures be taken as part of the proposal to address climate change?				N/A
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?				Submission form states There has been significant interest in the provision of units on the site. The applicant receives 5 enquiries a day and given local market research it seems there is indeed a shortage of medium sized industrial units in the area. Marketing would be via internet mechanism and local consultant to ensure let to right candidate.

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			See planning application DM/2021/00822 The highway authority offers no objection to the proposal on the basis that the means of access is well established and considered capable of accommodating the additional traffic movements generated by the proposal and that sufficient space is available on site to support parking requirements.
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).
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			No Public Transport Officer comments have been received. The area however is served by Public Transport (Bus). There is also the train station Severn Tunnel Junction in walking distance from the site.
36. Is access required directly on to the trunk road network?		No		
37. Are there any WG highways comments for this site?				N/A
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk		No		SCFA – less than 3% within Flood zone 2 (sea) Not a significant flood risk consideration to allocation.
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination	Yes			MCC Drainage Officer- No clear outfall for surface water. Further assessments will be required to determine if there are other potential means of discharge such as infiltration, surface water or combined sewers etc. It is anticipated that such an assessment will be undertaken at a later phase in the

Topic/Question	Yes	No	Not Stated	Commentary
				candidate site screening process. A lack of suitable surface water drainage destination can be a significant barrier to lawful development.
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	N/A
Ecology				
41. Has an ecological assessment been undertaken?		No		
	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site			Yes	Unknown due to lack of assessment; likely to be low due to size/character of site. Need survey to confirm and master planning to protect features.
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			It is considered from a Landscape and GI perspective that a development at the proposed location will not prejudice the intrinsic values of the Green Wedge as there has already been integration with the industrial estate. Built form should be proportionate and boundary treatments of GI should be incorporated to reduce visual impacts.

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			MCC Heritage Officer- 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		Sufficiently far from any SAM's to have an impact. Close proximity to Dewstow RP&G, however separated by the M4 and so any development would have on a very slight impact
46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?	Yes			Within the Gwent levels archaeological sensitive area.
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?	Yes			Yes within the green wedge between Rogiet and Caldicot. It is relevant to note that a green wedge review has been undertaken and as a result the land has remained as Green Wedge designation for the RLDP Deposit Plan. The settlement boundary review however will consider a re-positioned boundary based in the circumstances that this land is now urban in form and the settlement boundary could be considered to be repositioned to include this land within it.
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			

Topic/Question	Yes	No	Not Stated	Commentary
50. Is there a possibility that the site is contaminated?	Yes			Yes site is immediately adjacent to industrial site.
51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.	Yes			Environmental Health Officer comments that the site is potentially suitable to be developed. Further mitigation/ consideration of impact upon environmental health may be required at planning application stage.
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			There is demand for B1/B2/B8 and from an economic development perspective site is suitable to be developed for this purpose.

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
++	--	0	0	0	-	0	+	0	+	+	++	+	?	--	++	+
Commentary																
The colour coding relates to a desk top GIS assessment of the ISA objective themes only (rather than the full detailed Candidate Site assessment). Below is a brief summary of these findings. Please refer to the full ISA Report for further information on the ISA objective questions and findings on the site.																

The site performs most positively against the ISA theme relating to economy & employment as it proposes new employment and land (as is developed non BMV – although there is unlawful development on the site). The site also performs well against landscape (as its not within an AONB or National Park) along with the natural resources themes relating to minimising exposure to air pollution, source protection zones and minerals. The site however does have the potential for a significant negative effect on ‘population and communities’ as is within an existing designated green wedge and also the historic environment due to being within the Gwent Levels archaeological area. There is an uncertain impact upon biodiversity & geodiversity, the site is in close proximity from the designated SSSI Gwent levels. A number of themes are not applicable as the proposed use relates to employment use rather than residential.

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.	CS0256	Candidate Site Name	The Paddocks, Land adjacent to Rogiet Pool	Area (Ha)	0.19
Proposal	Residential (approx 5 units)			Existing Use	Greenfield land

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Site just outside the development boundary – north of the boundary and immediately adjacent to the west.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		No, is agricultural land.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)		No		Site appears fairly level / limited vegetation cover.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			The Predictive Agricultural Land Classification (ALC) maps identify the site as being mainly Grade 2. No ALC Survey has been submitted.
5. Does the proposal result in the loss of amenity open space (DES2)?	Yes			Currently amenity space allocated in the adopted LDP. Relevant to note however Amenity Area of Importance (AAI) Review for the Deposit RLDP indicates this area as privately owned and limited contribution to amenity of the community and therefore should be removed.
6. Does the proposal result in the loss of community facilities?		No		

Topic/Question	Yes	No	Not Stated	Commentary
7. Does the site lie within a Minerals Safeguarding Area?	Yes			Yes is within the Limestone safeguarding area limestone category 1, however the site is adjacent to existing development.
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		Green belt boundary as indicated in Future Wales interpreted by MCC Policy Officer to be north of the M4/M48 corridors. The boundary of any future Green Belt will be determined by the Strategic Development Plan.
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Within 800m walking distance from Rogiet Primary School (approximately 400m away) 6 minute walk.
10. Is the site within an acceptable walking distance of a secondary school?		No		More than 2000m to Caldicot Comprehensive – however possibly potential to walk there approximately 2500m away / 33 minute walk.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Yes approximately 450m away from Rogiet community hall/hub/amenity area amenity space directly south of the site- 9 minute walk away.
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			Fuel garage and shop approximately 1000m away / 10 minute walk away.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			
14. Is the site wholly in the ownership of the proposer?	Yes			

Topic/Question	Yes	No	Not Stated	Commentary										
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No												
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)		No												
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Public sewerage – There are no issues in the foul flows from these sites being accommodated at our Newport Nash WwTW.										
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			Public sewerage – There are no issues in the foul flows from these sites being accommodated at our Newport Nash WwTW.										
19. Is the site capable of connection to electricity?	Yes													
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			<table><tr><td>Gas supply</td><td>x</td><td>EV Charging</td><td>X</td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table>	Gas supply	x	EV Charging	X	Broadband	x	Other (Please specify)		Landline telephone	x
Gas supply	x	EV Charging	X											
Broadband	x	Other (Please specify)												
Landline telephone	x													
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)		No												
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?			N/S	Not Stated.										

Topic/Question	Yes	No	Not Stated	Commentary
23. Is affordable housing included as part of the proposal?	Yes			Submission form indicated 35%. DVM has not been required to be submitted as the proposal is for less than 10 units.
24. Can the site be delivered in the RLDP Plan Period?	Yes			
Availability				
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No		
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?		No		No planning permission ins relation to residential. Planning permission has been granted for stables – DM/2020/00026.
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?		N		
28. If yes, have details been provided of how development will achieve phosphate neutrality?				N/A
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Submission document P 32 states: To ensure energy efficiency, technologies such as air source heat pumps, photovoltaic cells and energy efficient appliances, could be incorporated into housing design. Once these houses become homes and are lived in, their energy could be supplied through a renewable energy supplier.'
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Submission document states : The houses would include solar panels on the roofs and electric charging points. Local suppliers will be used and, where possible,

Topic/Question	Yes	No	Not Stated	Commentary
				construction will involve re-used or recycled materials. Water efficiency measures will be incorporated into the development to minimise adverse impacts on water resource supply. The site is on existing bus routes and a footway extends across the frontage of the site encouraging walking to and from the site to local shops and services. The site would include ultra-low emission vehicle charging points into the development Trees to the rear of the site would be retained. Gardens would be planted with indigenous plants that maximise biodiversity. SUDs would be incorporated into the design and external surfaces would be permeable to prevent any increase in surface water
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?			N/A	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			MCC Highway Officer- A suitable means of access can be provided off Minnetts Lane to serve the proposed 5 dwelling, a new access/junction will be required to be constructed perpendicular to Minnetts Lane as the existing means of access is not considered suitable for a development of more than 1 dwelling.
34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The site sits alongside ATNM route MCC-S16A, this is a future walking cycling route. This has a high priority, meaning it should be developed within 5 years. The site sits just outside a designated locality but within the Active Travel strategic focus distance of 3 miles to key destinations (education, health, employment and shopping). With plans to accommodate active travel the site could be suitable.

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			No Public Transport Officer comments have been received. The area however is served by Public Transport (Bus). There is also the train station Severn Tunnel Junction in walking distance from the site.
36. Is access required directly on to the trunk road network?		No		
37. Are there any WG highways comments for this site?				N/A
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk		No		SFCA – 6.8% of the site is located in flood zone 2/ Sea-
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination	Yes			MCC Drainage Officer- No clear outfall for surface water. Further assessments will be required to determine if there are other potential means of discharge such as infiltration, surface water or combined sewers etc. It is anticipated that such an assessment will be undertaken at a later phase in the candidate site screening process. A lack of suitable surface water drainage destination can be a significant barrier to lawful development.
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	N/A
Ecology				
41. Has an ecological assessment been undertaken?		No		No only a desktop assessment has 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 to be developed subject to the recommendations being demonstrated on master planning and further survey work being undertaken as part of further planning application process. Desktop survey submitted has not demonstrated a net benefit for biodiversity.
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			It is considered from a Landscape and GI perspective that appropriate development on the site will not have an adverse visual impact on Monmouthshire's wider valued landscape or that of guidance relating to policy DES2. The scale of development should be able to be integrated effectively into the landscape as an urban extension providing 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?	Yes			MCC Heritage Officer- 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		There is a listed building (old windmill) north of the site but site separated by M48 so not considered to impact setting.
46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens,	Yes			Within the Gwent levels archaeological sensitive area.

Topic/Question	Yes	No	Not Stated	Commentary
World Heritage Site or Area of Special Archaeological Sensitivity?				
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			Residential use is considered compatible, however the site is in close proximity to the M48.
50. Is there a possibility that the site is contaminated?	Yes			Not known. Although a greenfield site (no previous development use)- further investigation for land contamination, however, is likely to be required at planning application stage
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			MCC Environmental Health Officer not consulted at this stage. Further mitigation/ consideration of impact upon environmental health may be required at planning application stage. For example, land contamination survey, Construction Environmental Management Plans (CEMPS) – to manage the noise/dust impact of development.
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	N/A

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
+	+	+	+	++	-	+	+	-	+	+	++	--	?	--	+	+
Commentary																
The colour coding relates to a desk top GIS assessment of the ISA objective themes only (rather than the full detailed Candidate Site assessment). Below is a brief summary of these findings. Please refer to the full ISA Report for further information on the ISA objective questions and findings on the site. The desk top study records that the site performs positively against ISA themes relating to 'Economy and Employment', 'Population and Communities – placemaking', 'Population and Communities – homes', and 'Health and Well-being' themes. This is due to the site providing homes and being in a location that is well connected to service and facilities including existing employment sites, primary and secondary schools and open/green /leisure space. The site performs well for transport and movement as is in walking distance from nearby bus stops (Pool, Severn Tunnel Junction) and 16m with a PRoW. The site performs well against 'Natural Resources – air, source protection zone and nitrate vulnerable zone, however less well against 'Natural Resources – minerals' as the site is within a mineral safeguarding zone. The site is not within an AONB or National Park and not within a flood zone thus scores positively against on the 'Landscape' and 'Climate Change inc flooding' themes. The site scores less well however for 'Historic Environment' as the site intersects an archaeological sensitive area and nearby grade IIs listed building. The site is considered to have an uncertain impact upon 'Biodiversity and Geodiversity' themes as is within 1km of designated sites.																

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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