



Monmouthshire Replacement Local Development Plan 2018-2033

Candidate Site Assessment Proformas

Secondary Settlements

Penperlleni

October 2024

INTRODUCTION

Background

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

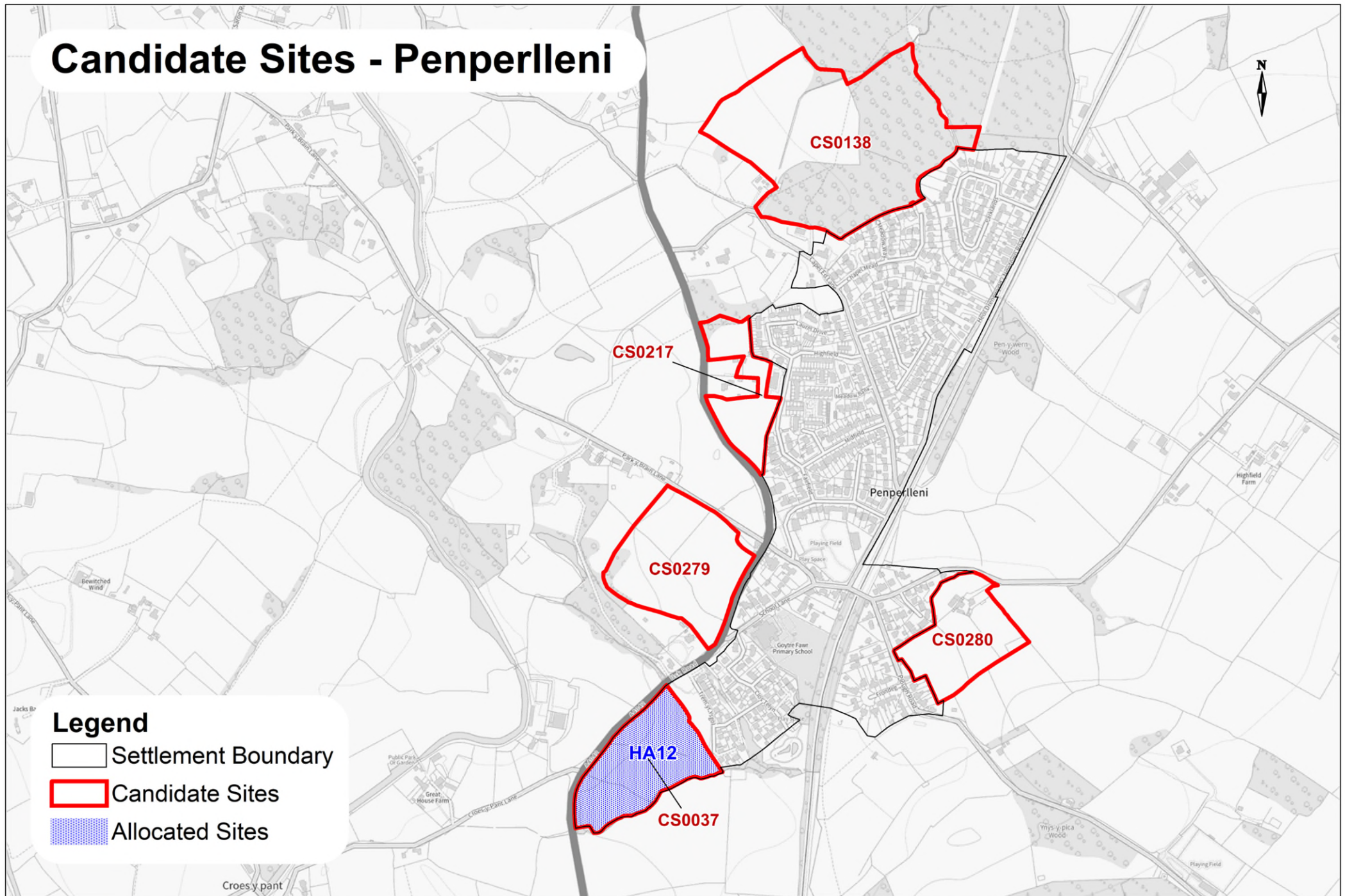
	Impact
Proposed site is expected to have significant positive impacts	
Proposed site is expected to have some positive impacts	
Proposed site is expected to have a neutral impact	
Proposed site is expected to have some negative impacts	
Proposed site is expected to have significant negative impacts	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

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

How to use this document

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

Candidate Sites - Penperlleni



Penperlleni

Candidate Site Ref No.	Allocation Ref	Site Name	Electoral Ward	Current Use	Proposed Use	Site Proposer	Page No
CS0037	HA12	Land west of Trem yr Ysgol	Goetre Fawr	Agriculture	Residential –42 dwellings	Edenstone Homes (Boyer)	
CS0138		Land at Goytre Farm	Goetre Fawr	Agricultural/grazing land	Residential – approximately 110 dwellings	Persimmon Homes	
CS0217		Land at Fairfield	Goetre Fawr	Agriculture	Residential – approximately 42 dwellings	Waterstone Homes (LRM Planning)	
CS0279		Land west of Usk Road	Goetre Fawr	Grazing Land	Residential – approximately 85 dwellings	Barratt David Wilson Homes (Savills)	
CS0280		Land at Walnut Tree Farm	Goetre Fawr	Agriculture	Residential – approximately 70 dwellings	Dr & Mrs P&J Jones (Powells)	

Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0037	Allocation Ref	HA12- Land west of Trem yr Ysgol, Penperlleni	Area (Ha)	3.4
Proposal	Residential –42 dwellings			Existing Use	Agriculture

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Edge of settlement.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		Greenfield – currently in agricultural use. Buildings associated with Walnut Tree Farm are within the site boundary.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)		No		Topographical survey provided which does not indicate that there are any physical constraints.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			Agricultural Land Classification Report submitted which shows that the site comprises: 1.5ha (44%) – Grade 3a 1.3 (38%) – Grade 3b 0.6 (18%) – non-agricultural
5. Does the proposal result in the loss of amenity open space (DES2)?		No		
6. Does the proposal result in the loss of community facilities?		No		
7. Does the site lie within a Minerals Safeguarding Area?	Yes			Yes, approximately half of the site is located in the Superficial Sand and Gravel Deposits Category 1 Safeguarding Area (BGS).

Topic/Question	Yes	No	Not Stated	Commentary
				The site is, nevertheless, located adjacent to the existing settlement of Penperlleni 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		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Nearest Primary School is Goytre Fawr Primary School – an approximate 5 minute walk 400m walk.
10. Is the site within an acceptable walking distance of a secondary school?		No		Nearest Secondary School is in Abergavenny.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			A range of facilities including a Community Hall/ Social Club, Play Park/ Playing Fields, Public House and place of worship are within walking distance. Public Open Space is approx. 7/8 mins walk (500m).
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			Village shop is within 500m of the centre of the site along footways – approx. 7 mins walk.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			
14. Is the site wholly in the ownership of the proposer?		No		

Topic/Question	Yes	No	Not Stated	Commentary										
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?	Yes													
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			A DCWW water mains pipe runs through the northern section of the site where there are access easements prohibiting development within a buffer of the pipe.										
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Form notes that the site is capable of connection to these. Dŵr Cymru Welsh Water response: Site connects to Goytre WwTW.										
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			Comments from DCWW – updated 9.02.2024 Served by Goytre WwTW which currently has the biological capacity to accommodate the foul flows from this site. From a phosphorus perspective, NRW have completed the permit review process and confirmed that the consent limit of 1.4mg/l is applicable from 31/03/2030. In the meantime, a backstop consent limit of 5mg/l is applicable. We are currently compliant with the interim backstop limit, and will need to undertake a scheme in AMP8 (2025-2030) to ensure compliance with the tighter limit.										
19. Is the site capable of connection to electricity?	Yes			Form notes that the site is capable of connection to electricity										
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			<table><tr><td>Gas supply</td><td>x</td><td>EV Charging</td><td>x</td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table>	Gas supply	x	EV Charging	x	Broadband	x	Other (Please specify)		Landline telephone	x
Gas supply	x	EV Charging	x											
Broadband	x	Other (Please specify)												
Landline telephone	x													

Topic/Question	Yes	No	Not Stated	Commentary
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)		No		
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			The landowner has had previous discussions with Edenstone Group, but the landowner's advisors at the time advised they should seek to obtain planning permission themselves.
23. Is affordable housing included as part of the proposal?	Yes			Updated DVM submitted at 50% threshold demonstrating viability.
24. Can the site be delivered in the RLDP Plan Period?	Yes			The Housing Trajectory (Appendix 9 of the Deposit RLDP) notes the following build rates: 30 units 2027/28. It should be noted that these rates have not been disputed by representatives attending 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		
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			Site located within the River Usk catchment area. Dŵr Cymru Welsh Water response 9th Feb 2024: NRW have completed the permit review process and have confirmed that the consent limit of 1.4mg/l is applicable from 31/03/2030. In the meantime, a backstop consent limit of 5mg/l is applicable. We are currently compliant with the interim backstop limit, and will

Topic/Question	Yes	No	Not Stated	Commentary
				need to undertake a scheme in AMP8 (2025-2030) to ensure compliance with the tighter limit.
28. If yes, have details been provided of how development will achieve phosphate neutrality?	Yes			Form states that the landowner has additional land within their ownership which could play an important role in offsetting and mitigation of additional phosphates. As per DCWW consultation comments – there is sufficient capacity/compliance in the Wastewater Treatment works until 20230.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Dwellings will incorporate 'Climate Ready' provisions such as electricity from renewable suppliers, water efficiency measures, 40% over emerging regulations for air tightness, low energy fixtures and fittings, PV roof tiles, electric vehicle car charging points, air source heat pumps, insulation 40% over emerging regulation requirements, cycle storage provision.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Dwellings will incorporate 'Climate Ready' provisions such as electricity from renewable suppliers, water efficiency measures, 40% over emerging regulations for air tightness, low energy fixtures and fittings, PV roof tiles, electric vehicle car charging points, air source heat pumps, insulation 40% over emerging regulation requirements, cycle storage provision.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?				N/A
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as	Yes			If access can be provided via the adjacent residential development via School lane, the highway authority would not object to the extension of the existing estate

Topic/Question	Yes	No	Not Stated	Commentary
submitted, or with appropriate mitigation and further dialogue with the LPA?				roads to serve approximately 40 additional dwellings, but it is essential that the more sustainable travel options are accessible and provided. If access via School Lane is not achievable, it will be required directly off the A4042, a trunk road and Welsh Government need to be consulted to determine whether access is achievable off the A4042. The applicant will be expected to update the transport assessment to reflect the means of access and clearly demonstrate that the estate roads can accommodate the increased levels of traffic and adequate off-street parking is provided avoiding the potential for extensive and obstructive on street parking 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 outside a designated locality but within the Active Travel strategic focus distance of 3 miles to key destinations (education, health, employment and shopping). Further Transport Assessment and Travel Plan required to demonstrate how the development would link to existing footpaths and pavements and promote sustainable travel from and to the site.
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 Officer comments: The site location is adjacent to the A4042, which is served by bus route 23 Newport – Cwmbran – Pontypool – Abergavenny – Hereford. The bus service is hourly Mon-Sat daytimes but without an evening and Sunday service. This is less than the minimum requirement, and funding is sought to help to contribute towards an evening and Sunday service. With some improvements to the local infrastructure and to the local bus service, this site could provide reasonable public transport connectivity (esp. for a rural area).
36. Is access required directly on to the trunk road network?		No		

Topic/Question	Yes	No	Not Stated	Commentary
37. Are there any WG highways comments for this site?	Yes			Welsh Government Highways Comments: Access strategy required for consideration. Will require justifications before new junctions off A roads are endorsed.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk		No		No significant flood risk considerations to allocation. SFCA- 0% of the site is within Zones 2 & 3 for sea and rivers and Defended Zone. 1.87% of site is within either Zone 2 & 3 surface water.
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		Flood Risk and Drainage Strategy including an indicative drainage plan has been submitted to support the submission. MCC Drainage Officer comments in relation to this is that the information is sufficient to support the submission but 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
Ecology				
41. Has an ecological assessment been undertaken?	Yes			Preliminary Ecological Surveys undertaken.
	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site			Yes	From an ecological perspective the site has a medium overall site value for the following reasons: Important hedgerows

				• Veteran and over-mature trees • Protected species potential The whole 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 recommends the following is part of mitigation strategy: • An increased buffer to the watercourse. 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 the site would be suitable to accommodate development, further design consideration needs to be undertaken to ensure there will not be significant adverse visual impacts on Monmouthshire's valued landscape.
Heritage / Landscape				
44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Careful consideration of the wider views into and out of the development, concentration on boundary treatments and permeability of the site, integrating it into the open countryside using GI. The development should accord with best practice for placemaking, sustainability and Urban design.
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?		No		There are listed farmhouses in the vicinity, however these are considered far enough away not be considered immediately adjacent.
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		

Topic/Question	Yes	No	Not Stated	Commentary
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?	Yes			The site is located in close proximity to the Bannau Brycheiniog National Park (BBNP).
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Residential use is considered compatible. There is existing residential use in close proximity.
50. Is there a possibility that the site is contaminated?	Yes			Greenfield site (no previous development use). Further investigation however is likely to be required at planning application stage. MCC Environmental Health Officer comments that 'This is a greenfield site however there is a railway line and sewage works approximately 160m to the east. In addition it is not known if the site has been used for an activity not shown on historical maps e.g. dumping and therefore there is a potential for land contamination. The developer would need to investigate the site, risk assess, and submit their own remediation strategy if necessary in accordance with CLR11 "Model Procedures for the Management of Land Contamination
51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.	Yes			Environmental Health Officer comments that the site is suitable to be developed for its intended purpose. However, further mitigation/ consideration of impact upon environmental health will be required at planning application stage. For example, Construction Environmental Management Plans (CEMPS) – to manage the noise/dust impact of development..

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

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
-	+	+	+	++	-	+	+	-	+	+	--	+	?	-	?	-
Commentary																
The colour coding relates to a desk top GIS assessment of the ISA objective themes only (rather than the full detailed Candidate Site assessment). Below is a brief summary of these findings. Please refer to the full ISA Report for further information on the ISA objective questions and findings on the site. The site performs most positively against the health and well-being (greenspaces) due to the site's proximity to amenity green space. It also performs well against the population and communities (homes and placemaking) and transport and movement ISA theme reflecting the contribution the site could make to the provision of homes, its proximity to the local primary schools (Goytre Fawr) and proximity to a bus stop. It also performs well against the natural resources (air, waterbodies, SPZ, NVZ, minerals) due to those constraints not applying to the site. However, it performs less well against several other ISA themes including waterbodies and climate change due to the presence of surface water flood zones on the site, although it is noted that this is isolated to one small part of the site. The potential for a significant negative effect is recorded in relation to the land natural resources theme as the site contains high quality agricultural land. Uncertain effects are noted in relation to landscape and biodiversity themes given the site's proximity to the BBNP and biodiversity assets including an ancient woodland.																

Site assessment conclusion			
	Yes	No	Commentary

Progress to RLDP allocation?		Overall, the site performs well against the assessment methodology with no fundamental constraints identified. 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.	CS0138	Candidate Site Name	Land at Goytre Farm Penperlleni	Area (Ha)	9.97
Proposal	Residential – approximately 110 dwellings			Existing Use	Agricultural/grazing land

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Site is adjacent the existing settlement boundary.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		Greenfield – currently in agricultural use.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			North-east of the site contains the Wern Fawr ancient woodland, it is not intended from the Masterplan to include this area within the development.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			ALC Report submitted, this shows 2.5ha (25%) of the site to be Grade 3a BMV land, 4.5ha (46%) 3b and 2.8ha (29%) woodland.
5. Does the proposal result in the loss of amenity open space (DES2)?		No		A Public Right of Way goes through the site, masterplan shows that this will be kept.
6. Does the proposal result in the loss of community facilities?		No		
7. Does the site lie within a Minerals Safeguarding Area?		No		The majority of the site is identified as a Category 2 Sand and Gravel resource based on the British Geological Survey maps, however, there is not a requirement to safeguard this category. The site is nevertheless located adjacent to the existing settlement of Penperlleni and as a consequence 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		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Nearest Primary School is Goytre Fawr Primary School 1200m from the site – approx. 13 mins walk.
10. Is the site within an acceptable walking distance of a secondary school?		No		Nearest Secondary School is Abergavenny
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			A range of facilities including a Community Hall/ Social Club, Play Park/ Playing Fields, Public House and place of worship are within walking distance. Goytre Playing fields and sports and social club are approx. 9 mins walk.
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			Village shop is within 800m of the centre of the site along footways. Goytre Stores is approx. 10 mins walk
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			
14. Is the site wholly in the ownership of the proposer?	Yes			
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		

Topic/Question	Yes	No	Not Stated	Commentary										
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)		No		Dŵr Cymru Welsh Water response to candidate site consultation: 100mm foul rising main across the site.										
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Dŵr Cymru Welsh Water response to candidate site consultation: Site connects to Goytre WwTW.										
18. Is there capacity within the mains water/sewerage to serve the proposed development?		No		Form states that hydraulic monitoring may be required to determine capacity of the existing systems. Dŵr Cymru Welsh Water response to candidate site consultation: There is limited capacity at our Goytre WwTW to accommodate the foul flows from these sites. Depending on the confirmed number of sites allocated, an investment scheme may need to be considered for inclusion within a future AMP programme, or alternatively developers can fund any necessary reinforcement works to accommodate their site by firstly undertaking a Developer Impact Assessment (DIA) and subsequently funding any required reinforcement works via a s106 TCPA planning obligation or legal agreement.										
19. Is the site capable of connection to electricity?	Yes			Form notes that the site is capable of connection to electricity.										
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			<table><tr><td>Gas supply</td><td>x</td><td>EV Charging</td><td>x</td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table>	Gas supply	x	EV Charging	x	Broadband	x	Other (Please specify)		Landline telephone	x
Gas supply	x	EV Charging	x											
Broadband	x	Other (Please specify)												
Landline telephone	x													
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)		No												

Topic/Question	Yes	No	Not Stated	Commentary
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			Persimmon are landowner, developer and end user of the proposed development.
23. Is affordable housing included as part of the proposal?	Yes			Updated DVM submitted demonstrating that the site is viable at the 50% affordable housing threshold.
24. Can the site be delivered in the RLDP Plan Period?	Yes			
Availability				
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No		
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?		No		
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			Site located within the River Usk catchment area. Dŵr Cymru Welsh Water response to candidate site consultation: The WwTW does not have an existing phosphorus permit, but the SAGIS modelling has evidenced the requirement to introduce one. This is subject to NRW approval following their review of permits exercise.
28. If yes, have details been provided of how development will achieve phosphate neutrality?	Yes			
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Site promoter express willingness to include low or zero energy generating technologies.

Topic/Question	Yes	No	Not Stated	Commentary
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			The form states that it is intended that the development will promote the efficient use of resources, minimise use of non-renewable resources, maximise energy efficiency, reduce greenhouse gas emissions and minimise generation of waste and pollution.
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 does not relate to non- residential uses.
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). 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 outside a designated locality but within the Active Travel strategic focus distance of 3 miles to key destinations (education, health, employment and shopping).

Topic/Question	Yes	No	Not Stated	Commentary
35. From a public transport perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			SSA Settlement Profile (December 2022) notes that Penperlleni has a bus stop with the X3 – Pontypool to Abergavenny running hourly, some, every 30 minutes – scored as low frequency of service between 31- 60 minutes. SSA notes Pontypool and New inn train station is 4.6 miles away and Abergavenny Train Station 6 miles.
36. Is access required directly on to the trunk road network?		No		
37. Are there any WG highways comments for this site?	Yes			WG Highways Comments: Access strategy required for consideration. Capel Eden Lane unsuited to development.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk	Yes			Zone 2 and 3 surface water and small watercourse flood zones around watercourse in east of site with significant “breakout” area corresponding with boggy land. SFCA High-Level Assessment notes that 2.08% of the sites is within Flood Zone 2 Surface Water and 4.11% in Flood Zone 3 Surface Water. Concludes no significant flood risk considerations to allocation.
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination		No		
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?				N/A

Topic/Question	Yes	No	Not Stated	Commentary
Ecology				
41. Has an ecological assessment been undertaken?	Yes			Preliminary Ecological Surveys undertaken.
	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site				Overall site value: High 50% of the site is SINC which will be largely destroyed or degraded by the proposals. Areas of wet woodland and marshy grassland are unlikely to be able to be compensated for on adjacent grassland.
Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?		No		The landscape sensitivity to change is identified as High / Medium It is considered from a Landscape and GI perspective that the site would not accommodate development without an adverse impact on landscape character and setting which is partially SINC site. The extension of settlement into this area of landscape could be detrimental to the intrinsic LCA values. Lower density development could be visually mitigated with robust GI and landscaped buffers to the west reducing some adverse visual impacts on Monmouthshire's valued landscape, however concern would be the extensive loss of SINC and associated GI.
Heritage / Landscape				
44. From a heritage perspective, is the site suitable to be developed for its intended purpose				Not consulted.

Topic/Question	Yes	No	Not Stated	Commentary
as submitted, or with appropriate mitigation and further dialogue with the LPA?				
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?		No		
46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?		No		GGAT Comments: The HER notes an area of agricultural estate management. An archaeological desk-based assessment and geophysical survey prior to any determination of an application would inform mitigation, which may include further pre-determination work
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?		No		
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			
50. Is there a possibility that the site is contaminated?		No		
51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.				Not consulted.

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

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
-	++	-	+	++	-	+	+	-	+	+	--	+	--	?	?	-
Commentary																
The colour coding relates to a desk top GIS assessment of the ISA objective themes only (rather than the full detailed Candidate Site assessment). Below is a brief summary of these findings. Please refer to the full ISA Report for further information on the ISA objective questions and findings on the site. The site performs most positively against the population & communities (homes) and health and wellbeing (green spaces) ISA themes. It also performs well against the health and well-being and transport and movement themes due to the site's proximity to a PRoW and bus stop. Positive scores are also recorded in relation to several natural resources (air, SPZ, NVZ, minerals) ISA themes due to those constraints not applying to the land. The site performs less well against economy and employment and placemaking reflecting the distance between the site and the nearest existing employment centre and proximity to a local school. Potential negative effects are also noted in relation to the waterbodies and climate change ISA themes in recognition of a river and flood zone 2 & 3 surface water running alongside the eastern boundary of the site. Potential significant negative effects are recorded in relation to natural resources (land) and biodiversity ISA themes due to the site proximity to biodiversity assets including ancient woodland and SINC and the site containing high quality agricultural land. Uncertain effects are noted in relation to the historic environment and landscape ISA themes in recognition of the site's proximity to a Grade II Listed Building and the BBNP.																

Site assessment conclusion

	Yes	No	Commentary
Progress to RLDP allocation?		No	Site not progressing to the Deposit Plan as there are significant landscape and ecological concerns raised particularly in relation to a significant proportion of the site being a designated Site of Importance for Nature Conservation (SINC). Overall, it is considered that there are less sensitive sites available, therefore, this site is not specifically allocated in the RLDP.

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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0217	Candidate Site Name	Land at Fairfield, Penperlleni	Area (Ha)	1.81
Proposal	Residential – approximately 42 dwellings			Existing Use	Agriculture

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Site is adjacent the existing settlement boundary.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		Yes		Greenfield – currently in agricultural use.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)		No		
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			No ALC Report submitted. The Agricultural Land Classification (ALC) predictive maps identify that more than half of the site is Grade 2 BMV land.
5. Does the proposal result in the loss of amenity open space (DES2)?		No		
6. Does the proposal result in the loss of community facilities?		No		
7. Does the site lie within a Minerals Safeguarding Area?		No		
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		

Topic/Question	Yes	No	Not Stated	Commentary
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Nearest Primary School is Goytre Fawr Primary School approximately 0.4 miles (9 mins walk) from the site.
10. Is the site within an acceptable walking distance of a secondary school?		No		Nearest Secondary School is Abergavenny
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			A range of facilities including a Community Hall, Play Park/ Playing Fields, Public House and place of worship are within walking distance. Playing fields/open space is located approximately 0.3 miles (6/7 minutes' walk) away from the site.
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			Village shop is approximately 0.3 miles (7 minutes walking distance) from 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?		No		
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this		No		

Topic/Question	Yes	No	Not Stated	Commentary										
be achieved? (e.g. overhead power lines, gas pipeline, water main)														
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Dŵr Cymru Welsh Water in response to candidate site consultation confirm that the site is capable of connection to Goytre WwTW – however the treatment works requires a review of its permit for phosphate stripping capabilities (in response to candidate site consultation).										
18. Is there capacity within the mains water/sewerage to serve the proposed development?		No		Dŵr Cymru Welsh Water comments on candidate site consultation- There is limited capacity at our Goytre WwTW to accommodate the foul flows from these sites. Depending on the confirmed number of sites allocated, an investment scheme may need to be considered for inclusion within a future AMP programme, or alternatively developers can fund any necessary reinforcement works to accommodate their site by firstly undertaking a Developer Impact Assessment (DIA) and subsequently funding any required reinforcement works via a s106 TCPA planning obligation or legal agreement. The WwTW does not have an existing phosphorus permit, but the SAGIS modelling has evidenced the requirement to introduce one. This is subject to NRW approval following their review of permits exercise.										
19. Is the site capable of connection to electricity?	Yes			Form notes that the site is capable of connection to electricity.										
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		Form states that given proximity to existing services it is anticipated that capacity would exist.										

Topic/Question	Yes	No	Not Stated	Commentary
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			Option Agreement submitted with Candidate Site.
23. Is affordable housing included as part of the proposal?	Yes			Updated DVM submitted to demonstrate 50% affordable housing.
24. Can the site be delivered in the RLDP Plan Period?	Yes			
Availability				
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No		
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?		No		
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			Site located within the River Usk catchment area.
28. If yes, have details been provided of how development will achieve phosphate neutrality?		No		DCWW response on candidate site consultation: The WwTW does not have an existing phosphorus permit, but the SAGIS modelling has evidenced the requirement to introduce one. This is subject to NRW approval following their review of permits exercise.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			

Topic/Question	Yes	No	Not Stated	Commentary
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Form committed to achieving a high standard of energy efficiency.
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 does not relate to non- residential uses.
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 outside a designated locality but 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			Penperlleni is served by bus route 23 Newport – Cwmbran – Pontypool – Abergavenny-Hereford. The bus service is hourly Monday-Saturday daytimes but without an evening and Sunday service. Train Services are located less than 5 miles away at Pontypool and New Inn and Abergavenny Train Station is 6 miles away. (Source: Sustainable Settlements Appraisal – December 2022)

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			Drainage Section response: The site is crossed by two watercourses which are not represented on OS mapping or flood risk maps. The northernmost of these forms a large boggy area in the north of the site. Residents report that this has come close to causing internal flooding of at least one home. The southernmost watercourse runs through the site and then appears to spread uncontrolled into the grounds of the adjacent telephone exchange before being picked up by site and highway drainage systems which discharge into a culverted watercourse system. This system has flooded at least two residential properties in the past. The wet bog nature of parts of the site and Penperlleni as a whole does not appear to be represented by the flood risk maps. High Level SFCA Assessment: 0% of the site within Flood Zones 2, 3 or Defended Zone. 0.52% of the site is with Flood Zone 2 Surface Water. No significant flood risk considerations to allocation.
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination	Yes			See above.
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?				N/A

Topic/Question	Yes	No	Not Stated	Commentary
Ecology				
41. Has an ecological assessment been undertaken?	Yes			Preliminary Ecological Surveys undertaken.
	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site				Overall Site Value: High Unmitigated loss of SINC grassland and Priority Habitat (section 7 env act).
Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The landscape sensitivity to change is identified as High / Medium. The site is located in the open countryside. It is considered from a Landscape and GI perspective that the site could accommodate development but of a smaller scale in the open countryside setting which is wholly a SINC site. The extension of urban edge into this area of landscape is less detrimental to the intrinsic Landscape Character Area values. Lower density and lower height development especially on the western boundary could be visually mitigated with robust GI and landscaped buffers to the west reducing significant adverse visual impacts on Monmouthshire's valued landscape. Concern would be the extensive loss of SINC therefore significantly less development within the SINC itself would be more appropriate.
Heritage / Landscape				
44. From a heritage perspective, is the site suitable to be developed for its intended purpose				Not consulted.

Topic/Question	Yes	No	Not Stated	Commentary
as submitted, or with appropriate mitigation and further dialogue with the LPA?				
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?		No		Not immediately adjacent – but approximately 123m 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?		No		
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?	Yes			Located close proximity to BBNP boundary.
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			
50. Is there a possibility that the site is contaminated?		No		
51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.				Not consulted.

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

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
+	+	+	+	++	-	+	+	-	+	+	--	+	-	-	?	-
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 (<100m to Goytre Arms bus stop) and intersects with the nearest PRow. It also performs positively on 'Population, Communities Placemaking', as is located in close proximity to Goetre Fawr primary and 'Economy and Employment' as is within 4km from the nearest protected employment site (Mamhilad). The site performs less well against 'Natural Resources – land' as the site is BMV agricultural land. It also does not score well under 'Biodiversity/Geodiversity' as it intersects with a SINC and in close proximity to priority habitat. It also has potential for negative effect on the 'Historic Environment' due to being in close proximity (123m) from nearest Grade II Listed Building and intersects with flood risk zone for surface water. The 'Landscape' impact is considered uncertain due to being a greenfield site in close proximity to the BBNP.																

Site assessment conclusion			
	Yes	No	Commentary
Progress to RLDP allocation?			Site is not progressing to the Deposit Plan as the site has a significant ecology constraint as the whole of the site is within a designated Site of Importance for Nature Conservation (SINC). 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.	CS0279	Candidate Site Name	Land West of Usk Road Penperlleni	Area (Ha)	4.3
Proposal	Residential – approximately 85 dwellings			Existing Use	Grazing Land

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Edge of settlement, located west of A4042.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		Greenfield – currently used for grazing.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)		No		
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			ALC Report submitted, this shows the majority of the site to be either Grade 3b BMV (74%) or Grade 4 BMV (5%). With the exception of a 0.9ha portion in the north- eastern corner of the site (equating to 21% of the total site area) which is Grade 2 BMV. Grade 2: 0.9ha (21%) Grade 3b: 3.2ha (74%) Grade 4: 0.2ha (5%)
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		A very small portion of the south-west corner of the site is located within the sub-alluvial Superficial Sand and Gravel Deposits Category 2 Safeguarding Area (BGS), which is not required to be safeguarded. The site is nevertheless located adjacent to the existing settlement of Penperlleni 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		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Nearest Primary School is Goytre Fawr Primary School 300m from the site – approx. 2 mins walk.
10. Is the site within an acceptable walking distance of a secondary school?		No		Nearest Secondary School is Abergavenny
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			A range of facilities including a Community Hall/ Social Club, Play Park/ Playing Fields, Public House and place of worship are within walking distance. Open Space approx. 2 mins walk.
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			Village shop is within 400m of the centre of the site along footways – approx. 2 mins walk.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			
14. Is the site wholly in the ownership of the proposer?		No		

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)	Yes			Dŵr Cymru Welsh Water has advised that a high-pressure water main runs through the site and that an 11m easement is required where no built form is allowed. Dŵr Cymru Welsh Water comments to candidate site consultation: Two critical trunk mains crossing. 28", 12" trunk and 7" trunk mains – likely minimum of 12m easement for each of 28" & 12" mains. Also, 150mm foul sewer crossing the site.								
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Form notes that the site is capable of connection to these. Dŵr Cymru Welsh Water response to candidate site consultation: site connects to Goytre WwTW.								
18. Is there capacity within the mains water/sewerage to serve the proposed development?		No		Dŵr Cymru Welsh Water response to candidate site consultation: There is limited capacity at our Goytre WwTW to accommodate the foul flows from these sites. Depending on the confirmed number of sites allocated, an investment scheme may need to be considered for inclusion within a future AMP programme, or alternatively developers can fund any necessary reinforcement works to accommodate their site by firstly undertaking a Developer Impact Assessment (DIA) and subsequently funding any required reinforcement works via a s106 TCPA planning obligation or legal agreement.								
19. Is the site capable of connection to electricity?	Yes			Contact with Western Power Distribution has been established and there is sufficient capacity within their existing low voltage network to accommodate the proposed development.								
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><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)		No		Contact with Openreach has been established, who have confirmed that fibre to the premises can be provided.				
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			The site is being promoted by Barratt David Wilson Homes who have secured an option agreement with the landowner.				
23. Is affordable housing included as part of the proposal?	Yes			Updated viability assessment submitted to demonstrate that the site is viable at the 50% affordable housing threshold.				
24. Can the site be delivered in the RLDP Plan Period?	Yes							
Availability								
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No						
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?		No						
Environmental								
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			Site located within the River Usk catchment area. Dŵr Cymru Welsh Water response to candidate site consultation: The WwTW does not have an existing phosphorus permit, but the SAGIS modelling has evidenced the requirement to introduce one. This is subject to NRW approval following their review of permits exercise.				

Topic/Question	Yes	No	Not Stated	Commentary
28. If yes, have details been provided of how development will achieve phosphate neutrality?	Yes			Dŵr Cymru Welsh Water response to candidate site consultation: The WwTW does not have an existing phosphorus permit, but the SAGIS modelling has evidenced the requirement to introduce one. This is subject to NRW approval following their review of permits exercise.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Climate Change Statement included with the submission.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Climate Change Statement included with the submission.
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 does not relate to non- residential uses.
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			Welsh Government need to be consulted to determine whether access is achievable off the A4042 etc. Additional surveys/assessments required: A robust and detailed transport assessment that will also require detailed analysis of the local highway network and consideration of the Active Travel Act and PPW with regard to the Welsh Government supporting a transport hierarchy in relation to new development which establish priorities in such a way, wherever possible, they are accessible in the first instance by walking and cycling, then by public transport and then finally by private motor vehicles. This includes considering the

Topic/Question	Yes	No	Not Stated	Commentary
				opportunities to promote active travel journeys in accordance with the Active Travel (Wales) Act. - Proposed capacity mitigation and highway improvements proposals - Detailed access junction drawings in accordance with current design standards - Detailed internal layout drawings in accordance with current design standards, including vehicular and active travel / sustainable travel links.
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 a designated locality but 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			Sustainable Settlement Appraisal (SSA) Settlement Profile (December 2022) notes that Penperlleni has a bus stop with the X3 – Pontypool to Abergavenny running hourly, some, every 30 minutes – scored as low frequency of service between 31-60 minutes. SSA notes Pontypool and New inn train station is 4.6 miles away and Abergavenny 6 miles.
36. Is access required directly on to the trunk road network?	Yes			The A4042.
37. Are there any WG highways comments for this site?	Yes			The proposal has been discussed with Welsh Government given that the A4042 is a Trunk Road, the proposal is to stop-up the existing access into the site from Usk Road and provide a new vehicular access. The new vehicular junction onto Usk Road has been designed in accordance with the Design Manual for Roads and Bridges (DMRB) 'CD123 – Geometric Design of At-Grade Priority and Signal-Controlled Junctions' to accommodate the quantum of homes that the site is to accommodate.

Topic/Question	Yes	No	Not Stated	Commentary
				WG Highways comments: Access strategy required. Further details to demonstrate compliance with the Design manual for Roads and Bridges. Potential for highway improvement if can link to Park Y Brain junction and re-route county road.
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk		No		Surface water flow channel (Zone 2 and 3) through centre of the site. Also, some patches of surface water flood risk scattered around site. Possible culverted watercourse system in site. SFCA High-Level Assessment: 2.05% in Flood Zone 2 Surface Water and 2.88% of site in Flood Zone 3 Surface Water. No significant flood risk considerations to allocation.
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination	Yes			No watercourse mapped on site. May be culverted watercourse system present.
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			Preliminary Ecological Surveys undertaken.

	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site				Overall site value: Medium 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 concerns relating to proximity of development to boundary vegetation.
Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?		No		The landscape sensitivity to change is identified as High / Medium It is considered from a Landscape and GI perspective that the site would not be suitable to accommodate development. Development to the west of the A4042 would significantly change Penperlleni settlement pattern and the underlying landscape character of footslopes leading to canal, BBNP boundary and upland landscape. There will be a significant adverse visual impact on Monmouthshire's valued landscape which may not be effectively mitigated for through design and landscape / GI buffers.
Heritage / Landscape				
44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Careful consideration of the wider views into and out of the development, concentration on boundary treatments and permeability of the site, integrating it into the open countryside using GI. The development should accord with best practice for placemaking, sustainability and Urban design. Top north-eastern corner of the site should remain development free to ensure the immediate setting of the listed building is not compromised.
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?	Yes			Grade II listed Goytre House is located to the north of the site on the other side of Park y Brain Lane.

Topic/Question	Yes	No	Not Stated	Commentary
				Heritage proforma- Proximity to Goytre Farm House, 25576, Grade II. Not a typical farmhouse, more an elaborate 1860 Park Estate house, formerly part of the Pontypool Park Estate. Character typical of those Estate buildings found in N Pontypool. The Listed Building is adjacent to the north-eastern corner of the site. The Listed Building is currently sat adjacent to the minor lane and surrounded on all sides by open fields, part of the former parkland estate. Development to the south and western parts of the site could be acceptable subject to detailed design. The immediate setting of the listed building should be respected with an area of open space opposite, and the development being pushed back from the edge of Parc Y Brain Lane. The top corner of the site should not be developed as this would have an adverse impact on the setting of the Listed Building. Bridge 70 (Listed Building) forms part of a series of bridges along the canal – sufficiently far from the development not to be affected by the proposals.
46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?		No		GGAT comments: The HER notes the site of a potential Medieval mill, channel, and other possible remains. An archaeological desk-based assessment and geophysical survey prior to any determination of an application would inform mitigation, which may include further pre-determination work. GGAT Ref: MON2560
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		

Topic/Question	Yes	No	Not Stated	Commentary
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			
50. Is there a possibility that the site is contaminated?		No		
51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.	Yes			Although a greenfield site (no previous development use)- further investigation for land contamination, however, is likely to be required at planning application stage. The developer would need to investigate the site and submit their own remediation strategy, if necessary, in accordance with “Land Contamination Risk Management”. The proposed site is in close proximity to the A4042 and the railway. Further mitigation/ consideration of impact upon environmental health will be required at planning application stage. For example, an air quality assessment, land contamination survey, Construction Environmental Management Plans (CEMPS) – to manage the noise/dust impact of development.
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?				N/A

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
-	+	+	+	++	-	+	+	-	+	+	--	+	--	--	?	-
Commentary																
The colour coding relates to a desk top GIS assessment of the ISA objective themes only (rather than the full detailed Candidate Site assessment). Below is a brief summary of these findings. Please refer to the full ISA Report for further information on the ISA objective questions and findings on the site. The site performs most positively against the health and well-being (greenspaces) due to the site's proximity to amenity space. It also performs well against the population and communities (homes and placemaking) and transport and movement ISA theme reflecting the contribution the site could make to the provision of homes, its proximity to the local primary schools (Goytre Fawr) and proximity to a bus stop. It also performs well against the natural resources (air, waterbodies, SPZ, NVZ, minerals) due to those constraints not applying to the site. However, it performs less well against several other ISA themes including waterbodies and climate change due to proximity a lake and the presence of surface water flood zones on the site. It has the potential for significant negative effect on the historic environment and biodiversity due to its proximity to assets including ancient woodland and grade II listed building. The potential for a significant negative effect is also recorded in relation to the land natural resources theme as the site contains high quality agricultural land. An uncertain effect is noted in relation to landscape given the site's proximity to the BBNP.																

Site assessment conclusion			
	Yes	No	Commentary
Progress to RLDP allocation?			Site is not progressing to the Deposit Plan as there are significant landscape concerns in relation to developing west of the A4042 which would significantly change Penperlleni's settlement pattern and valued landscape. There are also concerns regarding connectivity to facilities in the settlement due to the location on the opposite side of the A4042. Overall, there are considered to be more suitable alternative sites in the 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.	CS0280	Candidate Site Name	Land at Walnut Tree Farm, Penperlleni	Area (Ha)	2.87
Proposal	Residential – approximately 70 dwellings			Existing Use	Agriculture

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Approximately 35% of the site is within the existing development boundary the remainder is adjacent the existing settlement boundary.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		Greenfield – currently in agricultural use. Buildings associated with Walnut Tree Farm are within the site boundary. Note: part of the site is within the existing settlement boundary.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)		No		Topographical survey provided which does not indicate that there are any physical constraints.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			ALC Report submitted, this shows the site to be Grade 2 BMV land and small amount of non-agricultural land associated with Walnut Tree Farm and the small copse to the south-west of site. 2.49ha (86%) – Grade 2 0.40ha – non agricultural
5. Does the proposal result in the loss of amenity open space (DES2)?		No		
6. Does the proposal result in the loss of community facilities?		No		

Topic/Question	Yes	No	Not Stated	Commentary
7. Does the site lie within a Minerals Safeguarding Area?	Yes			Approximately half of the site is located in the Superficial Sand and Gravel Deposits Category 1 Safeguarding Area (BGS). In accordance with PPW, category 1 mineral reserves are required to be safeguarded in the RLDP. The site is nevertheless located adjacent to the existing settlement of Penperlleni 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		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Nearest Primary School is Goytre Fawr Primary School 450m from the site – approx. 6 mins walk.
10. Is the site within an acceptable walking distance of a secondary school?		No		Nearest Secondary School is Abergavenny
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			A range of facilities including a Community Hall/ Social Club, Play Park/ Playing Fields, Public House and place of worship are within walking distance. Public Open Space approx. 4 mins walk.
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			Village shop is within 400m of the centre of the site along footways – approx. 6 mins walk
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			
14. Is the site wholly in the ownership of the proposer?	Yes			

Topic/Question	Yes	No	Not Stated	Commentary										
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No												
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)		No												
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Form notes that the site is capable of connection to these. Dŵr Cymru Welsh Water response to candidate site consultation: Site connects to Goytre WwTW										
18. Is there capacity within the mains water/sewerage to serve the proposed development?		No		Dŵr Cymru Welsh Water Response to candidate site consultation: There is limited capacity at our Goytre WwTW to accommodate the foul flows from these sites. Depending on the confirmed number of sites allocated, an investment scheme may need to be considered for inclusion within a future AMP programme, or alternatively developers can fund any necessary reinforcement works to accommodate their site by firstly undertaking a Developer Impact Assessment (DIA) and subsequently funding any required reinforcement works via a s106 TCPA planning obligation or legal agreement.										
19. Is the site capable of connection to electricity?	Yes			Form notes that the site is capable of connection to electricity										
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)	Yes			
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?		No		The landowner has had previous discussions with Edenstone Group, but the landowner's advisors at the time advised they should seek to obtain planning permission themselves.
23. Is affordable housing included as part of the proposal?	Yes			Updated DVM submitted demonstrating that a lower level of affordable housing is required to deliver a viable scheme.
24. Can the site be delivered in the RLDP Plan Period?	Yes			
Availability				
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No		
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?		No		
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			Site located within the River Usk catchment area. Dŵr Cymru Welsh Water response to candidate site consultation: The WwTW does not have an existing phosphorus permit, but the SAGIS modelling has evidenced the requirement to introduce one. This is subject to NRW approval following their review of permits exercise.

Topic/Question	Yes	No	Not Stated	Commentary
28. If yes, have details been provided of how development will achieve phosphate neutrality?	Yes			Form states that the landowner has additional land within their ownership which could play an important role in offsetting and mitigation of additional phosphates.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Proposed new dwellings will be brought forward on a Part L compliant basis prior to Part L coming into force and will seek to exceed this requirement where practical to do so.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Dwellings will incorporate 'Climate Ready' provisions such as electricity from renewable suppliers, water efficiency measures, 40% over emerging regulations for air tightness, low energy fixtures and fittings, PV roof tiles, electric vehicle car charging points, air source heat pumps, insulation 40% over emerging regulation requirements, cycle storage provision.
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 does not relate to non- residential uses.
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		Note: there is no pavement to walk from the site to village centre. This may raise pedestrian safety issues. 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. A robust and detailed transport assessment that will also require detailed analysis of the local highway network and consideration of the Active Travel Act and PPW

Topic/Question	Yes	No	Not Stated	Commentary
				with regard to the Welsh Government supporting a transport hierarchy in relation to new development which establishes priorities in such a way, wherever possible, they are accessible in the first instance by walking and cycling, then by public transport and then finally, by private motor vehicles. This includes considering the opportunities to promote active travel journeys in accordance with the Active Travel (Wales) Act. - Proposed capacity mitigation and highway improvements proposals - Detailed access junction drawings in accordance with current design standards - Detailed internal layout drawings in accordance with current design standards, including vehicular and active travel / sustainable travel links.
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 a designated locality but 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			Sustainable Settlement Appraisal (SSA) Settlement Profile (December 2022) notes that Penperlleni has a bus stop with the X3 – Pontypool to Abergavenny running hourly, some, every 30 minutes – scored as low frequency of service between 31-60 minutes. SSA notes that Pontypool and New Inn train station is 4.6 miles away and Abergavenny 6 miles away.
36. Is access required directly on to the trunk road network?		No		
37. Are there any WG highways comments for this site?	Yes			WG Highways Comments: Assess any implications for county/trunk road junction with modelling at PA stage. Potential S.106 contributions to wider transport sustainability in locality.

Topic/Question	Yes	No	Not Stated	Commentary
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk		No		SFCA High-Level Assessment: 0.72% of sites is in Flood Zone 2 Surface Water and 0.53% in Flood Zone 3 surface water. No significant flood risk considerations to allocation.
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination	Yes			No watercourse mapped within site boundaries.
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			Preliminary Ecological Surveys undertaken.
	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site				Overall site value: Medium 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. Vegetation buffers may need to increase and further assessments would be needed to understand full implications if presence of protected species confirmed.

Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The landscape sensitivity to change is identified as Medium. It is considered from a Landscape and GI perspective that the site would be suitable to accommodate development. Development within and to the east of the existing settlement would not significantly change Penperlleni settlement pattern and the underlying landscape character of the wider landscape subject to effective GI and landscape mitigation and well considered development. There may be an adverse visual impact on Monmouthshire's valued landscape which may be effectively mitigated for through design and landscape / GI buffers.
Heritage / Landscape				
44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Careful consideration of the wider views into and out of the development, concentration on boundary treatments and permeability of the site, integrating it into the open countryside using GI. The development should accord with best practice for placemaking, sustainability and Urban design.
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?	Yes			A listed building is within the curtilage 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?		No		GGAT response: The HER notes the site of a potential early-post-Medieval farmhouse and outbuildings, shown on the Tithe of 1838. An archaeological desk-based assessment and geophysical survey prior to any determination of an application would inform mitigation, MON2561
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			
50. Is there a possibility that the site is contaminated?		No		
51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.				Not consulted.
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?				N/A

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

Commentary

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

The site performs most positively against the health and well-being (greenspaces) due to the site's proximity to amenity space. It also performs well against the population and communities (homes and placemaking) and transport and movement ISA theme reflecting the contribution the site could make to the provision of homes, its proximity to the local primary schools (Goytre Fawr) and proximity to a bus stop. It also performs well against the natural resources (air, waterbodies, SPZ, NVZ, minerals) due to those constraints not applying to the site. However, it performs less well against several other ISA themes including waterbodies and climate change due to proximity to a lake and the presence of surface water flood zones on the site, although it is noted that this is isolated to one small part of the site. The potential for a significant negative effect is recorded in relation to the land natural resources theme as the site contains high quality agricultural land. Uncertain effects are noted in relation to landscape and biodiversity themes given the site's proximity to the BBNP and biodiversity assets including an ancient woodland.

Site assessment conclusion

	Yes	No	Commentary
Progress to RLDP allocation?			Site is not progressing to the Deposit Plan as the site has a significant highway constraint as it has not been able to demonstrate safe pedestrian access and connectivity from the site to the village centre of Penperlleni. Overall, there are considered to be more suitable alternative sites in the area and, therefore, the site will not be allocated in the RLDP.

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