



Monmouthshire Replacement Local Development Plan 2018-2033

Candidate Site Assessment Proformas

Secondary Settlements

Raglan

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:

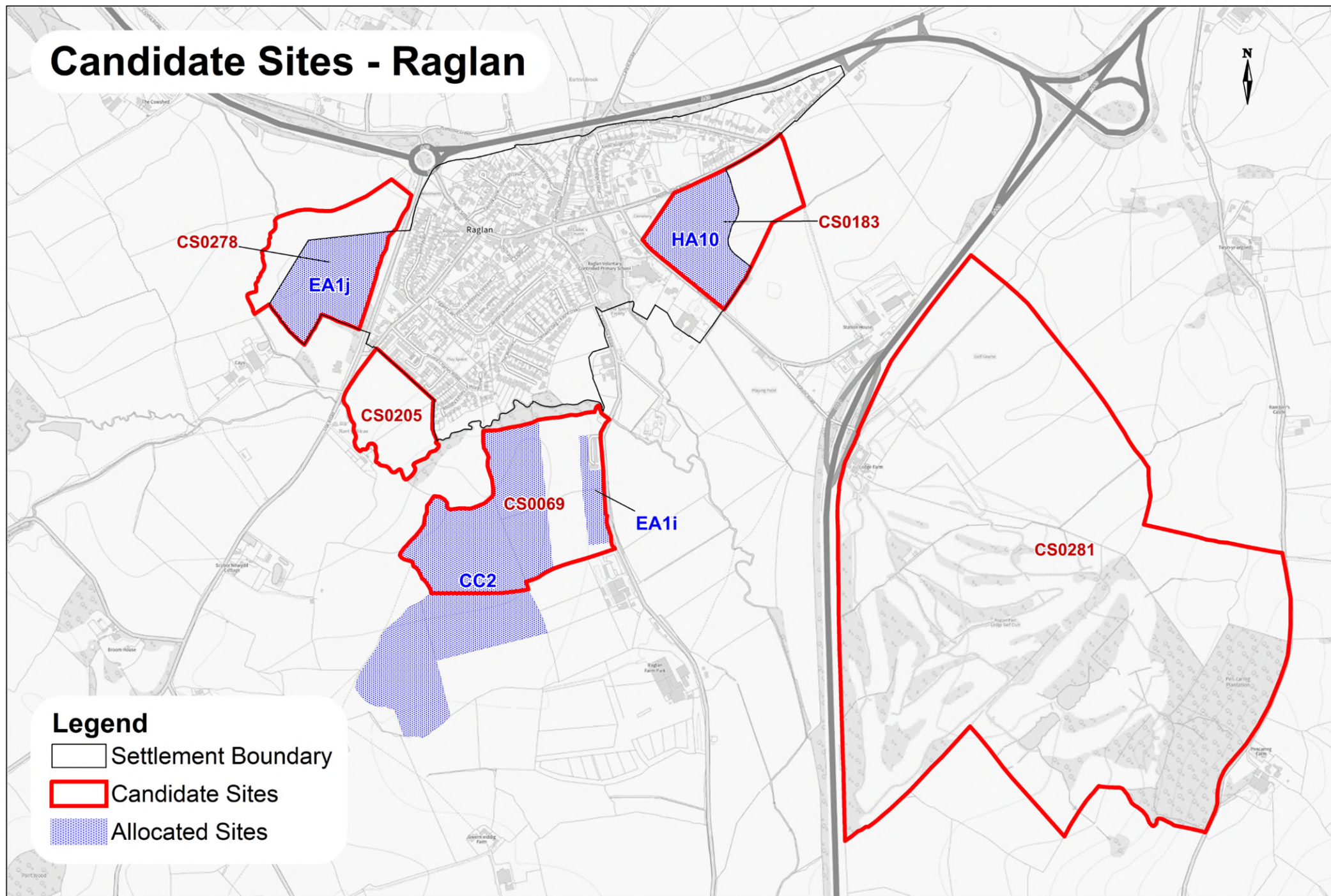
	Impact
Proposed site is expected to have significant positive impacts	
Proposed site is expected to have some positive impacts	
Proposed site is expected to have a neutral impact	
Proposed site is expected to have some negative impacts	
Proposed site is expected to have significant negative impacts	
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.

Candidate Sites - Raglan



Raglan

Candidate Site Ref No.	Allocation Ref	Site Name	Electoral Ward	Current Use	Proposed Use	Site Proposer	Page No
<u>CS0069</u>	EA1i / CC2	Raglan Enterprise Park	Raglan	Agricultural	Employment (B1) and Renewable Energy (Solar)	Monmouthshire County Council Estates	
<u>CS0183</u>	HA10	Land South of Monmouth Road	Raglan	Agricultural	Submitted for Residential – 85 dwellings Allocated for 54 units	Richborough Estates Ltd (Turley)	
<u>CS0278</u>	EA1j	Land West of Raglan	Raglan	Agricultural	Employment – Allocated for 4.5ha B1 Use Class Employment Use	Messrs & Mrs Evans (Powells)	
<u>CS0205</u>		Land at Usk Road	Raglan	Agricultural	Residential – 67 dwellings	Edenstone Homes (Boyer)	
<u>CS0281</u>		Raglan Country Estate	Raglan	Land formally used as a golf course	Tourism/Leisure/Commercial (A1/A3/C1/D1/D2/Sui Generis)	Raglan Country Park Estates Ltd. (Asbri Planning)	

Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0069	Allocation Ref	EA1i- Raglan Enterprise Park Employment Allocation and CC2 – Renewable Energy Allocation	Area (Ha)	Submitted for 12.8 including the solar farm. 1.5 allocated under EA1i and approximately 16ha identified as having potential for a solar farm under CC2 – Renewable Energy Allocation
Proposal	Employment (B1) and Renewable Energy (Solar)			Existing Use	Agricultural

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			The site is located on the edge of the settlement of Raglan.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)	Yes			A small portion of the site is brownfield (0.3ha approx.) with the remainder greenfield.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			An underground reservoir exists on land proposed for solar but will not affect proposals. The land slopes in a north to south direction suitable for solar.
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 a lesser amount of Grade 4. An Agricultural Land Classification Report has been produced which identifies the greenfield part of the site as Subgrade 3a (12.52ha 98%). The remainder relates to the existing Raglan Enterprise Park (0.28ha 2%)
5. Does the proposal result in the loss of amenity open space (DES2)?		No		

Topic/Question	Yes	No	Not Stated	Commentary
6. Does the proposal result in the loss of community facilities?		No		
7. Does the site lie within a Minerals Safeguarding Area?		No		Part of the site is located in a Category 2 Superficial Sand and Gravel Safeguarding Area (BGS) however, this category is not required to be safeguarded.
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Site is located approximately 960m (11 minutes) from Raglan Church in Wales School. Although not relevant to this proposal as does not relate to residential.
10. Is the site within an acceptable walking distance of a secondary school?		No		Although 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			The site is located approximately 5 minutes (450m) from the Raglan Community Centre and within 15 minutes of a number of Areas of Amenity Importance including open space (500m), a tennis court (320m) and football club (1200m). A play area is located approximately 13 minutes (1100m) from the site. The Church is located approximately 7 minutes (500m) and the Doctors Surgery 4 minutes (320m) from the site. All of the facilities in the Village Centre are located within 15 minutes walking distance of the site including a post office, two Public Houses, a Fish and Chip Shop, Clothes Shop, Petrol Station, Baptist Church, Butchers and Hairdressers.
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 650m (8 minutes) from the Convenience Store and also the Pharmacy. The site is also approximately 700m (9 minutes) from the Post Office/Shop.

Topic/Question	Yes	No	Not Stated	Commentary
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			
14. Is the site wholly in the ownership of the proposer?	Yes			
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		Initial legal due diligence has been carried out and there is 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)		No		An Underground HV (11kV) electrical cable crosses the site to the south, however this will not affect proposals. DCWW has advised that the site is crossed by a 1" diameter watermain.
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Dŵr Cymru Welsh Water have noted that the site is within the Raglan WwTW and that there are no issues in relation to connection to mains water/sewerage. No public sewers crossing the site. The site is crossed by a 1" diameter watermain.
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			For any non-residential proposal, Dŵr Cymru Welsh Water only have an obligation to service a site with a domestic water supply, and to remove domestic wastewater. As such, HMAs may be required dependant on the proposed water consumption and wastewater discharge requirements for these types of proposal. HMA can be progressed with Dŵr Cymru Welsh Water as part of a pre-application consultation or via the outline application process. If any development site gives rise to a new discharge (or alters an existing discharge) of trade effluent, directly or indirectly to the public sewerage system, then a Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Dŵr Cymru Welsh Water. Please note that the issuing of a discharge

Topic/Question	Yes	No	Not Stated	Commentary										
	Yes			consent is independent of the planning process and a consent may be refused despite planning permission being granted.										
19. Is the site capable of connection to electricity?	Yes			Grid connection costs are known, and connectivity is to be secured with WPD.										
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			<table><tr><td>Gas supply</td><td></td><td>EV Charging</td><td>x</td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table>	Gas supply		EV Charging	x	Broadband	x	Other (Please specify)		Landline telephone	x
Gas supply		EV Charging	x											
Broadband	x	Other (Please specify)												
Landline telephone	x													
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)		No		Form notes that there is assumed capacity for services based on service enquiries made for nearby residential site and grid connection costs are known and connectivity is to be secured with WPD.										
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?			N/A	Site relates to a MCC development scheme. Welsh Government’s Energy Service have been consulted and have assisted with solar viability.										
23. Is affordable housing included as part of the proposal?			N/A	N/A										
24. Can the site be delivered in the RLDP Plan Period?	Yes			Form notes site will be delivered within 5 years of allocation/adoption of the RLDP.										
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		Part of the site relates to the Raglan Enterprise Business Park designated as a Protected Employment Site in the LDP (SAE2u).										

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		
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?		No		The site is located within the River Usk catchment.
28. If yes, have details been provided of how development will achieve phosphate neutrality?	Yes			The WWTW has an existing phosphorus permit, and the SAGIS modelling has evidenced that there is no requirement to vary/tighten it. 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			The proposal includes a Solar Farm. Additionally note that roof mounted PV and electric charging points to commercial units is possible.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			The proposed use aligns with the policy objectives of the Environment Act, Well-Being of Future Generations Act and Net Zero targets. The proximity of the solar development to the proposed enterprise park presents a unique opportunity for 'off-grid' employment space. Raglan also has a number of local off takers which this development could support, including the Council's own Highways Depot.
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			The solar farm will require grid connectivity. MCC are working closely with the Welsh Government's Energy Service and WPD to secure the available capacity and confirm reinforcement works for additional generation.

Topic/Question	Yes	No	Not Stated	Commentary
				The modest workshop spaces which exist on the site are of poor quality and due to be refurbished. Despite this, the facilities are well utilised and there is a demand for similar workshop spaces in the area.
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			Transport Statement submitted in support of the proposed allocation for a solar farm and extension of the existing employment site. The Highway Authority considers that the proposed development is acceptable, subject to the necessary traffic impact assessment, surveys and detailed design.
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			Solar farm will generate limited traffic most likely requiring a vehicle to perform maintenance. For the industrial unit there are limited opportunities for walking access; unsure how this can be addressed do to its location without implementing Active Travel Network Map route MCC-R02A. 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			Public Transport Comments: Current PT provision - The nearest bus stop is Raglan Beaufort Square. This is 550m from the northeast corner of the site, and at least 1.1km from the southwestern corner of the site. There is no safe walking route (e.g. pavement) along most of stretch between the site and Raglan. - Service at Raglan Beaufort Square is below standard as there is no evening service. With an evening service it would be above standard, as it is served by 3 routes: Routes 60 connects Raglan to Newport, Usk & Monmouth, and runs hourly Mon-Fri daytime and 2-hourly on Sat & Sun, route 68 connects it to Abergavenny and Monmouth, and runs 2-hourly Mon-Sat daytime, and route A3 also connects it to Abergavenny, with 4 trips per day (Mon-Sat).

Topic/Question	Yes	No	Not Stated	Commentary
				- Without any further measures the public transport mobility of the site is very poor (— —) Improved PT provision - An additional bus service would be required. However, it is difficult to see how public transport services could be improved to a minimum standard. Main routes 60 and 68 cannot be rerouted via the site. Route A3 could be relatively easily extended, but this has 4 trips only. - Any new service other than an extension to route A3 is likely to require ongoing revenue support. As the development is limited in size, any such service is 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. - With the extension of route A3 only the public transport mobility of the site would still be poor (— —). With a new service of sufficient frequency, the site can standard (o)
36. Is access required directly on to the trunk road network?		No		
37. Are there any WG highways comments for this site?		No		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 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			Drainage destination information required. A clear outfall and drainage scheme to be considered as part of the planning application process.

Topic/Question	Yes	No	Not Stated	Commentary
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?				N/A
Ecology				
41. Has an ecological assessment been undertaken?	Yes			A Preliminary Ecological Appraisal has been submitted which includes an Ecological Site Summary Form.
	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site			Yes	Overall site value is Medium. Veteran / over mature tree(s) present. Site of existing value for connecting semi-natural habitats in the landscape as identified in the ecological connectivity assessment and/or during field surveys. Protected species recorded / reasonable likely to be found on site but unlikely to prevent development if appropriate mitigation and compensation provided. Needs an increased buffer to the north. Broom House Meadows (SINC) over 600m from 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. GI statement to accompany an outline application needed to articulate and demonstrate how a step wise approach to the site assessment, design and potential delivery has been undertaken.

Topic/Question	Yes	No	Not Stated	Commentary
				The LVA is broadly sufficient to support a Candidate Site submission and is consistent in terms of methodology, quality and content. A full LVIA would likely be needed to support a full planning application.
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			CADW: Candidate site is located some 440m southwest of scheduled monument MM005 Raglan Castle and will be visible from it: However, in this view it will with the modern housing developments of Raglan in front of it. As such, any impact on the setting of scheduled monument MM005 Raglan Castle 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		
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 note previous responses to consultation recommended desk-based assessment and geophysical survey prior to any determination of an application would inform mitigation, which may include further pre-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		

Topic/Question	Yes	No	Not Stated	Commentary
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Agricultural to the north, south and west and residential to the east.
50. Is there a possibility that the site is contaminated?	Yes			A small area of the site is potentially contaminated due to sewage works. The site mainly comprises of field, however there is with some development at the location of the Enterprise Park and there is a sewage bed on the eastern boundary. In addition, it is not known if the site has been used for an activity not shown on historical maps e.g. dumping, or disturbance during the building of the enterprise park, or houses to the north, 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			Appropriate noise assessments maybe required to inform on what mitigation maybe required to prevent impact on neighbouring residents. Contaminated Land: further investigation may be required for land contamination, however, is likely to be required at planning application stage. Air quality: Individually some of the sites might have a minimal impact on air quality, however in combination with other sites, a negative cumulative impact could occur. Further mitigation/ consideration of impact upon environmental health will be required at planning application stage. For example, an air quality assessment, land contamination survey, Construction Environmental Management Plans (CEmps) – to manage the noise/dust impact of development.
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Raglan Enterprise Park is a small business park that benefits from good access to the A40 and A449. The current stock of B1 premises in Raglan is limited, with low vacancy rates. Vacancy rates for B1 premises in nearby Monmouth and Abergavenny are also low and there is a need for additional stock to

Topic/Question	Yes	No	Not Stated	Commentary
				accommodate the needs of new businesses and the growth of existing businesses in north Monmouthshire. This is a suitable site for further B1 development and there is potential demand for sites in this use class.

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 at the site. The site also performs well against landscape and climate change along with the natural resources themes relating to minimising exposure to air pollution, source protection zones and minerals. The site performs less well against equalities, diversity and inclusion as it falls amongst the 20-30% least deprived LSOAs in Wales. It also performs less well against the natural resources water bodies and nitrate vulnerable zones themes owing to its location in the River Wye catchment area adjacent the Nant y Wilcae. A number of themes are not applicable as the proposed use relates to employment/renewable energy uses rather than residential. The impact on the historic environment is uncertain at this stage. The site has the potential for a significant negative effect on the natural resources – land theme as it primarily relates to best and most versatile agricultural land, and the biodiversity & geodiversity theme as it is located in close proximity to a SINC.

Site assessment conclusion

	Yes	No	Commentary
Progress to RLDP allocation?	Yes		It is proposed to allocate approximately 1.5ha of land adjoining the existing Protected Employment site as a new employment allocation, allowing for an extension to the existing Enterprise Park and supporting job

		growth in the Raglan and wider area. No fundamental constraints were identified as part of the assessment process. The allocation also provides an opportunity to develop an off-grid employment site linked to the proposed adjoining ground mounted solar array. It is also proposed to identify approximately 16ha of land to the west of the existing Raglan Enterprise Park as having potential for a ground mounted solar development, subject to detailed planning considerations. While the site is Grade 3a BMV land, it performs best in this respect when compared to the other solar related candidate site submissions. Allocation of the site provides an opportunity to contribute to local and national renewable energy targets.
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[Back to Index](#)

Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0183	Allocation Ref	HA10 – Land south of Monmouth Road, Raglan	Area (Ha)	Submitted – 7.71ha Allocated – 4.5 ha
Proposal	Submitted for Residential – 85 dwellings Allocated for 54 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 on the edge of the settlement of Raglan.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		The site is greenfield and primarily used for livestock grazing and fodder.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			Topographically, the site slopes gently downwards from approximately 50m AOD in the northeast corner and flattens out at approximately 39m AOD towards the corner in the south. The site benefits from an existing access point from Station Road (via a field gate). An additional access point will be created on Monmouth Road, which will require the removal of a small section of existing hedgerow. A public right of way runs along the eastern site boundary, which connects to Monmouth Road to the north and Station Road to the south-west. An overhead HV line runs along the eastern boundary of the site. A low-pressure gas main runs along the western site boundary adjacent to Station Road. A number of trees within the site are subject to a Tree Preservation Order (TPO).
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			The Predictive Agricultural Land Classification (ALC) maps indicate the site as part Grade 2 and 4. The Agricultural Land Quality report however indicates the site is 73% Subgrade 3a (5.8ha), 20% Subgrade 3b (1.5ha) and 7% (0.5ha) Grade 4. (Note that this relates to the 7.8ha submission area).

Topic/Question	Yes	No	Not Stated	Commentary
5. Does the proposal result in the loss of amenity open space (DES2)?		No		
6. Does the proposal result in the loss of community facilities?		No		
7. Does the site lie within a Minerals Safeguarding Area?		No		The land is identified as Category 2 Sandstone based on the British Geological Survey (BGS) maps, however, there is not a requirement to safeguard this category. Not within a Mineral Safeguarding Area in the Adopted LDP.
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			The site is located directly opposite the Raglan Church in Wales Primary School which is the catchment Primary School (less than 300m/3 minutes).
10. Is the site within an acceptable walking distance of a secondary school?		No		The comprehensive school catchments for the site are Monmouth Comprehensive and Ysgol Gyfun Gwynllwy in Torfaen.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			The site is located approximately 7 minutes (600m) from the Raglan Community Centre, 8 minutes from a number of Areas of Amenity Importance including open space (600m), a tennis court (640m) and football club (800m). A play area is located approximately 13 minutes (1150m) from the site. The Church is located approximately 6 minutes (480m) and the Doctors Surgery 7 minutes (640m) from the site. All of the facilities in the Village Centre are located within 15 minutes walking distance of the site including a post office, two Public Houses, a Fish and Chip Shop, Clothes Shop, Petrol Station, Baptist Church, Butchers and Hairdressers.

Topic/Question	Yes	No	Not Stated	Commentary
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			The site is located approximately 480m (6 minutes) from the local convenience store and also the Pharmacy. The site is also approximately 560m (7 minutes) from the Post Office/Shop.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			The landowners are aware and in agreement with the submission of the site through the candidate site process.
14. Is the site wholly in the ownership of the proposer?		No		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		There is a historic legal covenant relating to the land contained in a Conveyance dated September 1984. The site proposer obtained Leading Counsel Opinion at the time of the previous outline planning application as to the status of the covenant. That advice confirmed that all of the covenants in the Conveyance were to be construed as running only for a 25-year period and expired in 2009. The covenant is therefore no longer effective. During the determination of the application, the Council concluded that the covenant is not an impediment to the development of the site for residential purposes. This view was accepted by the Inspector, who determined that it remained a 'private interest matter outside the scope of the planning system'. The historic legal covenant would not therefore prevent the future 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			While the submission form states no, the Vision document notes a low-pressure gas main enters the site parallel to the western boundary and that a 6m no-build easement is recommended. An 11kV overhead power line runs along the eastern boundary of the site.

Topic/Question	Yes	No	Not Stated	Commentary										
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			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. DCWW in response to the candidate site consultation: note there are no issues in relation to connection to mains water/sewerage.										
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			DCWW in response to the candidate site consultation: state there are no issues in the foul flows from this site being accommodated at the Raglan WwTW. The WwTW has an existing phosphorus permit, and the SAGIS modelling has evidenced that there is no requirement to vary/tighten it. From a phosphorus perspective, NRW have completed the Environmental Permit review process, and this proposal would be accommodated within the existing capacity of the permit.										
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)			N/S	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.										
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			The landowner has entered into a promotion agreement with Richborough Estates (the site proposer).										
23. Is affordable housing included as part of the proposal?	Yes			An updated DVM has been submitted noting 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			Appendix 9 of the Deposit RLDP Housing Trajectory sets out the following build rates: 40 units in 2027/28 and 14 units in 2028/29. These rates were not disputed by the Housing Stakeholder Group.
Availability				
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No		
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?	Yes			The site was previously put forward for 111 dwellings to be considered against the Council's unallocated sites policy (DM/2018/01050). The Planning Application was recommended for approval by Planning Committee but called-in by Welsh Government, the Inspector who dealt with the case recommended the application be refused.
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			The site is located within the River Usk catchment.
28. If yes, have details been provided of how development will achieve phosphate neutrality?		No		DCWW advised that the proposed development site is in the catchment of Raglan Wastewater Treatment Works (WwTW) that there is currently sufficient capacity at the WwTW to accommodate foul water flows from the proposed allocation. The WwTW has an existing phosphorus permit, and the SAGIS modelling has evidenced that there is no requirement to vary/tighten it. From a phosphorus perspective, NRW have completed the Environmental Permit review process, and this proposal would be accommodated within the existing capacity of the permit. The impact of development on water quality will be scrutinised as part of the planning application in consultation with relevant bodies including NRW and DCWW to ensure no adverse impacts to the river SAC. Any development proposal will need to be in accordance with the Environmental Permit issued by NRW.

Topic/Question	Yes	No	Not Stated	Commentary
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Yes.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			The site promoters demonstrated a commitment to meet the Council's net zero measures.
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 transport assessment submitted in support of the candidate site for 55 residential dwellings is considered suitably robust and demonstrates that the proposal would not have a detrimental impact on the safety and capacity of the immediate highway network. The new junction design and off-site pedestrian improvements will require further detailed analysis, design, and safety audits. These measures will be subject to a Section 278 agreement between the landowner and the Council, which serves as the Highway Authority.
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. The site sits alongside ATNM route MCC-R05A, this is a future route. This has a low priority, meaning it should be developed within 15 years. Shared Use and alongside

Topic/Question	Yes	No	Not Stated	Commentary
				ATNM route MCC-R01A, this is a future route. This has a low priority, meaning it should be developed within 15 years. 
35. From a public transport perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Raglan has a daily frequency bus service with the following routes: • 60 Newport to Monmouth (5 buses 07:54 – 18:44) • 60 Monmouth to Newport (5 buses 07:23 – 15:23) • 68 Abergavenny to Monmouth (4 buses 09:13 – 15:54) • 68 Monmouth to Abergavenny (4 buses 10:01 – 16:42) Current PT provision • Monmouth Road at the northern edge of the site is served by bus routes 60 (Newport-Usk-Raglan-Monmouth) and 68 (Abergavenny-Raglan-Monmouth) • Service levels for route 60 is 7 journeys Mon-Fri, 5 on Saturdays and none on Sundays. • Service levels for route 68 is 6 journeys Mon-Sat and none on Sundays.

Topic/Question	Yes	No	Not Stated	Commentary
				- Both routes are financially supported by MCC - Combined service level towards Monmouth is 13 journeys Mon-Fri, 12 on Saturdays and none on Sundays. - Without any further measures the public transport mobility of the site is below average (–)  Improved PT provision - Route 60 or route 68 require improvement. The whole site could then be within 400m of a bus stop with a reasonable service level. - The development is likely to improve the viability of routes 60 and 68. Conversely, the necessary extended operation is likely to require additional revenue support. With these improvements the public transport mobility of the site can be above average (+)
36. Is access required directly on to the trunk road network?		No		No.
37. Are there any WG highways comments for this site?		No		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		Small amount of surface water flooding on the site.

Topic/Question	Yes	No	Not Stated	Commentary
				The SFCA high-level assessment notes that surface water flood risk areas relates to 10.04% of the site and 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		Drainage destination demonstrated. Further discussions required as part of the SAB and planning application stage.
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	N/A- not consulted.
Ecology				
41. Has an ecological assessment been undertaken?	Yes			Ecological Site Summary Form 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			Overall site value is 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. The layout retains ecological features and shows suitable buffers to boundary hedgerows and new habitat creation, and there is no objection to the proposed layouts, subject to the required ecological surveys and mitigation.

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 to change of the site is medium. MCC Landscape Officer considers the LVIA submitted to be proportionate and broadly acceptable within the context of the RLDP candidate site submission. The baseline appraisal is appropriately scaled and comprehensive as is the identification and assessment of visual and landscape sensitivity and impact on receptors. The methodology is appropriate as are the broad landscape and visual assessments process and broad suggested landscape recommendations, mitigation and enhancement measures as indicated in Section 6 of the LVIA from a landscape perspective. The broad Arboricultural Technical Note and initial survey with reference to an Arboricultural Impact Assessment (AIA) and Arboricultural method Statement (AMS) based on development details is acceptable within the context of a RLDP candidate site submission.
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 in relation to the updated Heritage Assessment- The Heritage Assessment for the above submitted in September 2023 is sufficient from a Listed Building and Conservation Area perspective, Cadw might have further comments in relation to the SAM, but from the LPA perspective this information is appropriate and welcomed.
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?		No		Raglan Castle Listed Building and Schedule Ancient Monument approximately 500m away as crow flies. Cadw has noted that the Candidate site should not be included in LDP until the applicant has provided an assessment showing that development will not have a significant adverse impact on the settings of scheduled monument MM005 Raglan Castle and PGW(Gt)42(MON) Raglan Castle Registered Historic Park and Garden. Heritage Assessment submitted to address these comments and forwarded to CADW.

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			The site is located immediately adjacent the Raglan Conservation Area. Cadw has noted that the Candidate site should not be included in LDP until the applicant has provided an assessment showing that development will not have a significant adverse impact on the settings of scheduled monument MM005 Raglan Castle and PGW(Gt)42(MON) Raglan Castle registered historic park and garden. Heritage Assessment submitted to address these comments and forwarded to CADW. GGAT note subsequent to an archaeological desk-based assessment, geophysical survey and archaeological field evaluation, for a previous submission in the planning process, due to evidence of Medieval activity within the area, it was, and remains, their opinion, that 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		
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 north-west site boundary adjoins a community cemetery. To the north of the site are existing residential properties and an area of amenity space on the opposite side of Monmouth Road. Adjoining uses to the south and east relate to agricultural. Uses on the opposite side of Station Road on the western boundary include a primary school, nursery, residential properties and a playing field. The proposals are therefore compatible with neighbouring uses. The proposed site is located between the A40 and A449.

Topic/Question	Yes	No	Not Stated	Commentary
50. Is there a possibility that the site is contaminated?		No		MCC Environmental Health Officer notes that the site itself is greenfield, however, it is adjacent to cemetery and former landfill site. Further investigation for land contamination is likely to be required at planning application stage. The developer would need to investigate the site and submit their own remediation strategy, if necessary, in accordance with “Land Contamination Risk Management”.
51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.	Yes			Environmental Health Officer comments that the site is potentially suitable to be developed 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 especially the Usk AQMA. The LPA should ensure that the development implements design principles that encourage active travel and include measures to reduce its impact on air quality and provide future site users with good air quality. Further mitigation/ consideration of impact upon environmental health will be required at planning application stage. For example, an air quality assessment, land contamination survey, Construction Environmental Management Plans (CEMPS) – to manage the noise/dust impact of development.
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	N/A not consulted

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
+	+	+	++	++	-	++	+	-	+	-	--	+	?	--	+	-
Commentary																
The colour coding relates to a desk top GIS assessment of the ISA objective themes only (rather than the full detailed Candidate Site assessment). Below is a brief summary of these findings. Please refer to the full ISA Report for further information on the ISA objective questions and findings on the site. The site performs most positively against the ISA themes relating to health and well-being, and transport and movement. The site also performs well against economy & employment, population and communities, natural resources (air, source protection zones and minerals) and landscape. The site performs less well against equalities, diversity and inclusion as it falls amongst the 20-30% least deprived LSOAs in Wales. It also performs less well against the climate change and natural resources water bodies and nitrate vulnerable zone themes. The site has the potential for a significant negative effect on the historic environment due to its proximity to the Conservation Area and natural resources theme relating to land, as it relates to greenfield, best and most versatile agricultural land. The impact on the biodiversity & geodiversity theme is uncertain at this stage.																

Site assessment conclusion			
	Yes	No	Commentary
Progress to RLDP allocation?	Yes		A reduced area to the candidate site submission is proposed for allocation in the RLDP. Overall, the site performs well against the site search sequence with good access to local amenities and no fundamental constraints have been identified. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. It is therefore proposed to allocate the site for approximately 54 dwellings.

[Back to Index](#)

Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0278	Allocation Ref	EA1j- Land West of Raglan	Area (Ha)	Submitted: 8.86 Allocated: 4.5ha
Proposal	Employment – Allocated for 4.5ha B1 Use Class Employment Use			Existing Use	Agricultural

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			The site is located on the edge of the settlement of Raglan.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		Site is greenfield and in agricultural use.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)		No		
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			Larger submission site of 8.86ha: The Agricultural Land Classification (ALC) predictive maps identify the majority of the site as Grade 1 (6.07ha 76%), a lesser part of the site is Grade 2 (1.25ha 16%) with the remainder urban (0.65ha 8%). A report prepared by ADAS for Welsh Government to inform the predictive mapping identifies the allocation site of 4.5ha being a mixture of 0.3ha Grade 2 and the remaining 4.2ha is identified as Grade 1 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		

Topic/Question	Yes	No	Not Stated	Commentary
7. Does the site lie within a Minerals Safeguarding Area?		No		Part of the site is located in a Category 2 Superficial Sand and Gravel Safeguarding Area (BGS), which is not required to be safeguarded.
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?			N/A	Site is located approximately 970m (11 minutes) from Raglan Church in Wales School. Although not particularly relevant to this proposal as does not relate to residential.
10. Is the site within an acceptable walking distance of a secondary school?			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			The site is located immediately adjacent allotments and opposite other open space. A play area is located approximately 3 minutes (320m) from the site. The site is also located within 15 minutes of a number of Areas of Amenity Importance including a tennis court (800m) and football club (1200m). The Church is located approximately 8 minutes (650m) along with the Doctors Surgery (8 minutes 650m) from the site. All of the facilities in the Village Centre are located within 15 minutes walking distance of the site including a post office, two Public Houses, a Fish and Chip Shop, Clothes Shop, Petrol Station, Baptist Church, Butchers and Hairdressers. Although not particularly relevant to this proposal as does not relate to residential.
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			The site is located approximately 480m (7 minutes) from the convenience store and also the Pharmacy. The site is also approximately 400m (6 minutes) from the Post Office/Shop.

Topic/Question	Yes	No	Not Stated	Commentary
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			The site is in ownership by proposer.
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		DCWW advised that there are no watermains or public sewers crossing the site.
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Dŵr Cymru Welsh Water have noted there are no issues in relation to connection to mains water/sewerage.
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			Dŵr Cymru Welsh Water state there are no issues in the foul flows from this site being accommodated at the Raglan WwTW. For any non-residential proposal, Dŵr Cymru Welsh Water only have an obligation to service a site with a domestic water supply, and to remove domestic wastewater. As such, HMAs may be required dependant on the proposed water consumption and wastewater discharge requirements for these types of proposal. HMA can be progressed with Dŵr Cymru Welsh Water as part of a pre-application consultation or via the outline application process. If any development site gives rise to a new discharge (or alters an existing discharge) of trade effluent, directly or indirectly to the public sewerage system, then a Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Dŵr Cymru Welsh Water. Please note that the issuing of a discharge

Topic/Question	Yes	No	Not Stated	Commentary										
				consent is independent of the planning process and a consent may be refused despite planning permission being granted. The WwTW has an existing phosphorus permit, and the SAGIS modelling has evidenced that there is no requirement to vary/tighten it. This is subject to NRW approval following their review of permits exercise.										
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)			N/S											
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			Submission form notes that various commercial end users of which 3 key local employers have registered an interest in progressing with Phase 1.										
23. Is affordable housing included as part of the proposal?			N/S											
24. Can the site be delivered in the RLDP Plan Period?	Yes			Submission form notes that the site will be delivered within 12 months of a planning application.										

Topic/Question	Yes	No	Not Stated	Commentary
Availability				
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No		
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?		No		
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			The site is located within the River Usk catchment.
28. If yes, have details been provided of how development will achieve phosphate neutrality?	Yes			DCWW has advised that the WwTW has an existing phosphorus permit, and the SAGIS modelling has evidenced that there is no requirement to vary/tighten it. 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			To be integrated into the overall final designs.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			The Site Promotion Report includes a section on Zero Carbon Standards which notes buildings will be built to zero carbon standards.
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	Yes			Note for phase 1 marketing for expressions of interest have been completed. Infrastructure requirements will be the subject of further detailed studies in due course.

Topic/Question	Yes	No	Not Stated	Commentary
its intended purpose including marketing details and infrastructure requirements?				
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The Highway Authority considers that the site can be developed for the intended purpose and the Transport Statement is suitable for deposit plan allocation purposes. The proposed means of access to the site via a new T-junction onto Usk Road, along with the provision of offsite pedestrian improvements, are considered acceptable in principle. However, it is recognised that both the new junction and the offsite pedestrian improvements will need to undergo further detailed analysis, design, and safety audits. These measures will be subject to a Section 278 agreement between the landowner and the Council, which acts as the highway authority. Based on the information provided, the proposed development is expected to have minimal impact on the safety and capacity of the local and strategic highway network. The inclusion of offsite pedestrian improvements along Usk Road are welcomed. These improvements will enhance connectivity to local transport links, amenities, and attractors, which will be beneficial for the overall development. 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			Current PT provision - The nearest bus stops are a southbound-only stop in Usk Road at Prince Charles Road, a pair in Usk Road at Caestory Crescent, and a pair in High Street near Fairfax View. - Former two are served by bus route 60, which is hourly Mon-Fri daytime, and 2-hourly Sat & Sun. The latter is served by routes 68 and A3. Route 68 is 2-hourly Mon-Sat daytime, and route A3 has 4 trips/day.

Topic/Question	Yes	No	Not Stated	Commentary
				- The site is to the west of Groesonen Road. There does not appear to be any safe walking route (e.g. pavement, path) between the bus stops and the site, though there appear to be some path that are part of the adopted highway that lead as far as the back of the houses on the east side of Groesonen Road. - Without any further measures the public transport mobility of the site is very poor (– – –) Improved PT provision - With the creation of a new stop at the Groesonen Road / Usk Road junction, a new safe connection to Sunnyvale & onwards to the Usk Road / Caestory Crescent stop, and a new safe connection to Sunnyvale & onwards to High Street, as well as walking routes within the new development that follow desire lines, much if not all of the development could be brought within 400m of a bus stop. - Either route 60 and 68/A3 would also require some service improvements. - With the creation of a new stop and suitable link the development is likely to improve the viability of routes 60, 68 & A3. Conversely, the necessary extended operation is likely to require additional revenue support. - With these measures the public transport mobility of the site can above standard (+)
36. Is access required directly on to the trunk road network?		No		No, although in close proximity to the A40 roundabout.
37. Are there any WG highways comments for this site?		No		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 SFCA notes that there are no significant flood risk considerations to allocation.

Topic/Question	Yes	No	Not Stated	Commentary
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination		No		Watercourse to western edge of site.
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	N/A – not consulted.
Ecology				
41. Has an ecological assessment been undertaken?	Yes			A Preliminary Ecological Appraisal has been submitted along with a summary report.
	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site			Yes	Overall site value is Medium. Site of existing value for connecting semi-natural habitats in the landscape as identified in the ecological connectivity assessment and/or during field surveys. Protected species recorded / reasonably likely to be found on site but unlikely to prevent development if appropriate mitigation and compensation provided. More significant buffer with the watercourse is essential. One Ancient Semi Natural Woodland parcel (no. 16281) within a 500m radius.

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 Study Update (Oct 2020). The reduced redline boundary picks up, and works with, to some extent the existing ground contours and elevations that are present on site. The revised site would be less sensitive than the original proposal. The Lidar (grey) image shows the extent of locally elevated land to the west of the site red line which can aid with integrating employment development more effectively into the landscape. There would still be an impact but more acceptable in terms of change than development over the whole site as before, that was inclusive of the elevated areas of land, where ridgelines would probably impact on skyline views and be more prominent to many more receptors. Detailed LVIA to be prepared and progressed as part of the planning application process.
Heritage / Landscape				
44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?		No		Cadw note the site is located some 440m southwest of scheduled monument MM005 Raglan Castle and will be visible from it: However, in this view it will with the modern housing developments of Raglan in front of it. As such, any impact on the setting of scheduled monument MM005 Raglan Castle will not be significant and this can be reduced by careful design of the development.
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 notes the HER notes the site of a potential Medieval land management adjacent; artefacts of prehistoric date recorded within the site. 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.

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			Yes, however, proposed uses will be subject to necessary detailed planning considerations.
50. Is there a possibility that the site is contaminated?		No		MCC Environmental Health note that Contaminated Land is likely to be required at planning application stage. The developer would need to investigate the site and submit their own remediation strategy, if necessary, in accordance with "Land Contamination Risk Management".
51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.	Yes			Noise impact will be addressed at application stage. The LPA should satisfy itself as to the air quality impact the site and the cumulative impacts any nearby developments will have on the area especially the Usk AQMA. 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	Yes			Site offers the potential to address the need for additional employment space in Raglan and north Monmouthshire. Monmouth, Abergavenny and Raglan are currently the main centres for B1, B2 and B8 employment uses in north

Topic/Question	Yes	No	Not Stated	Commentary
appropriate mitigation and further dialogue with the LPA?				Monmouthshire but have low vacancy rates and are unable to meet the demand for space for new businesses and for grow-on space for existing business. MCC's Economic Development team has been approached by a number of businesses seeking B1, B2 & B8 premises in this location and has been involved in discussions with the agent of the promoter of this site. No indication has been provided of the use classes expected on this site. The Economic Development team would not support the development of a petrol station, fast food outlet or related service area in this location.

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 at the site. The site also performs well against landscape and the natural resources themes relating to minimising exposure to air pollution, source protection zones and minerals. The site performs less well against equalities, diversity and inclusion as it falls amongst the 20-30% least deprived LSOAs in Wales. It also performs less well against the historic environment, climate change and the natural resources themes relating to water bodies and nitrate vulnerable zones owing to its location in the River Wye catchment area. A number of themes are not applicable as the proposed use relates to an employment use rather than residential. The impact on biodiversity and geodiversity is uncertain at this stage. The site has the potential for a significant negative effect on the natural resources – land theme as it primarily relates to greenfield, best and most versatile agricultural land.																

Site assessment conclusion

	Yes	No	Commentary
Progress to RLDP allocation?	Yes		A reduced area of approximately 4.5ha (compared to the submitted 8ha) is proposed to be allocated for employment use in the RLDP, responding to site evaluations and integrating the proposal more effectively into the landscape. No fundamental development constraints have been identified as part of the assessment process. Its allocation will provide much needed employment land in Raglan and the wider County reflecting Raglan's location, and its access links to other settlements.

[Back to Index](#)

Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0205	Candidate Site Name	Land at Usk Road, Raglan	Area (Ha)	4.2
Proposal	Residential – 67 dwellings			Existing Use	Agricultural

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			The site is located on the edge of the settlement of Raglan.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		Site is greenfield and in agricultural use.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)		No		While the form suggests there are not any constraints there are a number of TPO's along the southern boundary of the site.
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 part Grade 2 and 4. An Agricultural Land Classification Report has been produced which identifies the site as 38% Grade 1 (1.5ha), 40% Grade 2 (1.7ha) and 22% Subgrade 3b (1ha).
5. Does the proposal result in the loss of amenity open space (DES2)?		No		
6. Does the proposal result in the loss of community facilities?		No		
7. Does the site lie within a Minerals Safeguarding Area?		No		The land is identified as Category 2 Sand & Gravel based on the BGS maps, however there is not a requirement to safeguard this category. Not within a Mineral Safeguarding Area in the Adopted LDP.

Topic/Question	Yes	No	Not Stated	Commentary
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			The site is located approximately 13 minutes walking distance (1100m) from the Raglan Church in Wales Primary School which is the catchment Primary School.
10. Is the site within an acceptable walking distance of a secondary school?		No		
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			The site is located directly opposite the Play Area on Prince Charles Road (less than 1 minute/100m). The site is located approximately 11 minutes (960m) from the Raglan Community Centre and 17 minutes from the football club (1400m). The Post Office is located approximately 8 minutes (560m) from the site. The Doctors Surgery (800m) and Church (880m) are also located approximately 10 minutes from the site. All of the other facilities in the Village Centre are located within 15 minutes walking distance of the site including two Public Houses, a Fish and Chip Shop, Clothes Shop, Petrol Station, Baptist Church, Butchers and Hairdressers.
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			The site is located approximately 8 minutes from the Post Office/Shop (560m) and 9 minutes (640m) from both the Convenience Store and the Pharmacy.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			
14. Is the site wholly in the ownership of the proposer?		No		The promoter Edenstone Homes has an interest in the land.

Topic/Question	Yes	No	Not Stated	Commentary
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)	Yes			While the form suggests there are not any constraints the Utilities Report notes there is an existing 90mm main at the access to the site off Usk Road, as a result localised deepening may be required to facilitate the proposed access. The same applies to Wales and West Utilities and Openreach. Plans from Western Power Distribution (WPD) show that there are several cables near the site access and cross the site. First of which is a High Voltage (HV) (11kv) underground cable that crosses the west side of the development and is located close to the proposed access point. The HV cable feeds a pole mounted transformer before that feeds Low Voltage (LV) infrastructure. All of these cables will need to be diverted to green areas or the developments roads. The report however states that there are no issues in undertaking this.
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			A Utilities Report has been submitted in support of the proposal. This notes Dŵr Cymru Welsh Water identified in their Predevelopment enquiry that further analysis of the potable water mains system would be required before a point of connection could be ascertained. Full modelling is in progress. Dŵr Cymru Welsh Water in response to the candidate site consultation have noted there are no issues in relation to connection to mains water/sewerage.
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			A Utilities Report has been submitted in support of the proposal. This notes Dŵr Cymru Welsh Water identified in their Predevelopment enquiry that further analysis of the potable water mains system would be required before a point of connection could be ascertained. Full modelling is in progress. The cost of any upgrading works will be borne by the development. Dŵr Cymru Welsh Water in response to the candidate site consultation state there are no issues in the foul flows from this site being accommodated at the Raglan WwTW. The WwTW has an existing phosphorus permit, and the SAGIS modelling

Topic/Question	Yes	No	Not Stated	Commentary										
				has evidenced that there is no requirement to vary/tighten it. This is subject to NRW approval following their review of permits exercise.										
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		Utilities Report has been submitted in support of the proposal. This notes the statutory undertakers have confirmed there is capacity in the local infrastructure to serve the development with the exception of water.										
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			Edenstone Homes has an Option Agreement with the landowner.										
23. Is affordable housing included as part of the proposal?	Yes			An updated DVM has been submitted noting the site is viable based on 50% affordable housing provision.										
24. Can the site be delivered in the RLDP Plan Period?	Yes													
Availability														
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No												

Topic/Question	Yes	No	Not Stated	Commentary
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?		No		
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			The site is located within the River Usk catchment. Dŵr Cymru Welsh Water in response to the candidate site consultation state there are no issues in the foul flows from this site being accommodated at the Raglan WwTW. The WwTW has an existing phosphorus permit, and the SAGIS modelling has evidenced that there is no requirement to vary/tighten it. 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?		No		
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Proposed development to be delivered by a joint venture between Edenstone Homes and Sero to provide Zero Carbon Homes across all developments. A Sustainability Statement has been submitted to support the proposal.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			A Sustainability Statement has been submitted to support the proposal.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?				N/A

Topic/Question	Yes	No	Not Stated	Commentary
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The highway authority considered that the site could be developed for a significant number of dwellings directly off Usk Road a class un-numbered public highway route R62 and any subsequent submission will be dependent of a 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). 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			Raglan has a daily frequency bus service with the following routes: • 60 Newport to Monmouth (5 buses 07:54 – 18:44) • 60 Monmouth to Newport (5 buses 07:23 – 15:23) • 68 Abergavenny to Monmouth (4 buses 09:13 – 15:54) • 68 Monmouth to Abergavenny (4 buses 10:01 – 16:42) Source: Sustainable Settlements Appraisal – December 2022
36. Is access required directly on to the trunk road network?		No		No.
37. Are there any WG highways comments for this site?		No		N/A
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk	Yes			Flood Zone 2 (rivers) (2.71%) and Flood Zone 3 (rivers) (30.66%) along the southern part of the site, adjacent to watercourse. The SFCA notes this relates to 33.36% of the site and notes that it should only be considered if all highly vulnerable development is directed away from areas of Flood Zone 3. A further note adds that the site is likely to be suitable for allocation provided that a sequential approach is adopted for the site layout and design and

Topic/Question	Yes	No	Not Stated	Commentary
				that the highly vulnerable aspects of the development (e.g. dwellings) are situated outside of areas at risk of flooding. Development is not allowed on greenfield sites in the floodplain.
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination		No		
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	
Ecology				
41. Has an ecological assessment been undertaken?	Yes			Preliminary Ecological Appraisal has been submitted to support the proposal which includes an Ecological Site Summary Form.
	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site			Yes	Overall site value is medium. Part of the site includes habitats that meet LWS / SINC threshold. Presence of Priority Habitat (Section 7) within the candidate site (except hedgerow). Over mature trees. Site of existing value for connecting semi-natural habitats in the landscape as identified in the ecological connectivity assessment and/or during field surveys. Protection and buffering of stream corridor in floodplain. Ancient Semi Natural Woodland (ASNW) (0.24 km east of site). Broom House Meadows SINC (0.68 km south west of 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 medium. It is considered from a Landscape and GI perspective that a development of the proposed scale may have less of an adverse visual impact on Monmouthshire's local and wider valued landscape due to semi enclosed space. The scale of development in the countryside in an agricultural greenfield setting may not be able to be integrated effectively into the landscape at the proposed scale. However, with strong emphasis on sympathetic architectural form, less dense development, creation of a sense of place, space for GI, landscape, SUDs and habitat enhancements a scheme on this site may be acceptable.
Heritage / Landscape				
44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?		No		
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 note previous response to consultation recommended desk-based assessment and geophysical survey prior to any determination of an application would inform mitigation, which may include further pre-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		

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			Adjacent uses relate to residential development and agricultural land.
50. Is there a possibility that the site is contaminated?		No		
51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.			N/A	N/A – not consulted.
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	N/A

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

Commentary

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

The site performs most positively against the ISA themes relating to health and well-being, and transport and movement. The site also performs well against population and communities, natural resources (air, source protection zones and minerals) and landscape. 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 20-30% least deprived LSOAs in Wales. It also performs less well against the climate change and natural resources water bodies and nitrate vulnerable zone themes. The site has the potential for a significant negative effect on the natural resources theme relating to land as it relates to greenfield, best and most versatile agricultural land. The impact on the historic environment and the biodiversity & geodiversity themes are uncertain at this stage.

Site assessment conclusion

	Yes	No	Commentary
Progress to RLDP allocation?			While a southern section of the site is within a flood risk area, development could be directed away from this part of the site. However, the site is not allocated as there is sufficient and more suitable land available for residential development within Raglan to accommodate its housing need.

[Back to Index](#)

Monmouthshire RLDLP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0281	Candidate Site Name	Raglan Country Estate	Area (Ha)	92
Proposal	Tourism/Leisure/Commercial (A1/A3/C1/D1/D2/Sui Generis)			Existing Use	Land formally used as a golf course

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?		No		The site is detached from the settlement of Raglan but relates to an appropriate use outside of the settlement.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)	Yes			Part of the site is brownfield with the majority greenfield. While the form suggests 59ha of the site is brownfield it should be noted that PPW excludes golf courses from its definition of brownfield land.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)		No		There are no known issues with regards to site stability/ground conditions, and the topography of the site does not present any obstacle to development. Accordingly, the development maximises existing site levels and utilises this as an opportunity to nestle the tourism pods into the landscape and to achieve views out towards Raglan and the Monmouthshire countryside. Therefore, rather than being a constraint, the site levels are seen as an opportunity for local uniqueness, different to any other similar country estate.
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 a mixture of Grade 2, subgrade 3b and 4. An Agricultural Land Classification Report has been produced which identifies the site as 2.6% Grade 2 (2.5ha), 19.1% Subgrade 3a (18.2ha), 13.3% Subgrade 3b (12.7ha) and 65% Other Land/Non-agricultural (golf course, woodland) (62ha).
5. Does the proposal result in the loss of amenity open space (DES2)?		No		

Topic/Question	Yes	No	Not Stated	Commentary
6. Does the proposal result in the loss of community facilities?		No		
7. Does the site lie within a Minerals Safeguarding Area?		No		Part of the land is identified as Category 2 Sand & Gravel based on the BGS maps, however there is not a requirement to safeguard this category. Not within a Mineral Safeguarding Area in the Adopted LDP.
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Site is located within 1200m of Raglan Church in Wales School. Although not particularly relevant to this proposal as does not relate to residential.
10. Is the site within an acceptable walking distance of a secondary school?		No		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			The site is located within 800m of an Area of Amenity Importance other facilities are located just outside 1200m of the site (using central part of site). The site is located approximately 5 minutes from the Raglan Football Club (320m). Other Areas of Amenity Importance are located within 20 minutes of the site including, a tennis court (1290m 16 minutes) and an additional play area is located approximately 20 minutes (1600m) from the site. All of the facilities in the Village Centre are located within 15 minutes walking distance of the site including post office, two Public Houses, a Fish and Chip Shop, Clothes Shop, Petrol Station, Doctors Surgery, Church, Baptist Church, Butchers and Hairdressers. The proposal will nevertheless include a number of additional facilities. An investment of £40,000 to provide a play facility on-site which is very in keeping

Topic/Question	Yes	No	Not Stated	Commentary
	Yes			with the natural surroundings is already in place and this can be used by local children.
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 1050m (14 minutes) from the Convenience Store and also the Pharmacy. The site is also approximately 1100m (15 minutes) from the Post Office/Shop.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			
14. Is the site wholly in the ownership of the proposer?		No		The Land is still under ownership of Castle Properties, however, an option agreement in place with Raglan Country Estate Ltd. to purchase the entire site. Contracts are already in place to protect Raglan Country Estates' involvement going forwards and there is a commitment to purchase the land as soon as full investment is in place.
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		There are no known legal constraints / restrictive covenants which would comprise a constraint to the proposed allocation.
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 proposed development is crossed by a raw watermain, but this does not pose an issue to the delivery of the site.
17. Is the site capable of connection to an existing mains water/mains sewerage service?		No		The proposed development is crossed by a raw watermain, the approximate position being shown on the plan provided by Dŵr Cymru Welsh Water. There is no public sewerage system in this immediate locality and therefore any new development will require provision of satisfactory alternative facilities for sewage disposal. Alternatively, the site is located approximately 620 metres to the East of

Topic/Question	Yes	No	Not Stated	Commentary										
				a public sewerage system that drains to Raglan WwTW, and it may be possible for the Developer to requisition sewers from Dŵr Cymru Welsh Water under Sections 98-101 of the Water Industry Act 1991. Dŵr Cymru Welsh Water in response to candidate site consultation state that there is no public sewerage network in vicinity of site- circa 450m to nearest connection point.										
18. Is there capacity within the mains water/sewerage to serve the proposed development?	Yes			Dŵr Cymru Welsh Water in response to candidate site consultation state that there are no issues in the foul flows from this site being accommodated at the Raglan WwTW. The WwTW has an existing phosphorus permit, and the SAGIS modelling has evidenced that there is no requirement to vary/tighten it. This is subject to NRW approval following their review of permits exercise.										
19. Is the site capable of connection to electricity?	Yes			The site has existing electrical and gas supply connections, associated with the former use of the site. It is anticipated that liaison will be held with relevant suppliers to extend the existing provision as required. The commitment to ensure the site is one of the most sustainable of its kind has resulted in the drive to become carbon neutral, therefore, it is envisaged that 100% of the energy usage will be produced on-site with no requirement for any external gas and electrical supply.										
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			<table><tr><td>Gas supply</td><td>x</td><td>EV Charging</td><td>X</td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table>	Gas supply	x	EV Charging	X	Broadband	x	Other (Please specify)		Landline telephone	x
Gas supply	x	EV Charging	X											
Broadband	x	Other (Please specify)												
Landline telephone	x													
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)			N/S											

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 Land is still under ownership of Castle Properties, however, an option agreement in place with Raglan Country Estate Ltd. to purchase the entire site. Contracts are already in place to protect Raglan Country Estates' involvement going forwards and there is a commitment to purchase the land as soon as full investment is in place.
23. Is affordable housing included as part of the proposal?			N/A	N/A
24. Can the site be delivered in the RLDP Plan Period?	Yes			The first phase has already been approved planning permission. Suggests the remainder can be delivered within the Plan period subject to allocation in the RLDP.
Availability				
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No		
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?	Yes			DM/2019/02052- Full planning application for the installation of glamping pods and associated works. Approved 14/01/2021. DM/2021/00590- Change of Use from D2 use (Golf clubhouse) to D1 (Medical/Dental), A1 (Convenience Shop). Approved 05/11/2022. There are also a number of historic applications relating to the former golf course use.
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			The site is located within the River Usk catchment.

Topic/Question	Yes	No	Not Stated	Commentary
28. If yes, have details been provided of how development will achieve phosphate neutrality?	Yes			DCWW comments in response to candidate site consultation: The WwTW has an existing phosphorus permit, and the SAGIS modelling has evidenced that there is no requirement to vary/tighten it. 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			Site promoter has expressed a willingness to incorporate low or zero energy generating technologies into the scheme.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Climate change adaptation and resilience measures have all been factored into the development proposals which in turn will ensure that sustainability and climate resilience is an integral component in the delivery of this site. Details are provided in the supporting statement.
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			Raglan Country Estates Ltd. is now a limited company established with first year of accounts submitted. Investors have already lined up and a board of advisors in place.
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			N/S	Not provided comment at this time.

Topic/Question	Yes	No	Not Stated	Commentary
as submitted, or with appropriate mitigation and further dialogue with the LPA?				
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?				Raglan Bus Services (Source: Sustainable Settlement Appraisal – December 2022) 60 Newport to Monmouth (5 buses 07:54 18:44) 60 Monmouth to Newport (5 buses 07:23 15:23) 68 Abergavenny to Monmouth (4 buses 09:13 15:54) 68 Monmouth to Abergavenny (4 buses 10:01 16:42)
36. Is access required directly on to the trunk road network?		No		
37. Are there any WG highways comments for this site?		No		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		Small amount of surface water flooding on the site. The SFCA notes this relates to 8.09% of the site and 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		Watercourse to western edge of site
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			If the site is developed to a very high standard with a very unique and desirable visitor offer, there's every reason to believe the proposed glamping accommodation will perform better than the annual and monthly average self-catering occupancy rates for Monmouthshire and Wales.

Topic/Question	Yes	No	Not Stated	Commentary
				The site offers great opportunities for golf as well as walking and cycling, and to capitalise on current trends for access to space, nature and the great outdoors, sustainable (with consumers increasingly now looking for B-corp certified holiday companies) and pet friendly holidays. Specifically, the proposed improvements will help deliver health, well-being and sustainable tourism objectives in the county, especially if they support year-round occupancy of the units and help address the current lack of wet weather activities for visitors to Monmouthshire. In so doing, delivery of the site master plan will increase the competitiveness of Monmouthshire as a sustainable tourism destination.
Ecology				
41. Has an ecological assessment been undertaken?	Yes			Preliminary Ecological Appraisal has been submitted which includes an Ecological Site Summary Form.
	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site			Yes	Overall site value is Medium. Presence of Priority Habitat (Section 7) within the candidate site (except hedgerow). Veteran / over mature tree(s) present. Site of existing value for connecting semi-natural habitats in the landscape as identified in the ecological connectivity assessment and/or during field surveys. Protected species recorded / reasonable likely to be found on site but unlikely to prevent development if appropriate mitigation and compensation provided. Carreg Wen SINC (within 250m buffer) Kingcoed Farm SINC (within 250m buffer) Llanant Farm SINC (within 250m buffer)

				Pontyrhydian Brook Wood SINC (within 250m buffer) Two ASNW within woodland block to SE of site (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			It is considered from a Landscape and GI perspective that a development of the proposed scale may have an adverse visual impact on Monmouthshire's local and wider valued landscape and the underlying LCA values. The scale of development in the open countryside and in places a topographically exposed agricultural greenfield setting may not be able to be integrated effectively into the landscape at the proposed scale. However, with a strong emphasis on sympathetic architectural form, structural development closer to A449 corridor, creation of a sense of place, space for GI, integration of landscape pattern, SUDs and habitat enhancements a scheme may be acceptable with further dialogue. Landscape Sensitivity of the site has not been assessed as it falls outside of the assessment area.
Heritage / Landscape				
44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?		No		
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 notes the HER notes the area as a part of a Medieval deer park, some changes due to the landscaping for the golf club, areas of land remain as fields; artefacts of prehistoric date recorded within the site. 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.

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			The surrounding site context is predominately agricultural with individual farmsteads dotted across the landscape, notable of Monmouthshire's rural county. There is an individual dwelling located on-site which also forms the agreement in place to purchase the site. This will be retained as a dwelling and utilised as part of future development proposals, as such, there will be no conflict from any third parties. There are no 'bad neighbour' uses located adjacent to, or within close proximity of, the Candidate Site and it is concluded that adjoining land uses are highly compatible.
50. Is there a possibility that the site is contaminated?	Yes			Small areas of potentially contaminated land on site relating to railway land, Raglan brick works and unknown filled ground. The current land use, together with former land uses (railway line, railway land, unknown filled ground, could have resulted in 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			Further investigation for land contamination 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". Further mitigation/ consideration of impact upon environmental health will be required at planning application stage. For example, an air quality assessment,

Topic/Question	Yes	No	Not Stated	Commentary
				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	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 tourism, leisure and commercial uses at the site. The site also performs well against landscape and the natural resources themes relating to minimising exposure to air pollution, source protection zones and minerals. The site performs less well against equalities, diversity and inclusion as it falls amongst the 20-30% least deprived LSOAs in Wales. It also performs less well against climate change and the natural resources water bodies and nitrate vulnerable zones themes owing to its location in the River Wye catchment area and proximity to the Nant y Wilcae. A number of themes are not applicable as the proposed use relates to tourism, leisure and commercial uses rather than residential. The impact on the historic environment is uncertain at this stage. The site has the potential for a significant negative effect on the natural resources – land theme as it primarily relates to best and most versatile agricultural land, and the biodiversity & geodiversity theme as it is located in close proximity to a SIN.																

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

[Back to Index](#)