



Monmouthshire Replacement Local Development Plan 2018-2033

Candidate Site Assessment Proformas

Secondary Settlements

Usk

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:

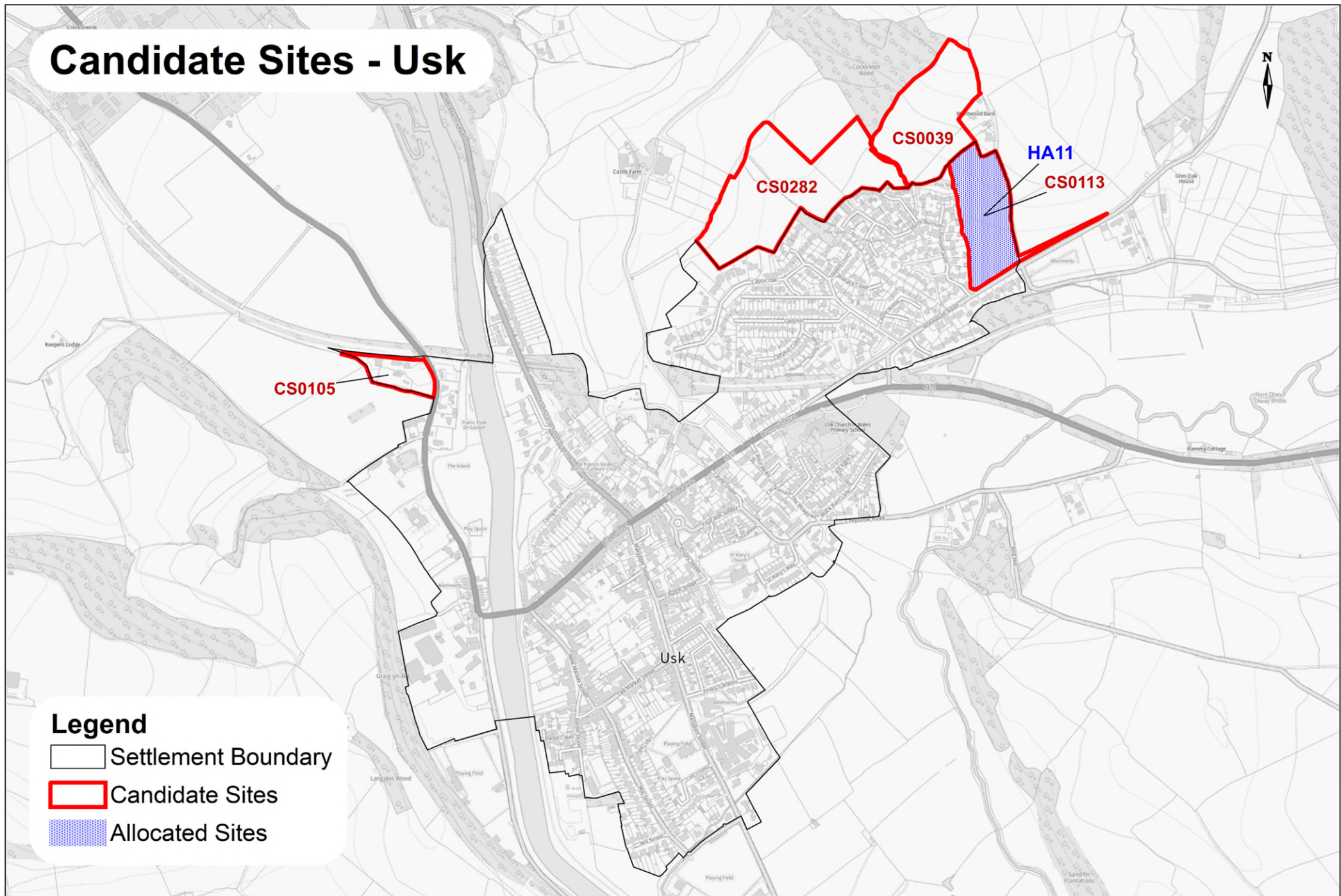
	Impact
Proposed site is expected to have significant positive impacts	
Proposed site is expected to have some positive impacts	
Proposed site is expected to have a neutral impact	
Proposed site is expected to have some negative impacts	
Proposed site is expected to have significant negative impacts	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



Usk

Candidate Site Ref No.	Allocation Ref	Site Name	Electoral Ward	Current Use	Proposed Use	Site Proposer	Page No
<u>CS0113</u>	HA11	Lane east of Burrium Gate	Llanbadoc and Usk	Agricultural	Residential – approximately 40 dwellings	Johnsey Estates 2020 Ltd. Barratt David Wilson Homes Ltd (RPS)	
<u>CS0039</u>		Land at little Castle Farm, Monmouth Road	Llanbadoc and Usk	Agricultural	Residential – approximately 50 dwellings	Mr David Rosser (DJ&P Newland Rennie)	
<u>CS0105</u>		Land at Former Goods Yard	Llanbadoc and Usk	MOT Garage and Scrap Yard	Residential – approximately 25 dwellings	David Morgan & Nigel Richards	
<u>CS0282</u>		Land north of Burrium Gate	Llanbadoc and Usk	Agricultural	Residential – approximately 95 dwellings	Johnsey Estates 2020 Ltd. Barratt David Wilson Homes Ltd (RPS)	

Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0113	Allocation Ref	Land east of Burrium Gate, Usk	Area (Ha)	2.9
Proposal	Residential – approximately 40 dwellings			Existing Use	Agricultural

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Site abuts the eastern edge of the existing settlement boundary.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		Greenfield – agricultural use.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			The site slopes downwards from north to south, although the proposer states that this is not considered to preclude the development of the site for housing as the slope is similar to that on the adjacent development.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?	Yes			The Predictive Agricultural Land Classification (ALC) maps identify the site as being mainly Grade 3b (approx. 65%) land, with an area of Grade 2 (approx. 35%) land to the south-east of the site.
5. Does the proposal result in the loss of amenity open space (DES2)?		No		
6. Does the proposal result in the loss of community facilities?		No		
7. Does the site lie within a Minerals Safeguarding Area?		No		

Topic/Question	Yes	No	Not Stated	Commentary
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Nearest Primary School is Usk CV Primary School within 800m of the site/ 9 minute walk.
10. Is the site within an acceptable walking distance of a secondary school?		No		Nearest Secondary School is Monmouth Comprehensive School.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			A range of facilities including cafes and restaurants, pharmacy, post office, shops are within walking distance. Twyn Square is a 13 minute walk. It is also located within 5 minutes of play areas/open space in the Burrium Gate site and a 20 minute walk to Usk memorial open space/garden and play area.
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			Co-operative supermarket is approx. 16 minute walk away. Twyn Square, with a range of facilities, is a 13 minute walk.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			
14. Is the site wholly in the ownership of the proposer?	Yes			
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		

Topic/Question	Yes	No	Not Stated	Commentary										
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)		No		Nothing has been indicated on the submission form or from the desktop survey.										
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes			Yes, the area is served by mains sewerage.										
18. Is there capacity within the mains water/sewerage to serve the proposed development?		No		Dŵr Cymru Welsh Water – site served by Usk WwTW which has a scheme proposed to be completed by the end of the current AMP7 (i.e. 31/03/2025) and accordingly once this is complete there will be the biological capacity to accommodate new development. From a phosphorus perspective, DCWW have confirmed that 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			Submission form notes that the site is capable of connection to electricity.										
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			<table><tr><td>Gas supply</td><td>x</td><td>EV Charging</td><td>x</td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table>	Gas supply	x	EV Charging	x	Broadband	x	Other (Please specify)		Landline telephone	x
Gas supply	x	EV Charging	x											
Broadband	x	Other (Please specify)												
Landline telephone	x													
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)		No												
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			Submission form states a National Housebuilder has an option on the land.										

Topic/Question	Yes	No	Not Stated	Commentary
23. Is affordable housing included as part of the proposal?	Yes			Updated DVM submitted at 50% threshold demonstrating viability.
24. Can the site be delivered in the RLDP Plan Period?	Yes			The Housing Trajectory (Appendix 9 of the RLDP) notes the following build rates: 20 dwellings in 2025/26, 30 dwellings in 2026/27. These rates were not disputed by the Housing Stakeholder Group.
Availability				
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No		
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?		No		
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			Site located within the River Usk catchment area.
28. If yes, have details been provided of how development will achieve phosphate neutrality?	Yes			DCWW have confirmed that NRW have completed the Environmental Permit review process and this proposal would be accommodated within the existing capacity of the permit.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Climate Change Statement submitted. Detailed proposals would include design principles and mitigation measures which could include prioritisation of active travel above private vehicle use; energy efficiency measures incorporated into the design of the proposed dwellings, the construction process and the supply chain logistics; future proofing of the development e.g. access to EV charging infrastructure; incorporation of areas of open space biodiversity enhancement

Topic/Question	Yes	No	Not Stated	Commentary
	Yes			features; and careful management of on- and off-site flood risk by incorporation of SuDS.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Climate Change Statement submitted. Detailed proposals would include design principles and mitigation measures which could include prioritisation of active travel above private vehicle use; energy efficiency measures incorporated into the design of the proposed dwellings, the construction process and the supply chain logistics; future proofing of the development e.g. access to EV charging infrastructure; incorporation of areas of open space biodiversity enhancement features; and careful management of on- and off-site flood risk by incorporation of SuDS.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?				N/A does not relate to non- residential uses.
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The Highway Authority considers that a suitable means of access in accordance with current local and national guidance may be able to be provided directly off Monmouth Road, Route R62 an classified un-numbered public highway. However, concern in relation to capacity on the highways network and a Transport Assessment will be required.
34. From an active travel perspective, is the site suitable to be developed for its intended purpose	Yes			The site sits outside a designated locality but within the Active Travel strategic focus distance of 3 miles to key destinations (education, health, employment and shopping).

Topic/Question	Yes	No	Not Stated	Commentary
as submitted, or with appropriate mitigation and further dialogue with the LPA?				The site sits alongside ATNM route MCC-U04B, this is a future route. This has a medium priority, meaning it should be developed within 10 years.
35. From a public transport perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			MCC Public Transport Officer comments on the existing situation: • Monmouth Road at the southern edge of the site is served by bus route 60 (Newport-Usk-Raglan-Monmouth) • Service levels for route 60 is 7 journeys Mon-Fri, 5 on Saturdays and none on Sundays. • Route 60 is financially supported by MCC. • Without any further measures the public transport mobility of the site is below average MCC Public Transport Officer suggests that with improvements/funded by the development the public transport provision could be improved.
36. Is access required directly on to the trunk road network?		No		
37. Are there any WG highways comments for this site?				N/A
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk	Yes			SFCA- 0% in flood risk zones. The site is not within sea/river flood risk zones. The locality near the site, however, has been known to flood in recent years, although this is attributed to surface/drainage water flooding (see Q.39 below).
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination	Yes			MCC Drainage Officer- Some of this site can outfall to watercourse to the north, rest of the site will need to drain through current development or under highway and across third party land. Flood Risk and Drainage Strategy, including an indicative drainage plan, has been submitted to support the allocation. MCC Drainage Officer comments in relation to

Topic/Question	Yes	No	Not Stated	Commentary
				this is that the information is sufficient to support the allocation but further work is required at detailed planning application stage and for SAB approval.
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?				N/A
Ecology				
41. Has an ecological assessment been undertaken?	Yes			Preliminary Ecological Surveys undertaken.
	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site			Yes	From an ecological perspective the site may be suitable subject to the recommendations being demonstrated on master planning and further survey work being undertaken as part of further planning application process. MCC Ecologist has raised concern relating to extent of hedgerow removal to facilitate access. MCC Ecologist has indicated potential for net benefit for biodiversity at the site.
Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed	Yes			High/Medium landscape sensitivity

Topic/Question	Yes	No	Not Stated	Commentary
for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?				It is considered from a Landscape and GI perspective that a development at this site location could be acceptable from a visual impact on Monmouthshire's local and wider valued landscape and the underlying LCA values perspective, subject to further mitigation measures and dialogue.
Heritage / Landscape				
44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			MCC Heritage Officer- Site is sufficiently far from Listed Building's and Conservation Area as not to have an impact. No impact on World Heritage Site.
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?		No		
46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?	Yes			GGAT indicate proposal has potential for significant impact upon archaeology, however, do not require information prior to any potential allocation. Further information required prior to a planning application. GGAT Comments: Farm buildings to immediate north extant on 1831 First Series mapping, desk-based assessment and geophysical survey prior to any determination of an application would inform mitigation, which may include further pre-determination work. Cadw comments: There are designated historic assets within 3km of the candidate site, but intervening topography, buildings and vegetation block or significantly screen all views between them. Consequently, the proposed development will have no impact on the settings of these designated historic assets.
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?		No		

Topic/Question	Yes	No	Not Stated	Commentary
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Residential use is considered compatible. There is existing residential use in close proximity.
50. Is there a possibility that the site is contaminated?	Yes			Although a greenfield site (no previous development use) further investigation for land contamination, however, is likely to be required at planning application stage. The developer would need to investigate the site and submit their own remediation strategy, if necessary, in accordance with "Land Contamination Risk Management."
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 site is in close proximity to Usk AQMA. 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 principals that encourage active travel and include measures to reduce its impact on air quality and provide future site users with good air quality. Further 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			N/A	N/A

Topic/Question	Yes	No	Not Stated	Commentary
intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?				

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
0	+	+	+	+	-	++	+	-	+	+	--	+	?	0	+	+
Commentary																
The colour coding relates to a desk top GIS assessment of the ISA objective themes only (rather than the full detailed Candidate Site assessment). Below is a brief summary of these findings. Please refer to the full ISA Report for further information on the ISA objective questions and findings on the site. The desk top study records that the site performs positively against ISA themes relating to 'Population and Communities – homes', 'Population, Communities Placemaking' and 'Health and Well-being' themes. This is due to the proposal providing housing (outside a green wedge) in a location that is well connected to services and facilities, including and primary school and open/green /leisure space. The site also performs very well for transport and movement as is in walking distance from Usk Town centre and nearby bus stops (<50m to Common Trip bus stop) and 151m from the nearest PRoW. The site is considered to score reasonably against 'Economy and Employment' as is 1200m away from the protected existing employment site Woodside Industrial Estate. The site performs well against 'Natural Resources – air, source protection zone and nitrate vulnerable zone, however, less well against 'Natural Resources – land' as the site is wholly greenfield and contains BMV agricultural land. The 'Biodiversity/Geodiversity' impact is considered uncertain due to being within 1km of designated sites and the 'Historic Environment' is also considered neutral due to being relatively far from heritage assets. The site is outside a flood risk area and therefore scores positively against 'Climate Change inc. flooding' theme and is not within an AONB or National Park and thus considered to score positively on the 'Landscape' theme.																

Site assessment conclusion			
	Yes	No	Commentary

Progress to RLDP allocation?	Yes	The site performs well against the assessment methodology with no fundamental constraints identified. A landscape concern has been raised but it is considered that this can be mitigated providing development is maintained within a ridgeline no more than 40m above Ordnance Datum (AOD). 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 40 dwellings.
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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0039	Candidate Site Name	Land at Little Castle Farm, Monmouth Road	Area (Ha)	3.7
Proposal	Residential – approximately 50 dwellings			Existing Use	Agricultural

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Site is located to the north of the existing settlement boundary, but relationship with the settlement would depend on one of the sites either side coming forward in tandem.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		Greenfield – agricultural use.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			The topography of the site is sloping in a north to southerly direction with the north eastern corner of the site being relatively steep. The supporting statement says that as development will be directed to the south westerly extent of the land, and it is anticipated that there will be some engineering/level work, it is not considered that the gradient would have a detrimental impact on the viability and deliverability of the site for development.
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 being mainly Grade 3b BMV land with a very small area of Grade 2 BMV land to the south-west of the site.
5. Does the proposal result in the loss of amenity open space (DES2)?		No		
6. Does the proposal result in the loss of community facilities?		No		

Topic/Question	Yes	No	Not Stated	Commentary
7. Does the site lie within a Minerals Safeguarding Area?		No		
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Nearest Primary School is Usk CV Primary School within 1200m of the site
10. Is the site within an acceptable walking distance of a secondary school?		No		Nearest Secondary School is Monmouth Comprehensive School.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Usk's central shopping area, which has a range of facilities including cafes and restaurants, pharmacy, post office, shops are within walking distance, an approximately 20 minute walk. It is also located within 5 minutes of play areas/open space in the Burrium Gate site and an approximately 20 minute walk to Usk memorial open space/garden and play area.
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			Co-operative supermarket is approximately 1200m away/20 minute walk.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			
14. Is the site wholly in the ownership of the proposer?	Yes			

Topic/Question	Yes	No	Not Stated	Commentary										
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No												
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)	Yes			Site is dependent on either of the Candidate Sites that abut it coming forward in tandem. The supporting statement says that an approach to the adjacent landowners to the south and west of the site has been made to seek a Landowners Agreement for access to the site, direct from Monmouth Road. It is confirmed through initial conversations that the potential for access across adjoining land would be acceptable, subject to contract, allowing the larger extent of the site to be opened up for development.										
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes													
18. Is there capacity within the mains water/sewerage to serve the proposed development?		No		Dŵr Cymru Welsh Water- site served by Usk WwTW which has a scheme proposed to be completed by the end of the current AMP7 (i.e. 31/03/2025) and accordingly once this is complete there will be the biological capacity to accommodate new development.										
19. Is the site capable of connection to electricity?	Yes			Form notes that the site is capable of connection to electricity										
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			<table><tr><td>Gas supply</td><td>x</td><td>EV Charging</td><td>x</td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table>	Gas supply	x	EV Charging	x	Broadband	x	Other (Please specify)		Landline telephone	x
Gas supply	x	EV Charging	x											
Broadband	x	Other (Please specify)												
Landline telephone	x													
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)		No		Supporting statement and form state that while full surveys of the local service infrastructure have not been undertaken, it is considered that the necessary connections to the site can be accommodated as part of any future development.										

Topic/Question	Yes	No	Not Stated	Commentary
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			
23. Is affordable housing included as part of the proposal?		No		DVM has not been updated to demonstrate provision of 50% affordable homes in accordance with the updated Acceptable Cost Guidance (ACGs) as per request January 2023.
24. Can the site be delivered in the RLDP Plan Period?	Yes			
Availability				
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No		
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?		No		
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			Site located within the River Usk catchment area.
28. If yes, have details been provided of how development will achieve phosphate neutrality?	Yes			DCWW have confirmed that NRW have completed the Environmental Permit review process and this proposal would be accommodated within the existing capacity of the permit.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Submission form states that the proposed development will provide a number of measures which in combination will reflect a well-designed, climate resilient

Topic/Question	Yes	No	Not Stated	Commentary
				scheme. Detailed design measures to incorporate sustainability devices will be addressed at the full application stages.
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Submission form states that the proposed development will provide a number of measures which in combination will reflect a well-designed, climate resilient scheme. Detailed design measures to incorporate sustainability devices will be addressed at the full application stages.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?				N/A does not relate to non- residential uses.
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?		No		MCC Highways Officer- In the absence of any detailed assessment and capacity analysis the highway authority consider that the proposed development would have a negative impact on the capacity and safety of the immediate highway network.
34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			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). Although the site does not connect to an existing active travel route- it is however linked to site proposal CS0113 which does link to MCC-U04B which is a future route with a medium priority meaning it should be developed within 10 years. Shared Use.

Topic/Question	Yes	No	Not Stated	Commentary
35. From a public transport perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			MCC Public Transport Officer has not responded. It is considered the locality however is served by public transport (bus).
36. Is access required directly on to the trunk road network?		No		
37. Are there any WG highways comments for this site?				N/A
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk	Yes			SFCA- The site is not within sea/river flood risk zones. The locality near the site, however, has been known to flood in recent years, although this is attributed to surface/drainage water flooding
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination	Yes			MCC Drainage Officer- Some of this site can outfall to watercourse to the north, rest of the site will need to drain through current development or under highway and across third party land Further assessments will be required to determine if there are other potential means of discharge such as infiltration, surface water or combined sewers etc. It is anticipated that such an assessment will be undertaken at a later phase in the candidate site screening process. A lack of suitable surface water drainage destination can be a significant barrier to lawful development.
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?				N/A

Topic/Question	Yes	No	Not Stated	Commentary
Ecology				
41. Has an ecological assessment been undertaken?	Yes			Preliminary Ecological Surveys undertaken.
	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site			Yes	From an ecological perspective the site may be suitable subject to the recommendations being demonstrated on master planning and further survey work being undertaken as part of further planning application process. MCC Ecologist has raised concern relating to the site being immediately adjacent to a SINC, important hedgerow, veteran and over mature trees, connectivity and protected species potential. MCC Ecologist has indicated potential for net benefit for biodiversity at the site.
Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?		No		High/Medium landscape sensitivity It is considered from a Landscape and GI perspective that a development of the proposed scale at this site location may have a significant adverse visual impact on Monmouthshire's local and wider valued landscape and the underlying Landscape Character Area values. The site is a topographically elevated agricultural greenfield setting bounding settlement, due to gradients and location may not be able to be integrated effectively into the landscape and would pose an unacceptable settlement extension and material change to landscape character.

Topic/Question	Yes	No	Not Stated	Commentary
Heritage / Landscape				
44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Site is sufficiently far from Listed Building's and Usk's Conservation Area as not to have an impact. No impact on World Heritage Site.
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		
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?		No		
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Residential use is considered compatible. There is existing residential use in close proximity.
50. Is there a possibility that the site is contaminated?	Yes			Greenfield site – however further investigation is likely to be required at planning application stage.
51. From an environmental health perspective is the site suitable to be developed for its intended	Yes			MCC Environmental Health Officer not consulted at this stage. They would however be consulted at planning application stage and it is likely further

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

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
0	+	-	+	+	-	+	+	-	+	+	-	+	-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 Population & Communities, Health & Wellbeing, Transport & Movement and Landscape ISA themes reflecting the contribution the site could make to the provision of homes, its proximity to a health service, to formal leisure or green space, to a bus stop and also a National Cycle Network route and PROW. The site also performs positively against Natural Resources (Air, SPZ, NVZ and Minerals) as well as Landscape, due to those constraints not applying to the site. However it performs less well against several other ISA themes including Placemaking due to its distance from the local school (Usk Church in Wales Primary) and the nearest secondary school (Chepstow Comprehensive), Equalities, diversity & inclusion and Natural Resources – Water bodies, and to Climate Change as the site																

intersects surface water flood zone 2 or 3. The potential for a significant negative effect is also recorded in relation to the land natural resources theme as the site contains high quality agricultural land and in relation to Biodiversity & Geodiversity due to proximity to assets including a SINC and ancient woodland.

Site assessment conclusion			
	Yes	No	Commentary
Progress to RLDP allocation?		No	Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. Landscape and ecological concerns have also been raised particularly in relation to a significant proportion of the site being a designated Site of Importance for Nature Conservation (SINC) and concerns have also been raised due to the topography of the site and its elevated position, where it is considered that development it is likely to have a detrimental landscape impact. Overall, there are considered to be more suitable alternative sites in the area and, therefore, the site will not be allocated in the RLDP.

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Monmouthshire RLD: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0105	Candidate Site Name	Land at Former Goods Yard	Area (Ha)	0.86
Proposal	Residential – approximately 25 dwellings			Existing Use	MOT Garage and Scrap Yard

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Whole of the site is within the existing development boundary.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)	Yes			Brownfield – currently used as a garage and scrap yard.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			There is an Ash tree which is the subject of a TPO within the site, there is also a TPO area group along the southern boundary of the site.
4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?		No		Site is currently non-agricultural employment use as a garage and scrap yard.
5. Does the proposal result in the loss of amenity open space (DES2)?		No		
6. Does the proposal result in the loss of community facilities?		No		
7. Does the site lie within a Minerals Safeguarding Area?	Yes			Yes, is located within Sandstone Category 2, Sand and Gravel Category 1 safeguarding area, however the site is adjacent to the existing settlement of Usk and consequently mineral extraction would not be feasible in this location.

Topic/Question	Yes	No	Not Stated	Commentary
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Nearest Primary School is Usk CV Primary School 1200m from the site/ 18 minute walk.
10. Is the site within an acceptable walking distance of a secondary school?		No		Nearest Secondary School is Monmouth Comprehensive School.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			A range of facilities including cafes and restaurants, pharmacy, post office, shops are within walking distance. – Twyn Square is a 14 minute walk. Usk Island open space/play area is 3 minute walk away / opposite the site.
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			Co-operative supermarket is within 800m/10 minute walk.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			
14. Is the site wholly in the ownership of the proposer?	Yes			
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		

Topic/Question	Yes	No	Not Stated	Commentary										
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)	Yes			Mapping indicates that the northern third of the site is within the outer zone of a Wales & West pipeline.										
17. Is the site capable of connection to an existing mains water/mains sewerage service?		No		No public sewerage network in vicinity of site- circa 400m to nearest connection point										
18. Is there capacity within the mains water/sewerage to serve the proposed development?		No		If connecting to the mains is possible Dŵr Cymru Welsh Water- There is no capacity at our Usk WwTW to accommodate the foul flows from the site however Usk WwTW which has a scheme proposed to be completed by the end of the current AMP7 (i.e., 31st March 2025) and accordingly once this is complete there will be the biological capacity to accommodate new development. The submission form however indicates private treatment plant is the preferable option due to the public mains being over 400m away.										
19. Is the site capable of connection to electricity?	Yes			Form notes that the site is capable of connection to electricity										
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			<table><tr><td>Gas supply</td><td>x</td><td>EV Charging</td><td>x</td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table>	Gas supply	x	EV Charging	x	Broadband	x	Other (Please specify)		Landline telephone	x
Gas supply	x	EV Charging	x											
Broadband	x	Other (Please specify)												
Landline telephone	x													
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)		No												
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes													

Topic/Question	Yes	No	Not Stated	Commentary
23. Is affordable housing included as part of the proposal?	Yes			Updated DVM submitted at 50% threshold demonstrating viability.
24. Can the site be delivered in the RLDP Plan Period?	Yes			
Availability				
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No		
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?		No		
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			Site located within the River Usk catchment area.
28. If yes, have details been provided of how development will achieve phosphate neutrality?	Yes			Supporting Development Framework states that all foul water will be dealt with using a combined on site Package Treatment Plant. With the effluent being discharged to ground. By using a Klargest system proposer believes they can reduce the phosphate outfall to 98% with the remaining 2% being absorbed by discharge to ground. The site will require NRW permitting for discharge, however the option to connect to the existing town sewer is not feasible as the sewer is 900m away and would need to cross the historic Usk river bridge.
29. Will the proposal include low or zero carbon energy generating technologies?			N/S	Form states that the detail is to be confirmed but it is expected this would be considered at a future stage.

Topic/Question	Yes	No	Not Stated	Commentary
30. Will appropriate measures be taken as part of the proposal to address climate change?			N/S	Form states that it is considered that detailed components of the scheme would be considered at a later stage. Albeit it would form the beneficial redevelopment of a brownfield site.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?				N/A does not relate to non- residential uses.
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The highway authority considers that a suitable access in accordance with current local and national standards is achievable off the A472. The highway authority considers that the site can be developed for the intended purpose, any mitigation and improvements will be subject to further detailed review and analysis submitted in support of any future submission (Transport Assessment etc)
34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The site sits outside a designated locality but within the Active Travel strategic focus distance of 3 miles to key destinations (education, health, employment and shopping). Good walking links are made out of the site and off-road provision is given to walkers and wheelers The site sits alongside ATNM route MCC-U08B, this is a walking and cycling future route. This has a medium, meaning it should be developed within 10 years. It also sits nearby ANTM route MCC-U01A which is a current and future route.
35. From a public transport perspective, is the site suitable to be developed for its intended purpose	Yes			MCC Public Transport Officer comments on the existing situation:

Topic/Question	Yes	No	Not Stated	Commentary
as submitted, or with appropriate mitigation and further dialogue with the LPA?				- The A472 at the eastern edge of the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow) - Service level for route 63 is 4-5 journeys Mon-Sat and none on Sundays. - Route 63 is financially supported by MCC. - Because of a lack of stops, the site would be more than 400m from a bus stop. - Without any further measures the public transport mobility of the site is poor MCC Public Transport Officer suggests that with improvements/funded by the development the public transport provision could be improved.
36. Is access required directly on to the trunk road network?		No		
37. Are there any WG highways comments for this site?				N/A
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk	Yes			SFCA- Whole site within flood zone for rivers FZ3 96% and FZ2 (3.81%) but is brownfield land within TAN15 defended zone- therefore scope to mitigate in compliance with TAN15. SCFCA Note – CAUTION – careful consideration of acceptability required. River Usk Flood defences are known to be at risk of overtopping in an extreme flood event resulting in significant depths. Justification of location satisfied but significant concerns remain as to how the development can address the acceptability criteria. 30% in FZ2 for Surface Water and approximately 10% in flood FZ3 for surface water. MCC Drainage Officer- Recommend that candidate site application is supported by specific flood risk information from the applicant on how flood risk concerns will be appropriately managed. Large amount of surface water ponding on Western edge of site.

Topic/Question	Yes	No	Not Stated	Commentary
				- Site may be impacted by planned flood relief works in that area. - A further full modelled FCA will be required prior to allocation.
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination	Yes			MCC Drainage Officer- Watercourse to west of site subject to flooding of properties. Discharge would be across third party land and be closely controlled – further Drainage strategy required to demonstrate discharge points and connections. Further assessments will be required to determine if there are other potential means of discharge such as infiltration, surface water or combined sewers etc. It is anticipated that such an assessment will be undertaken at a later phase in the candidate site screening process. A lack of suitable surface water drainage destination can be a significant barrier to lawful development.
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?				N/A
Ecology				
41. Has an ecological assessment been undertaken?	Yes			Preliminary Ecological Surveys undertaken.
	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site				From an ecological perspective the site may be suitable subject to updated survey work to be submitted prior to allocation (the submitted Survey is 4 years old but unlikely to have significantly changed to a level that allocation wouldn't be possible). MCC Ecologist has raised concern in relation to the following:

				• Site close / adjacent to a SAC/ SSSI/ ASNW • Presence of Priority Habitat (Section 7) within the candidate site (except hedgerow). • 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. MCC Ecologist has indicated potential for net benefit for biodiversity at the site.
Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			High/Medium It is considered from a Landscape and GI perspective that a development of the proposed scale at this site location would be acceptable from a visual impact on Monmouthshire's local and wider valued landscape and the underlying LCA values perspective
Heritage / Landscape				
44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			MCC Heritage Officer – Suitable for development however please provide details of potential effects of the proposal on the site/building of heritage importance and any mitigation requirements. Close proximity to Usk Conservation Area. The CA boundary was extended in 2016 to include the area (Woodside) west of the river incorporating the Glan Y Afon and associated properties. In addition, a northern extension to the east also incorporates the former railway line, which includes the area up to the road opposite the proposed site. The area was extended as 'this area forms part of the essential setting of the town. The riverside settlement of terraces, cottages and large detached houses set in large grounds form an eclectic historic group of architectural merit. Extending the area to follow the railway line and woodland north of the castle secures an important historic area associated with the town'.

Topic/Question	Yes	No	Not Stated	Commentary
				The development will see the loss of the railway building, which forms a link to the railway line and reasons for extending the CA. However, this is not protected and is not in the CA. Development of the site in principle has a limited impact on any Listed Building's. Cadw - Candidate site could be included in LDP. The candidate site is located some 220m southeast of scheduled monument MM335 Graig Foel medieval ringwork: However, existing vegetation already provides significant screening in the views between the candidate site and the scheduled monuments and careful design and additional planting should provide sufficient screening to reduce any effect of a development to an acceptable level.
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?		No		
46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?	Yes			Archeologically sensitive- GGAT have commented the following : 19th century goods yard to the Monmouth to Pontypool railway, extant contemporary buildings, also Second World War defences in the immediate area. Development could be mitigated by condition, in accordance with an agreed Written Scheme of Historic Environment Mitigation. Please note this is required prior to planning application (not allocation).
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			There is residential uses in close proximity.
50. Is there a possibility that the site is contaminated?	Yes			Site currently used as a garage and scrap yard brownfield land with potential for contamination. 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 site is in close proximity to Usk AQMA. 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 principals that encourage active travel and include measures to reduce its impact on air quality and provide future site users with good air quality. Further mitigation/ consideration of impact upon environmental health will be required at planning application stage. For example, an air quality assessment, land contamination survey, Construction Environmental Management Plans (CEMPS) – to manage the noise/dust impact of development
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?			N/A	N/A

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
--	+	-	+	++	-	++	+	-	+	+	++	+	?	++	++	--
Commentary																
The colour coding relates to a desk top GIS assessment of the ISA objective themes only (rather than the full detailed Candidate Site assessment). Below is a brief summary of these findings. Please refer to the full ISA Report for further information on the ISA objective questions and findings on the site. The desk top study records that the site performs positively against ISA themes relating to 'Population and Communities – homes' and 'Health and Well-being' themes. This is due to the proposal providing housing (outside a green wedge) in a location that is well connected to service and facilities including and open/green /leisure space. It scores less well for 'Population and Communities – placemaking' and this is because it is > 800m walking distance from the local primary school (it is approximate 1,200m away). The site performs well for transport and movement as is in walking distance from Usk Town centre and nearby bus stops (300-400 m to Burrium Gate and Ladyhill Trip bus stops) and 112m from the nearest PRow. The site however does not score well against 'Economy and Employment' as although only 600m away from the protected existing employment site Woodside Industrial Estate, it is considered to score negatively as the proposal would result in loss of existing employment land. The site performs very well against 'Natural Resources – land' as is a brownfield site and also against 'Historic Environment' as due to being brownfield has the opportunity to improve the setting. The site performs well against 'Natural Resources – air, source protection zone and nitrate vulnerable zone and also 'Landscape' as the site does not intersect with an AONB or National Park. The 'Biodiversity/Geodiversity' impact is considered uncertain due to being within 1km of designated sites but recognised that by currently brownfield has opportunity to deliver net gains. The site does not score well for 'Climate Change inc flooding' as the whole site falls wholly within flood zone 2 or 3.																

Site assessment conclusion			
	Yes	No	Commentary
Progress to RLDP allocation?			Site not progressing as insufficient information has been submitted in relation to viability to demonstrate the site is deliverable in accordance with key policy requirements. The site, which is within the settlement boundary of Usk is previously developed land, a protected employment site in the current LDP that has been vacant for some time.

			The site is wholly within flood zones 2 and 3, however is within a TAN15 defended zone. National Policy set out in TAN15 does allow for brownfield sites in defended zones to be considered acceptable providing they can meet flood risk criteria set out in the policy. The costs of flood risk mitigation has also had an impact of the viability and deliverability of the site. There is also a constraint in relation connection to public sewerage system, with the connection point at least 400m away from the site, again resulting in significant costs. A private sewerage treatment plant would not be appropriate for a development of this scale, particularly as the site is within catchment zone of the River Usk Special Area of Conservation (SAC). Overall, it is not viable and deliverable to progress this site as an allocation. The site however remains in the settlement boundary and subsequently could progress for appropriate forms of development subject to detailed planning considerations.
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Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form					
Candidate Site No.	CS0282	Allocation Ref	Land north of Burrium Gate	Area (Ha)	
		Candidate Site Name			
Proposal				Existing Use	

Topic/Question	Yes	No	Not Stated	Commentary
Land/Location				
1. Does the site relate to the existing settlement?	Yes			Site abuts the existing settlement boundary.
2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)		No		Greenfield – agricultural use.
3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.)	Yes			The site slopes downwards from north-west to south-east, although the proposer states that this is not considered to preclude the development of the site for housing as the slope is similar to that on the adjacent development. The majority of hedgerows on site will be retained, where hedgerow loss is required to facilitate site access, this will be mitigated by the planting of a new hedgerow along the northern boundary of the development. All semi-mature trees on site will be retained wherever possible.
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 contains Grade 2 BMV land approximately 3.9ha (65%) and approximately 2ha (35%) Grade 3b land.
5. Does the proposal result in the loss of amenity open space (DES2)?		No		
6. Does the proposal result in the loss of community facilities?		No		
7. Does the site lie within a Minerals Safeguarding Area?		No		

Topic/Question	Yes	No	Not Stated	Commentary
8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?		No		
Accessibility				
9. Is the site within an acceptable walking distance of a primary school?	Yes			Nearest Primary School is Usk CV Primary School is 10 minute walk from the site.
10. Is the site within an acceptable walking distance of a secondary school?		No		Nearest Secondary School is Monmouth Comprehensive School.
11. Is the site within an acceptable walking distance of community facilities including open space?	Yes			Usk's central shopping area, which has a range of facilities including cafes and restaurants, pharmacy, post office, shops are an approximately 20 minute walk. It is also located within 5 minutes of play areas/open space in the Burrium Gate site that have not been formally designated. 22 minute walk to Usk memorial open space /garden and play area
12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?	Yes			Co-operative supermarket is 17 minute walk away. Twyn Square 15 minutes.
Deliverability & Viability				
13. Are all landowners aware and in agreement with the proposed candidate site land use?	Yes			
14. Is the site wholly in the ownership of the proposer?	Yes			
15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?		No		

Topic/Question	Yes	No	Not Stated	Commentary										
16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main)		No												
17. Is the site capable of connection to an existing mains water/mains sewerage service?	Yes													
18. Is there capacity within the mains water/sewerage to serve the proposed development?		No		Dŵr Cymru Welsh Water- site served by Usk WwTW which has a scheme proposed to be completed by the end of the current AMP7 (i.e. 31/03/2025) and accordingly once this is complete there will be the biological capacity to accommodate new development.										
19. Is the site capable of connection to electricity?	Yes			Form notes that the site is capable of connection to electricity										
20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)	Yes			<table><tr><td>Gas supply</td><td>x</td><td>EV Charging</td><td>X</td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table>	Gas supply	x	EV Charging	X	Broadband	x	Other (Please specify)		Landline telephone	x
Gas supply	x	EV Charging	X											
Broadband	x	Other (Please specify)												
Landline telephone	x													
21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)		No												
22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?	Yes			Barratt & David Wilson Homes have an option on the land.										
23. Is affordable housing included as part of the proposal?	Yes			Updated DVM submitted at 50% threshold demonstrating viability.										

Topic/Question	Yes	No	Not Stated	Commentary
24. Can the site be delivered in the RLDP Plan Period?	Yes			
Availability				
25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?		No		
26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past?		No		
Environmental				
27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?	Yes			Site located within the River Usk catchment area.
28. If yes, have details been provided of how development will achieve phosphate neutrality?	Yes			DCWW have confirmed that NRW have completed the Environmental Permit review process and this proposal would be accommodated within the existing capacity of the permit.
29. Will the proposal include low or zero carbon energy generating technologies?	Yes			Climate Change Statement submitted. Detailed proposals would include design principles and mitigation measures which could include prioritisation of active travel above private vehicle use; energy efficiency measures incorporated into the design of the proposed dwellings, the construction process and the supply chain logistics; future proofing of the development e.g. access to EV charging infrastructure; incorporation of areas of open space biodiversity enhancement features; and careful management of on- and off-site flood risk by incorporation of SuDS.

Topic/Question	Yes	No	Not Stated	Commentary
30. Will appropriate measures be taken as part of the proposal to address climate change?	Yes			Climate Change Statement submitted. Detailed proposals would include design principles and mitigation measures which could include prioritisation of active travel above private vehicle use; energy efficiency measures incorporated into the design of the proposed dwellings, the construction process and the supply chain logistics; future proofing of the development e.g. access to EV charging infrastructure; incorporation of areas of open space biodiversity enhancement features; and careful management of on- and off-site flood risk by incorporation of SuDS.
31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)		No		
Economic and Other Benefits				
32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?				N/A does not relate to non- residential uses.
Accessibility (Highways, Active Travel and Public Transport)				
33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The highway authority considers that the site edged red (extension of Burrium Gate) can be developed for the intended purpose, any mitigation and improvements will be subject to further detailed review and analysis submitted in support of any future submission (Transport Assessment etc) The highway authority would recommend the provision of a second access to reduce the impact on the existing network and to avoid the creation of a very large cul-de-sac
34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			The site sits outside a designated locality but within the Active Travel strategic focus distance of 3 miles to key destinations (education, health, employment and shopping).

Topic/Question	Yes	No	Not Stated	Commentary
				The site sits alongside ATNM route MCC-U04B, this is a future route. This has a medium priority, meaning it should be developed within 10 years.
35. From a public transport perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			MCC Public Transport Officer has not responded. It is considered the locality however is served by public transport (bus).
36. Is access required directly on to the trunk road network?		No		
37. Are there any WG highways comments for this site?				N/A
Flood Risk and Drainage				
38. Are there concerns that all or part of the site may be unsuitable due to flood risk	Yes			SFCA- The site is not within sea/river flood risk zones. MCC Drainage Officer- The locality near the site has been known to flood in recent years, however this is attributed to surface/drainage water flooding.
39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination		No		MCC Drainage Officer – There is a watercourse to eastern edge of site and centrally for surface water discharge. Further assessments will be required to determine if there are other potential means of discharge such as infiltration, surface water or combined sewers etc. It is anticipated that such an assessment will be undertaken at a later phase in the candidate site screening process. A lack of suitable surface water drainage destination can be a significant barrier to lawful development.
Tourism				
40. From a tourism perspective, is the site suitable to be developed for its intended purpose as				N/A

Topic/Question	Yes	No	Not Stated	Commentary
submitted, or with appropriate mitigation and further dialogue with the LPA?				
Ecology				
41. Has an ecological assessment been undertaken?	Yes			Preliminary Ecological Surveys undertaken.
	Whole site suitable	Whole site not suitable	Whole / part of the site may be suitable	Commentary
42. Recommendation from an ecology perspective on intended purpose of the site				From an ecological perspective the site is not suitable to be developed due to loss of Section 7 Priority habitat / SINC value grassland. MCC Ecologist recommends that allocation is not recommended however, if the council are minded to pursue the site: Grassland survey of field E would be recommended before considering the extent of allocation. MCC Ecologist has indicated net benefit for biodiversity at the site has not been demonstrated.
Topic/Question	Yes	No	Not Stated	Commentary
Landscape and GI				
43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?		No		Two separate fields Medium and High/Medium landscape sensitivity It is considered from a Landscape and GI perspective that a development at this site location would not be acceptable from a visual impact on Monmouthshire's local and wider valued landscape and the underlying LCA values perspective. The land is locally elevated in places, development may encroach into the elevating land extending settlement boundary into open countryside and not reflect previous patterns of settlement expansion corridors. There is likely to be an adverse materials change to character.

Topic/Question	Yes	No	Not Stated	Commentary
Heritage / Landscape				
44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?	Yes			Site is sufficiently far from Listed Building's and Usk Conservation Area as not to have an impact.
45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?		No		An Archaeology Assessment has been prepared for the site which confirms that it is unlikely that buried archaeology of pre-historic or Romano-British date will be affected by the development of the site. The Assessment accompanies the submission.
46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?		No		
47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?		No		
48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?		No		
Environmental Health				
49. Is the proposed land use compatible with neighbouring uses?	Yes			Residential use is considered compatible. There is existing residential use in close proximity.
50. Is there a possibility that the site is contaminated?	Yes			Unlikely as greenfield (no previous development use)- further investigation however is likely to be required at planning application stage.

Topic/Question	Yes	No	Not Stated	Commentary
51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.	Yes			MCC EH officer not consulted at this stage. They would however be consulted at planning application stage and it is likely further mitigation/ consideration of impact upon environmental health will be required. For example, Construction Environmental Management Plans (CEMPS) – to manage the noise/dust impact of development. The site is in close proximity to Usk AQMA and an air quality impact assessment will be required.
Economic Development				
52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?				N/A

SA/SEA assessment																
Economy & Employment	Population & Communities - homes	Population & Communities Placemaking	Health & well-being	Health & well-being (leisure & green spaces)	Equalities, diversity & inclusion	Transport & Movement	Natural Resources - Air	Natural Resources - Water bodies	Natural Resources - SPZ	Natural Resources - NVZ	Natural Resources - Land	Natural Resources - Minerals	Biodiversity & Geodiversity	Historic environment	Landscape	Climate Change inc flooding
0	+	-	+	+	-	+	+	-	+	+	--	+	--	-	+	+
Commentary																
The colour coding relates to a desk top GIS assessment of the ISA objective themes only (rather than the full detailed Candidate Site assessment). Below is a brief summary of these findings. Please refer to the full ISA Report for further information on the ISA objective questions and findings on the site. The desk top study records that the site performs positively against ISA themes relating to 'Population and Communities – homes' and 'Health and Well-being' themes. This is due to the proposal providing housing (outside a green wedge) in a location that is well connected to service and facilities including and open/green /leisure space. It scores less well for 'Population and Communities – placemaking' and this is because it is > 800m walking distance from the local primary school (although it is																

< 900m). The site performs well for transport and movement as is in walking distance from Usk Town centre and nearby bus stops (300-400 m to Burrium Gate and Ladyhill Trip bus stops) and 1212m from the nearest PRow. The site is considered to score reasonably against 'Economy and Employment' as is 1400m away from the protected existing employment site Woodside Industrial Estate.

The site performs well against 'Natural Resources – air, source protection zone and nitrate vulnerable zone, however less well against 'Natural Resources – land' as the site is wholly greenfield and contains BMV agricultural land. The 'Biodiversity/Geodiversity' theme does not score well as the site intersects with a SINC and is in close proximity to an area of ancient woodland. The site also is considered to have a negative effect on 'Historic Environment' as is a large proposal and has potential to affect setting of nearby conservation area and disturb the archaeological remains. The site is outside a flood risk area and therefore scores positively against 'Climate Change inc. flooding' theme and is not within an AONB or National Park and thus considered to score positively on the 'Landscape' theme.

Site assessment conclusion			
	Yes	No	Commentary
Progress to RLDP allocation?		No	Site not progressing to the Deposit Plan as there are landscape and ecological concerns, particularly in relation to a significant proportion of the site being a designated Site of Importance for Nature Conservation (SINC), and due to the topography of the site and its elevated position. Overall, there are considered to be more suitable alternative sites in the area and, therefore, the site will not be allocated in the RLDP.

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