



# **Monmouthshire Replacement Local Development Plan**

**2018-2033**

## Candidate Site Assessment Proformas

### **Main Rural Settlements**

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.

## Main Rural Settlements

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| Devauden .....        | 2  |
| Little Mill.....      | 3  |
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**Candidate Sites - Devauden**

The map displays the settlement boundary of Devauden, outlined in black. Two candidate sites are highlighted with red borders: CS0036, a large triangular area in the upper left, and CS0214, a smaller rectangular area in the center. An allocated site, HA14, is shown within CS0214 with a blue hatched pattern. The map includes various geographical features such as roads (e.g., Tredean Lane, Church Lane), paths, and buildings (e.g., Tredean Lodge, Church of St James the Great). A legend in the bottom left corner defines the symbols: a black line for the Settlement Boundary, a red line for Candidate Sites, and a blue hatched area for Allocated Sites. A north arrow is located in the top right corner.

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## Devauden

| Candidate Site Ref No. | Allocation Ref | Site Name                                    | Electoral Ward | Current Use  | Proposed Use                             | Site Proposer                                    | Page No. |
|------------------------|----------------|----------------------------------------------|----------------|--------------|------------------------------------------|--------------------------------------------------|----------|
| <a href="#">CS0214</a> | HA14           | Land at Churchfields                         | Devauden       | Agricultural | Residential – approximately 20 dwellings | Monmouthshire Housing Association (LRM Planning) | 6        |
| <a href="#">CS0036</a> |                | Land west of the B4293 and north of Devauden | Devauden       | Grazing      | Residential – approximately 36 units     | Leathdunn Ltd (RPS Planning)                     | 17       |

# Candidate Sites - Little Mill

## Legend

-  Settlement Boundary
-  Candidate Sites
-  Allocated Sites



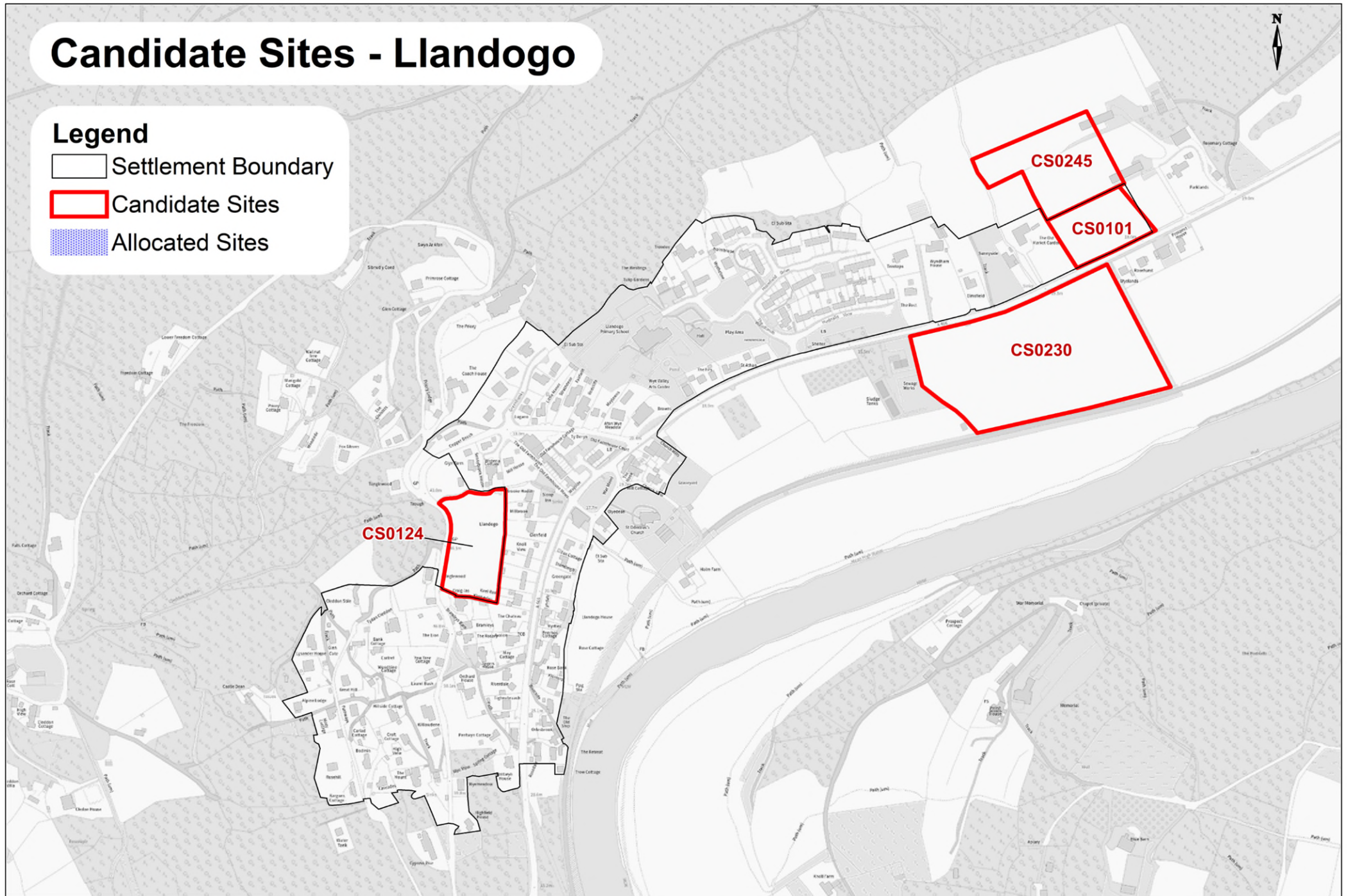
## Little Mill

| Candidate Site Ref No. | Allocation Ref | Site Name                                 | Electoral Ward    | Current Use                                  | Proposed Use                                                                         | Site Proposer                                    | Page No. |
|------------------------|----------------|-------------------------------------------|-------------------|----------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------|----------|
| <a href="#">CS0016</a> | HA15           | Land East of Little Mill                  | Llanbadoc and Usk | Agricultural                                 | Submitted for Residential – approximately 30 dwellings<br>Allocated for 20 dwellings | BB3 Limited (Powells)                            |          |
| <a href="#">CS0241</a> | HA16           | Land to the North of Little Mill (Site A) | Llanbadoc and Usk | Agricultural                                 | Residential – approximately 15 dwellings                                             | Jones Brothers Ltd. (Boyer)                      |          |
| <a href="#">CS0103</a> |                | Land adjacent Berthon Road                | Llanbadoc and Usk | Agricultural                                 | Residential – approximately 65 dwellings                                             | Monmouthshire Housing Association (LRM Planning) |          |
| <a href="#">CS0104</a> |                | Land at Cae Melin                         | Llanbadoc and Usk | Agriculture/Grazing land                     | Residential – approximately 72 dwellings                                             | Persimmon Homes                                  |          |
| <a href="#">CS0233</a> |                | Mulberry House, Berthon Road              | Llanbadoc and Usk | Residential garden, small section of pasture | Residential – approximately 5 dwellings                                              | Mr Phillip Precious (Amity Planning)             |          |

# Candidate Sites - Llandogo

## Legend

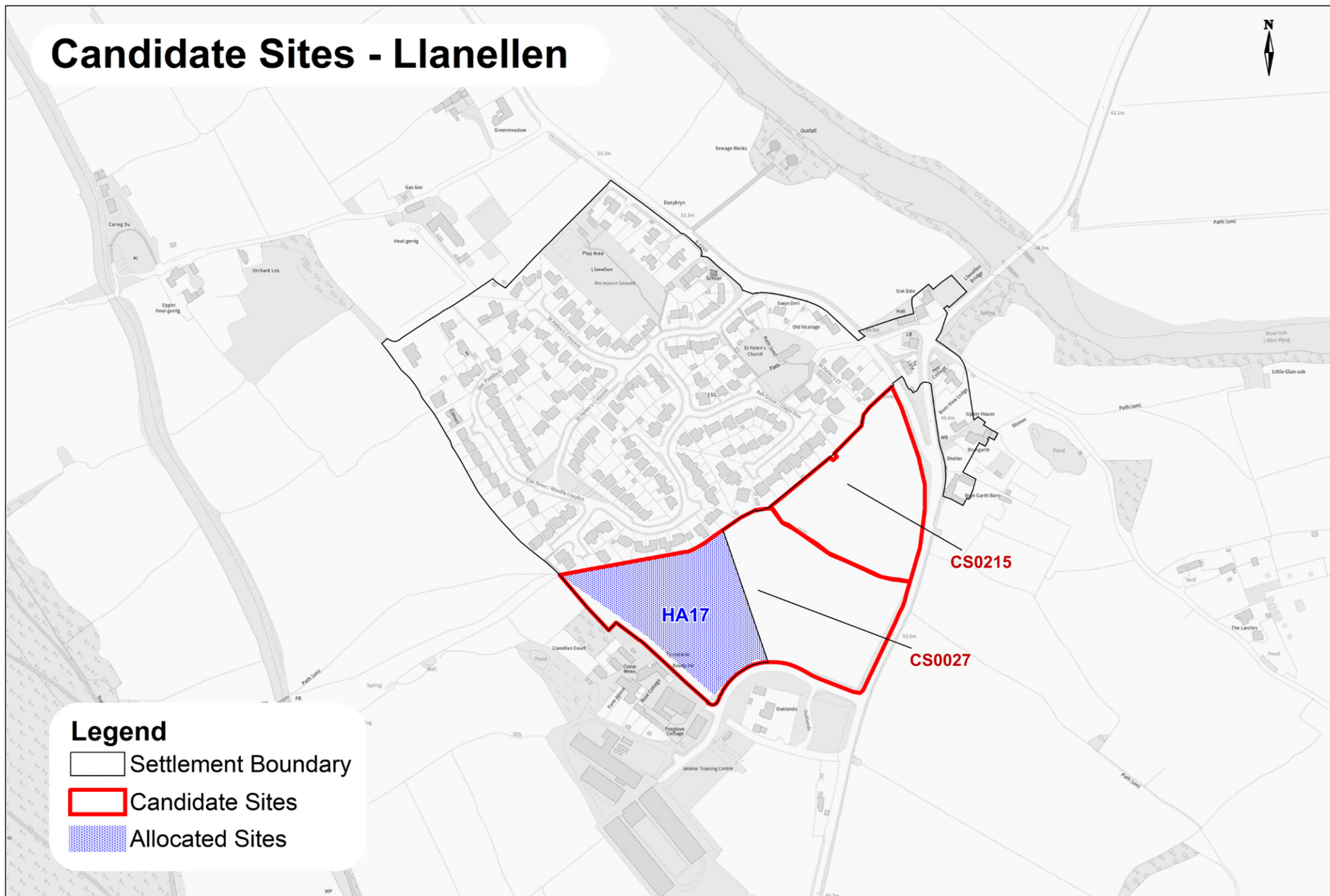
-  Settlement Boundary
-  Candidate Sites
-  Allocated Sites



## Llandogo

| Candidate Site Ref No.        | Allocation Ref | Site Name                  | Electoral Ward | Current Use         | Proposed Use                               | Site Proposer                                       | Page No. |
|-------------------------------|----------------|----------------------------|----------------|---------------------|--------------------------------------------|-----------------------------------------------------|----------|
| <a href="#"><u>CS0101</u></a> |                | Land adjacent to Parklands | St Arvans      | Agriculture/Grazing | Residential – approximately 15 dwellings   | Mr Michael Jones & Mr Jonathan Jones (LRM Planning) |          |
| <a href="#"><u>CS0124</u></a> |                | The Reckless               | St Arvans      | Pasture             | Residential – approximately 8-10 dwellings | Mr Michael Morgan (Andrew Williams)                 |          |
| <a href="#"><u>CS0230</u></a> |                | Land south of A466         | St Arvans      | Agriculture         | Residential – approximately 10 dwellings   | Mr Simon Jones (Powells)                            |          |
| <a href="#"><u>CS0245</u></a> |                | Land at Parklands          | St Arvans      | Agriculture         | Residential – approximately 15 dwellings   | Mr Alec Jones (Powells)                             |          |

# Candidate Sites - Llanellen



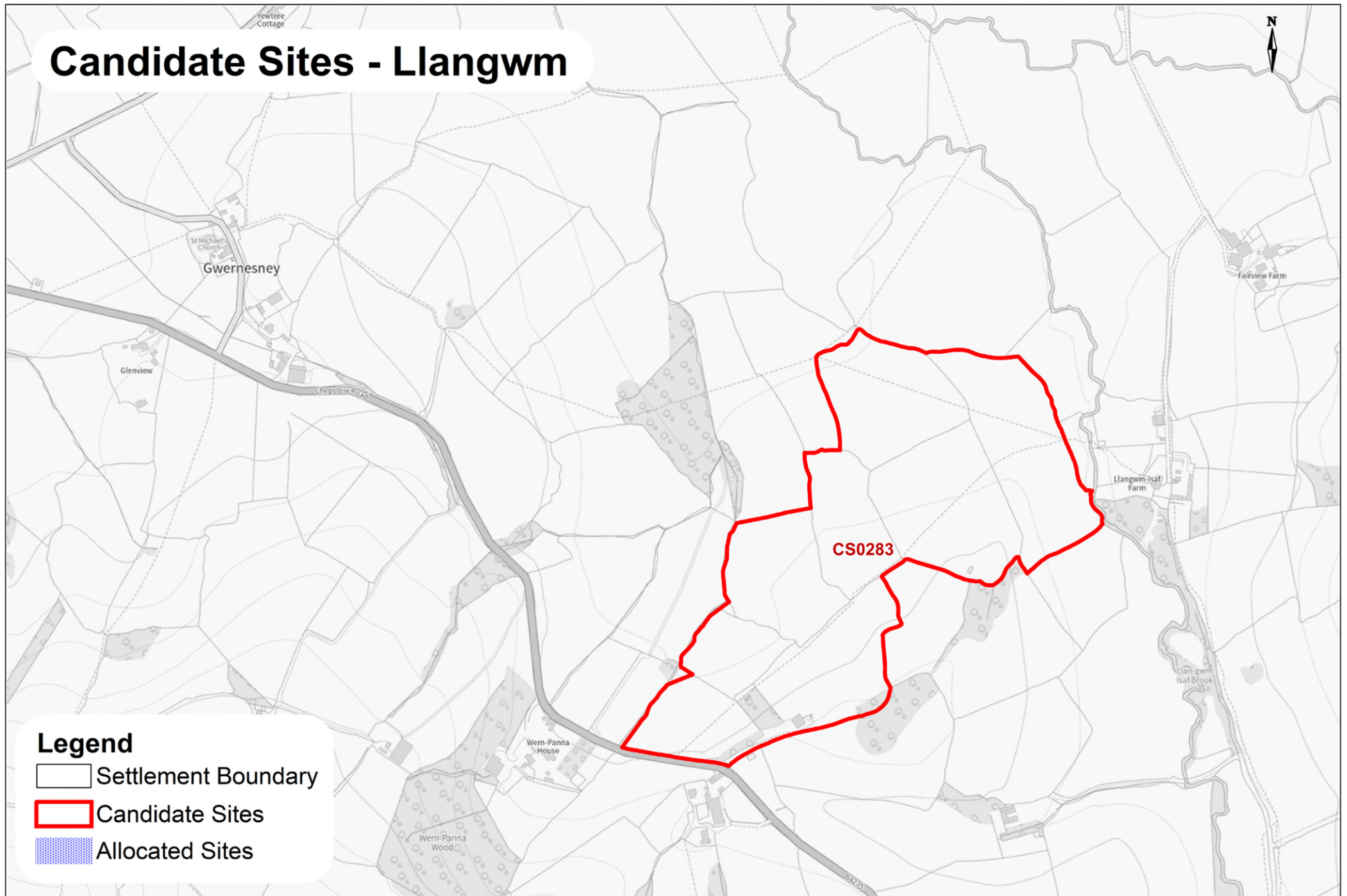
## Legend

- Settlement Boundary
- Candidate Sites
- Allocated Sites

## Llanellen

| Candidate Site Ref No.        | Allocation Ref | Site Name                             | Electoral Ward             | Current Use | Proposed Use                                                       | Site Proposer                                    | Page No. |
|-------------------------------|----------------|---------------------------------------|----------------------------|-------------|--------------------------------------------------------------------|--------------------------------------------------|----------|
| <a href="#"><u>CS0027</u></a> | HA17           | Land adjacent to Llanellen Court Farm | Llanfoist Fawr and Govilon | Agriculture | Residential: 26 Homes – 13 Open Market Homes – 13 Affordable Homes | Mr David & Ms Helen Morgan (Amity Planning)      |          |
| <a href="#"><u>CS0215</u></a> |                | Land at Llanellen                     | Llanfoist Fawr and Govilon | Agriculture | Residential development (inc. 50% affordable)                      | Monmouthshire Housing Association (LRM Planning) |          |

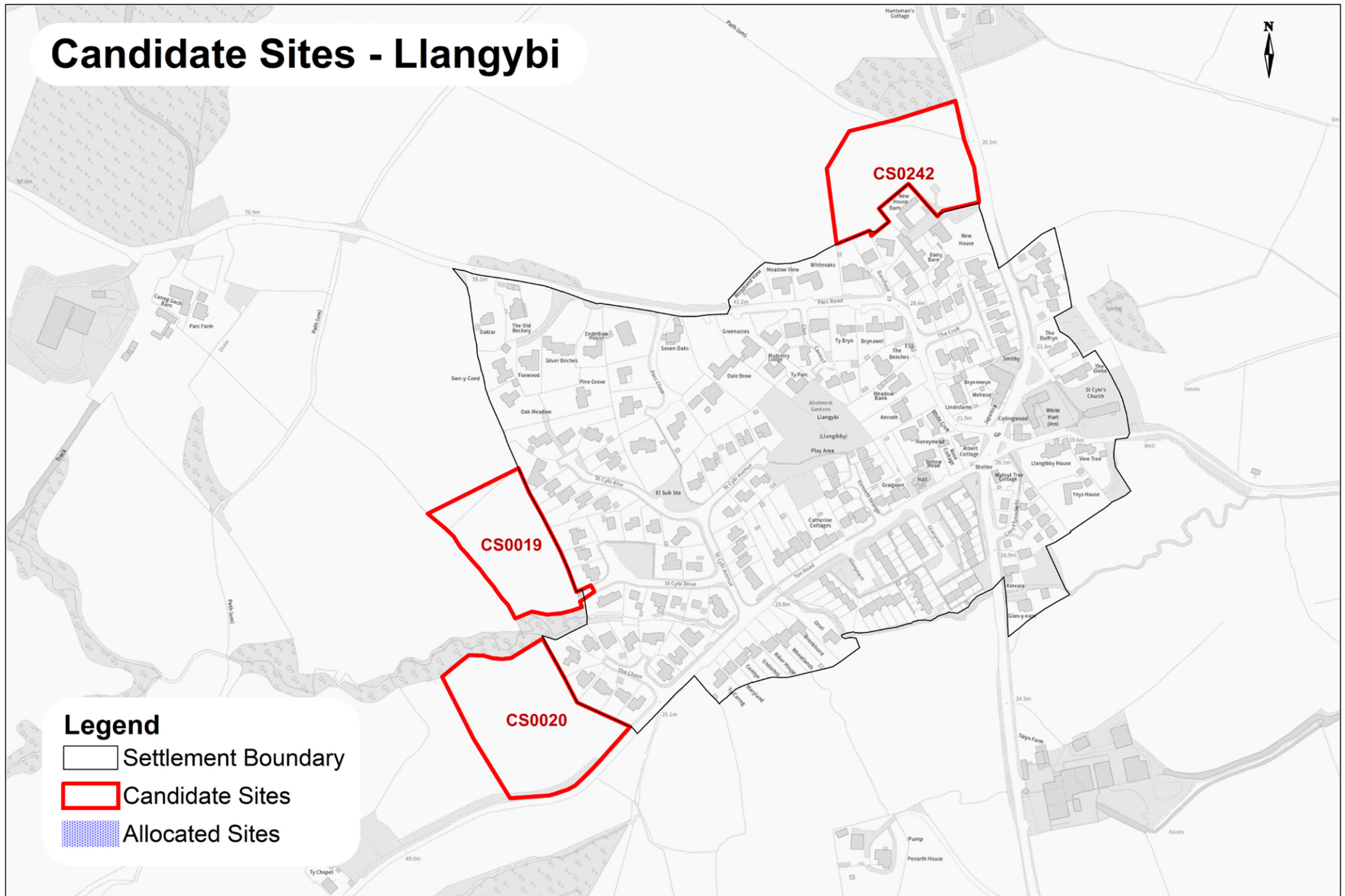
# Candidate Sites - Llangwm



## Llangwm

| Candidate Site Ref No.        | Allocation Ref | Site Name               | Electoral Ward | Current Use | Proposed Use                          | Site Proposer       | Page No. |
|-------------------------------|----------------|-------------------------|----------------|-------------|---------------------------------------|---------------------|----------|
| <a href="#"><u>CS0283</u></a> |                | Rockfield Farm, Llangwm | Devauden       | Agriculture | Holiday accommodation and agriculture | Mr Matthew Williams |          |

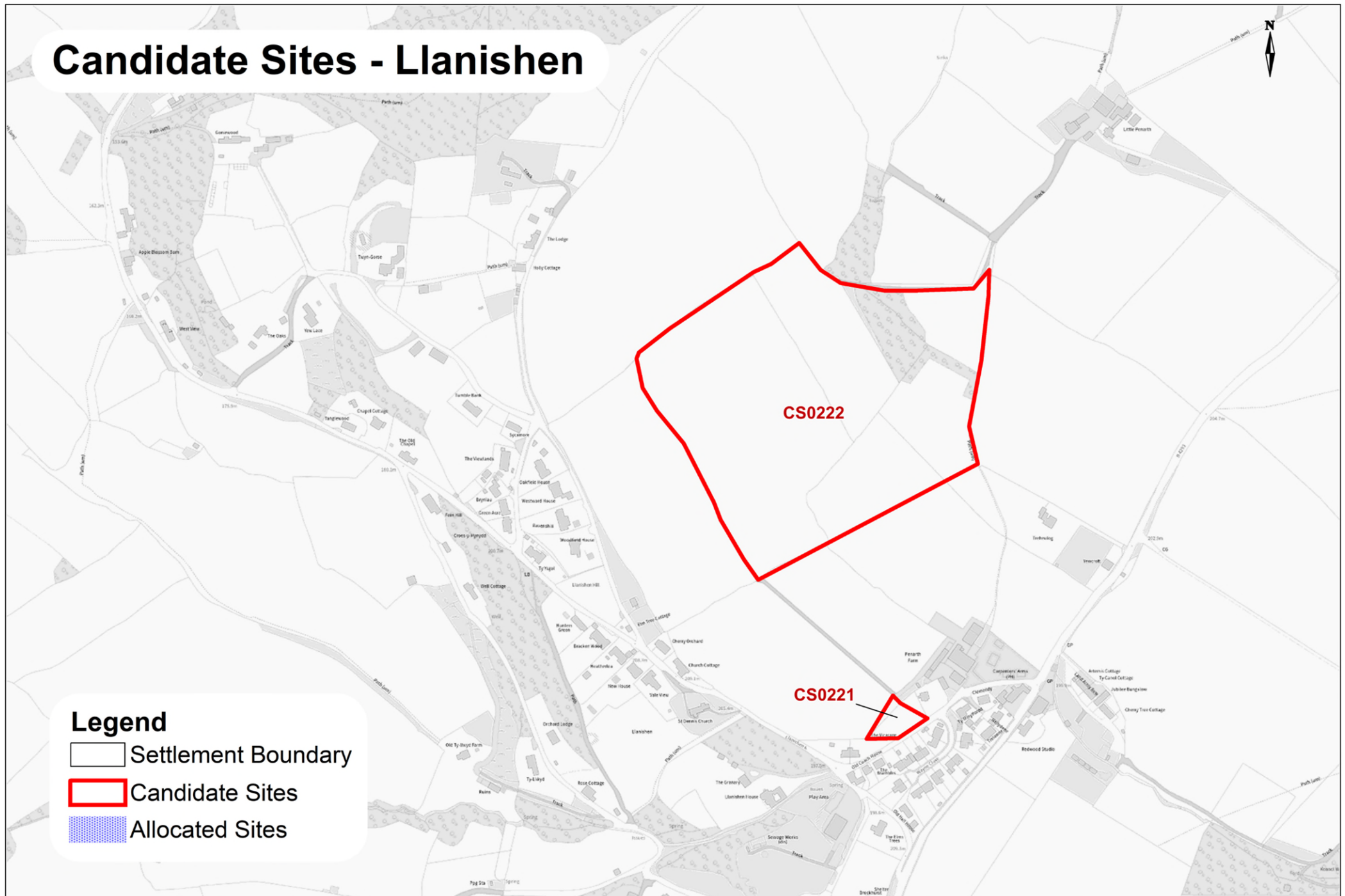
# Candidate Sites - Llangybi



## Llangybi

| Candidate Site Ref No.        | Allocation Ref | Site Name                   | Electoral Ward | Current Use | Proposed Use            | Site Proposer                        | Page No. |
|-------------------------------|----------------|-----------------------------|----------------|-------------|-------------------------|--------------------------------------|----------|
| <a href="#"><u>CS0019</u></a> |                | Land West of St. Cybi Drive | Llangybi Fawr  | Agriculture | Residential (20 houses) | Llangibby Estate (Christopher Knock) |          |
| <a href="#"><u>CS0020</u></a> |                | Land West of The Chase      | Llangybi Fawr  | Agriculture | Residential (20 houses) | Llangibby Estate (Christopher Knock) |          |
| <a href="#"><u>CS0242</u></a> |                | Land north of New House     | Llangybi Fawr  | Agriculture | Residential (18 houses) | Llangibby Estate (Christopher Knock) |          |

# Candidate Sites - Llanishen



## Llanishen

| Candidate Site Ref No.        | Allocation Ref | Site Name            | Electoral Ward                | Current Use | Proposed Use              | Site Proposer                        | Page No. |
|-------------------------------|----------------|----------------------|-------------------------------|-------------|---------------------------|--------------------------------------|----------|
| <a href="#"><u>CS0221</u></a> |                | Land at Penarth Farm | Mitchel Troy, Trellech United | Agriculture | Residential – 6 dwellings | Monmouthshire County Council Estates |          |
| <a href="#"><u>CS0222</u></a> |                | Land at Penarth Farm | Mitchel Troy, Trellech United | Agriculture | Renewable energy (Solar)  | Monmouthshire County Council Estates |          |

**Candidate Sites - Llanover**

**Legend**

- Settlement Boundary
- Candidate Sites
- Allocated Sites

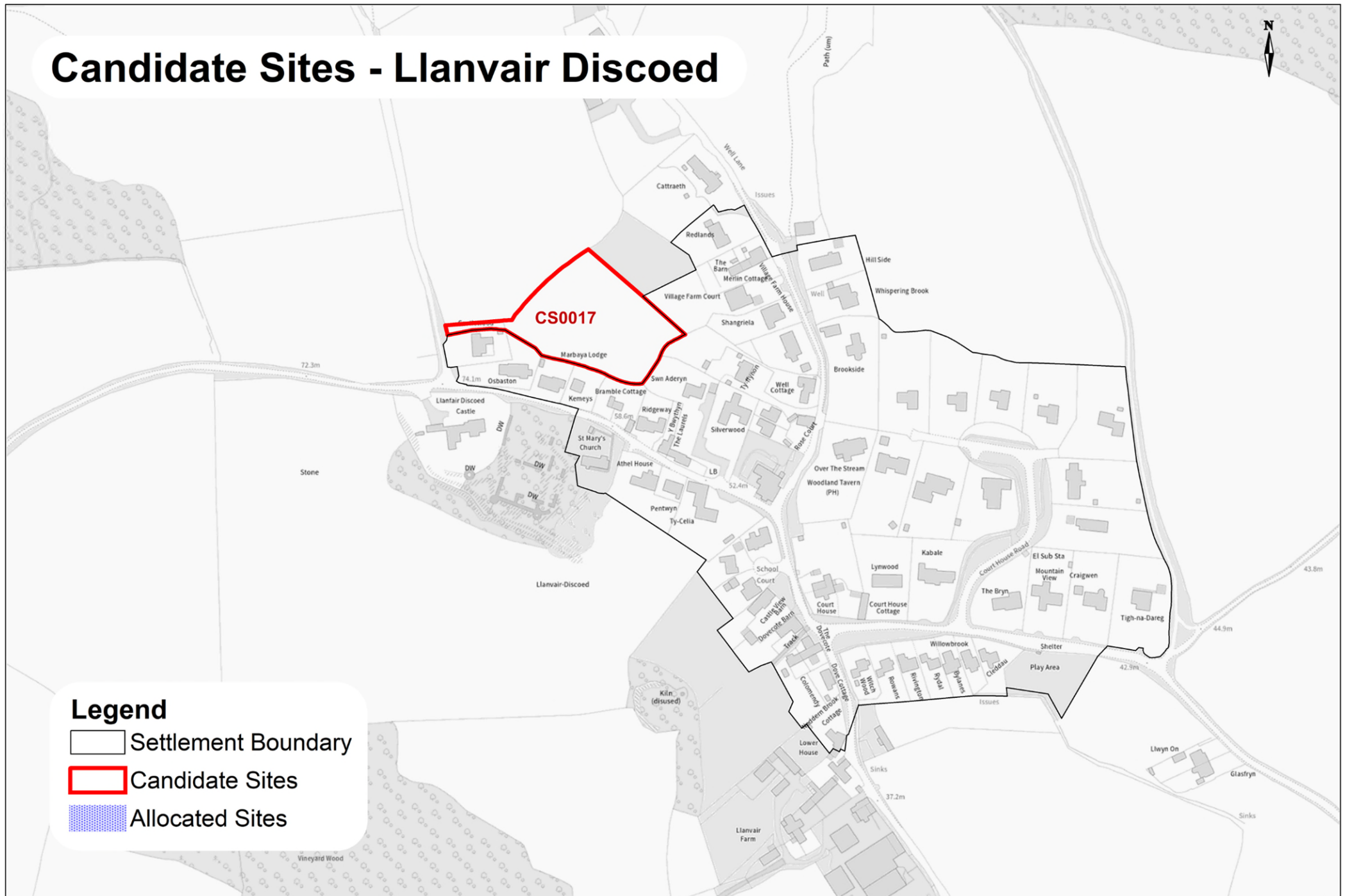
The map shows the settlement boundary of Llanover, with candidate sites highlighted in red. The candidate sites are labeled CS0139 and CS0140. The map also shows allocated sites, which are shaded in blue. The map includes a north arrow and a scale bar.

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## Llanover

| Candidate Site Ref No.        | Allocation Ref | Site Name                     | Electoral Ward | Current Use | Proposed Use                                                                     | Site Proposer         | Page No. |
|-------------------------------|----------------|-------------------------------|----------------|-------------|----------------------------------------------------------------------------------|-----------------------|----------|
| <a href="#"><u>CS0139</u></a> |                | Land at Former Petrol Station | Goetre Fawr    | Agriculture | Commercial development of 4 buildings including: a farm shop and business space. | Llanover Estate (RPS) |          |

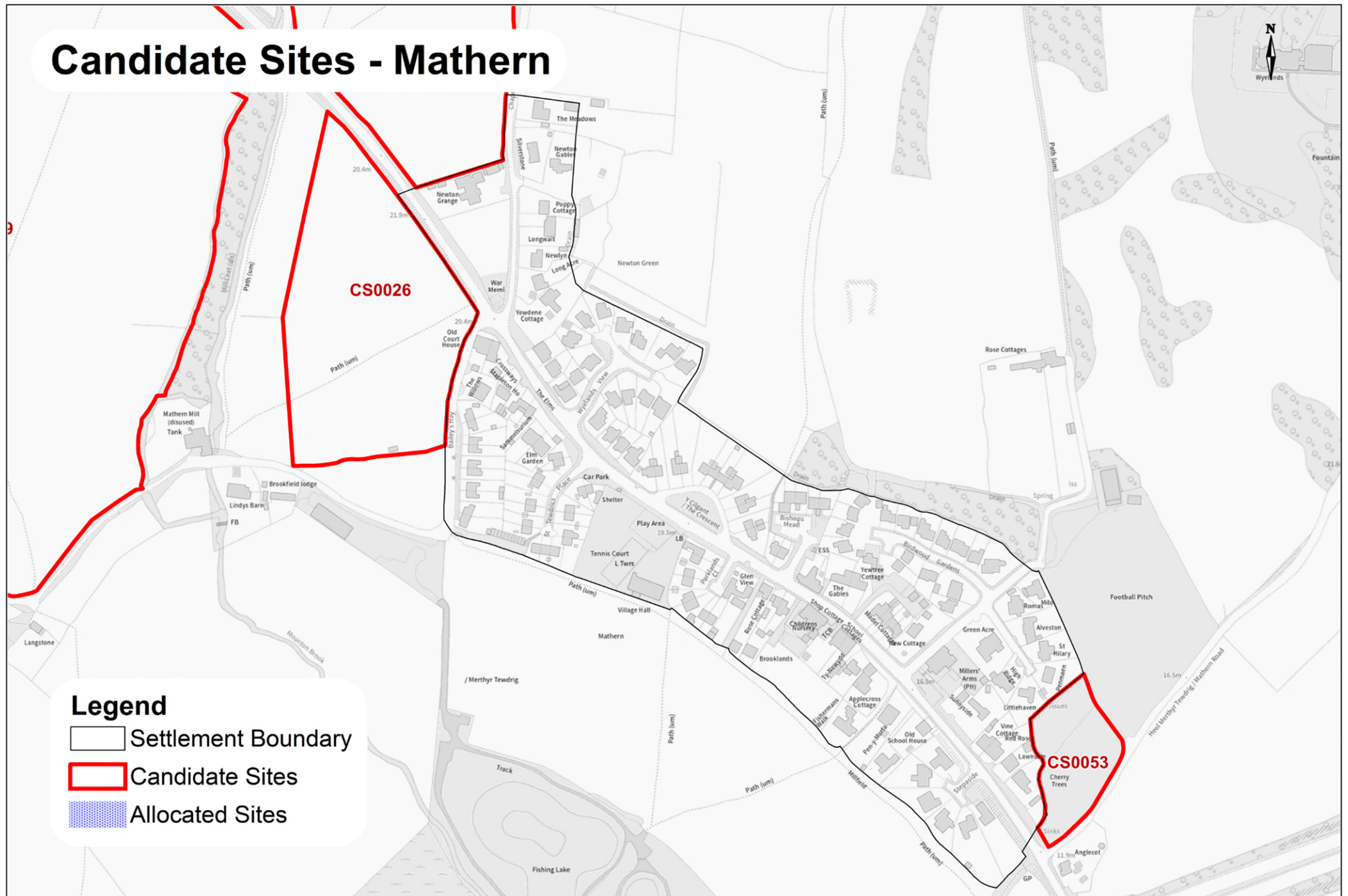
# Candidate Sites - Llanvair Discoed



## Llanvair Discoed

| Candidate Site Ref No.        | Allocation Ref | Site Name            | Electoral Ward | Current Use               | Proposed Use                            | Site Proposer    | Page No. |
|-------------------------------|----------------|----------------------|----------------|---------------------------|-----------------------------------------|------------------|----------|
| <a href="#"><u>CS0017</u></a> |                | Land at Village Farm | Caerwent       | Formerly used for grazing | Residential – approximately 6 dwellings | Mrs Isabel Price |          |

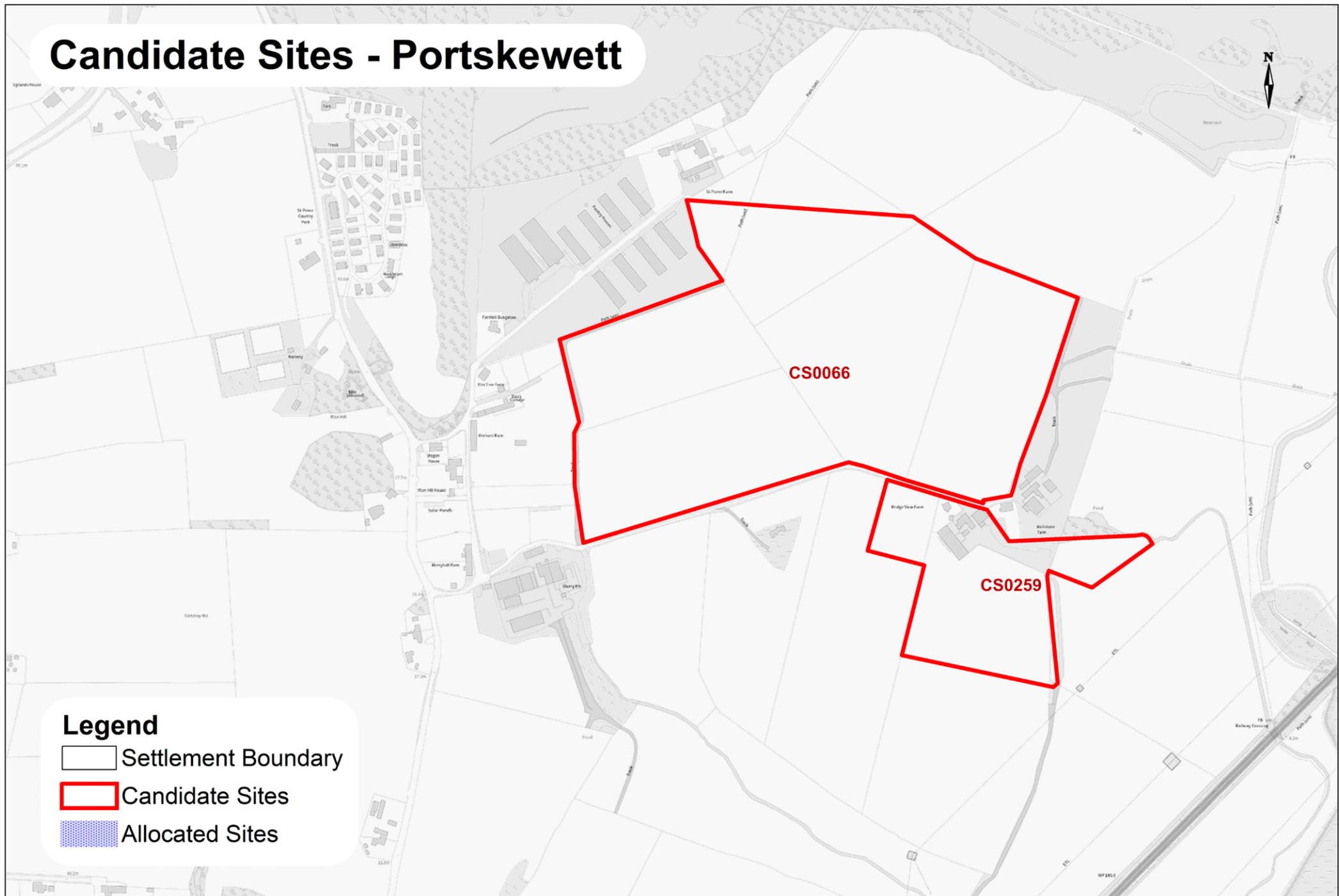
# Candidate Sites - Mathern



## Mathern

| Candidate Site Ref No.        | Allocation Ref | Site Name                        | Electoral Ward | Current Use | Proposed Use                    | Site Proposer                                                    | Page No. |
|-------------------------------|----------------|----------------------------------|----------------|-------------|---------------------------------|------------------------------------------------------------------|----------|
| <a href="#"><u>CS0026</u></a> |                | Land west of Baileys Hay         | Shirenewton    | Agriculture | Residential (Approx 50 units)   | Trustees of the Estate of the Late Mrs H M Langham (Mr Ian Pick) |          |
| <a href="#"><u>CS0053</u></a> |                | Land to the east of Cherry Trees | Shirenewton    | Agriculture | Residential (Approx 5-10 units) | Bourdier Family (RPS Planning)                                   |          |

# Candidate Sites - Portskewett



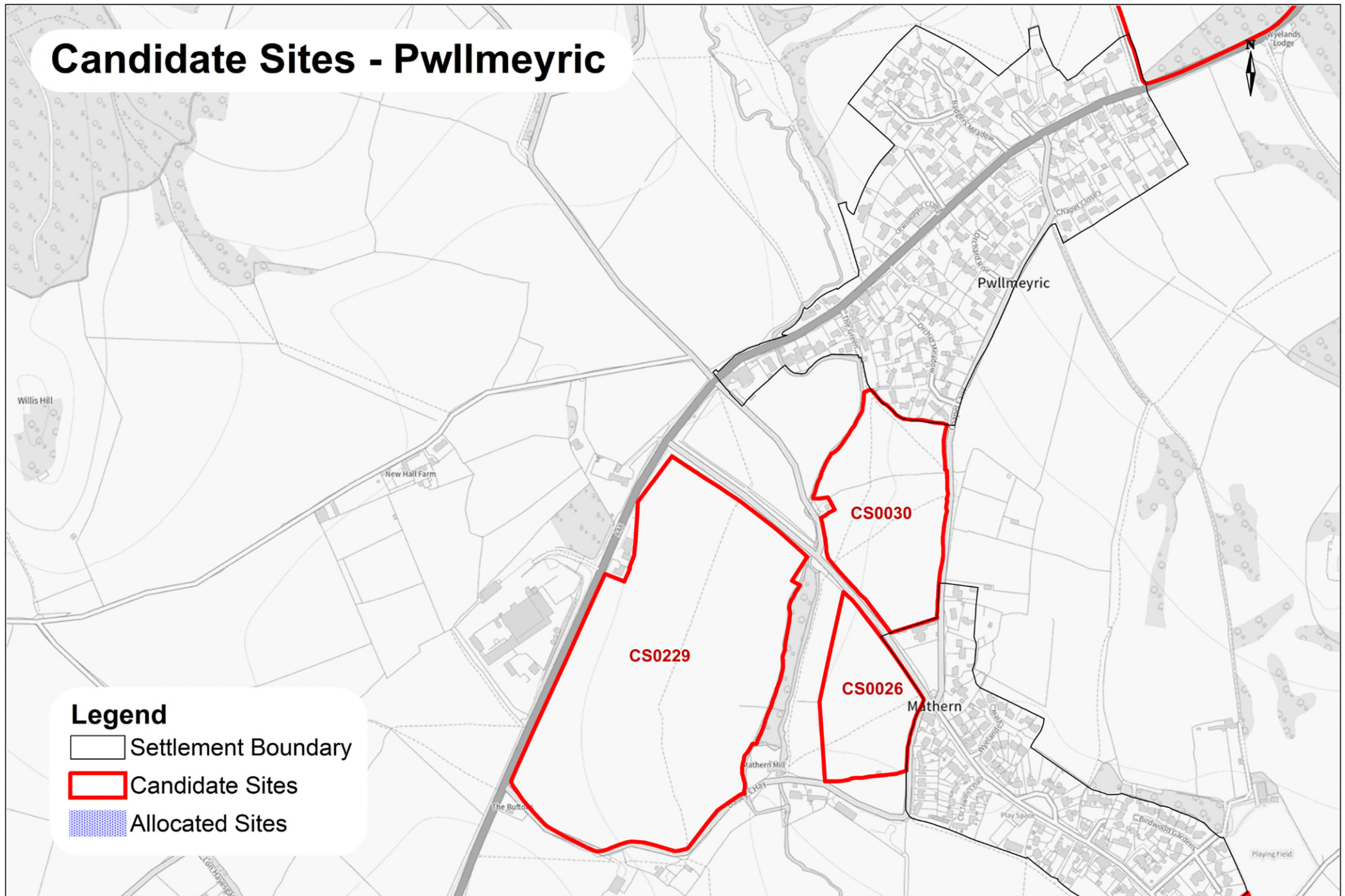
## Legend

-  Settlement Boundary
-  Candidate Sites
-  Allocated Sites

## Portskewett

| Candidate Site Ref No.        | Allocation Ref | Site Name        | Electoral Ward           | Current Use | Proposed Use             | Site Proposer                        | Page No. |
|-------------------------------|----------------|------------------|--------------------------|-------------|--------------------------|--------------------------------------|----------|
| <a href="#"><u>CS0066</u></a> |                | Bridge View Farm | Portskewett, Shirenewton | Agriculture | Renewable energy (Solar) | Monmouthshire County Council Estates |          |
| <a href="#"><u>CS0259</u></a> |                | Bridge View Farm | Portskewett, Shirenewton | Agriculture | Tourism                  | Monmouthshire County Council Estates |          |

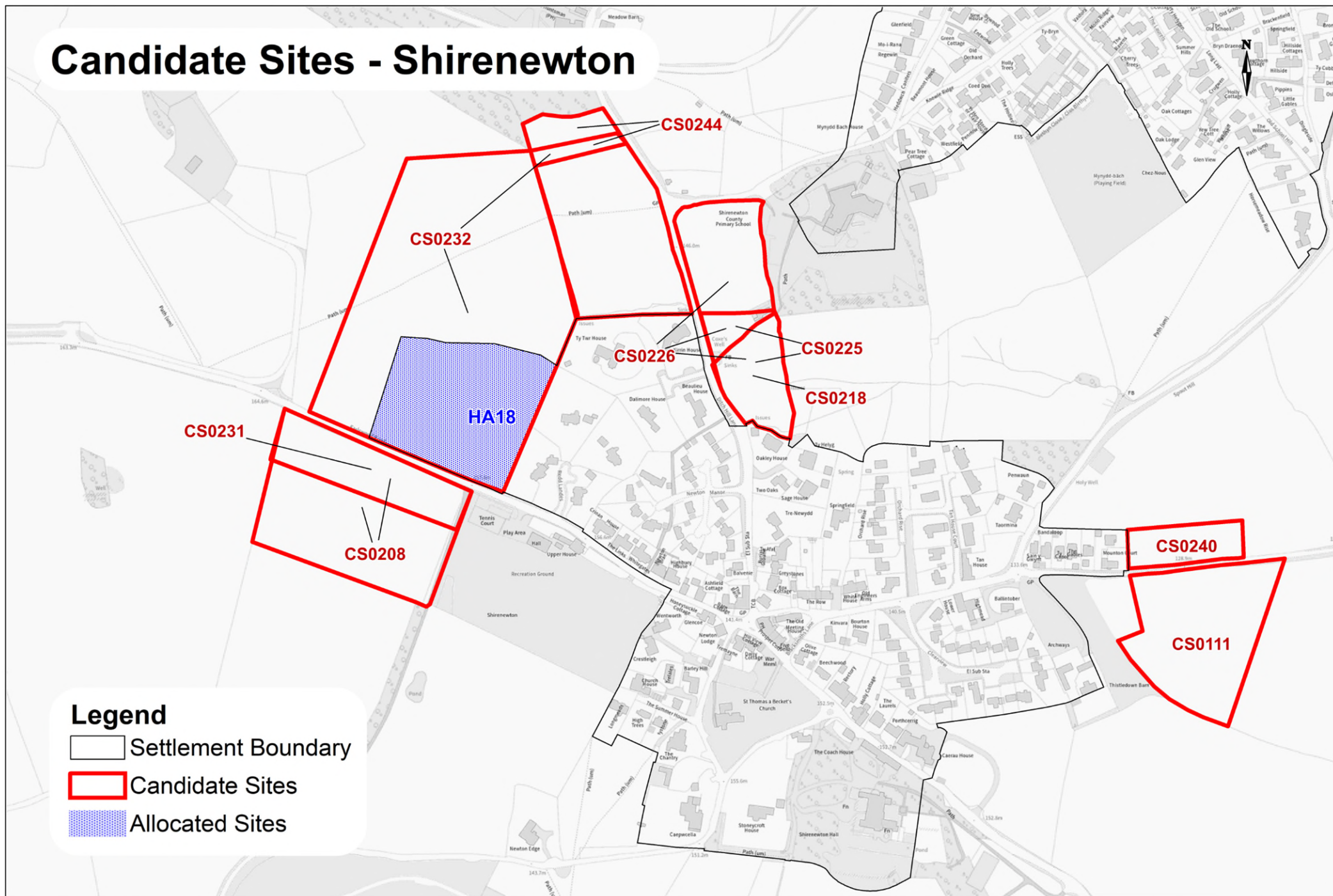
# Candidate Sites - Pwllmeyric



## Pwllmeyric

| Candidate Site Ref No.        | Allocation Ref | Site Name                            | Electoral Ward | Current Use | Proposed Use                        | Site Proposer                             | Page No. |
|-------------------------------|----------------|--------------------------------------|----------------|-------------|-------------------------------------|-------------------------------------------|----------|
| <a href="#"><u>CS0030</u></a> |                | Land off chapel Lane                 | Shirenewton    | Agriculture | Residential (Approx 50-60 units)    | Mr Christopher Jones (DJP Newland Rennie) |          |
| <a href="#"><u>CS0229</u></a> |                | Land opposite Chepstow Garden Centre | Shirenewton    | Agriculture | Carbon neutral hotel and solar farm | Mr Andrew James (Powells)                 |          |

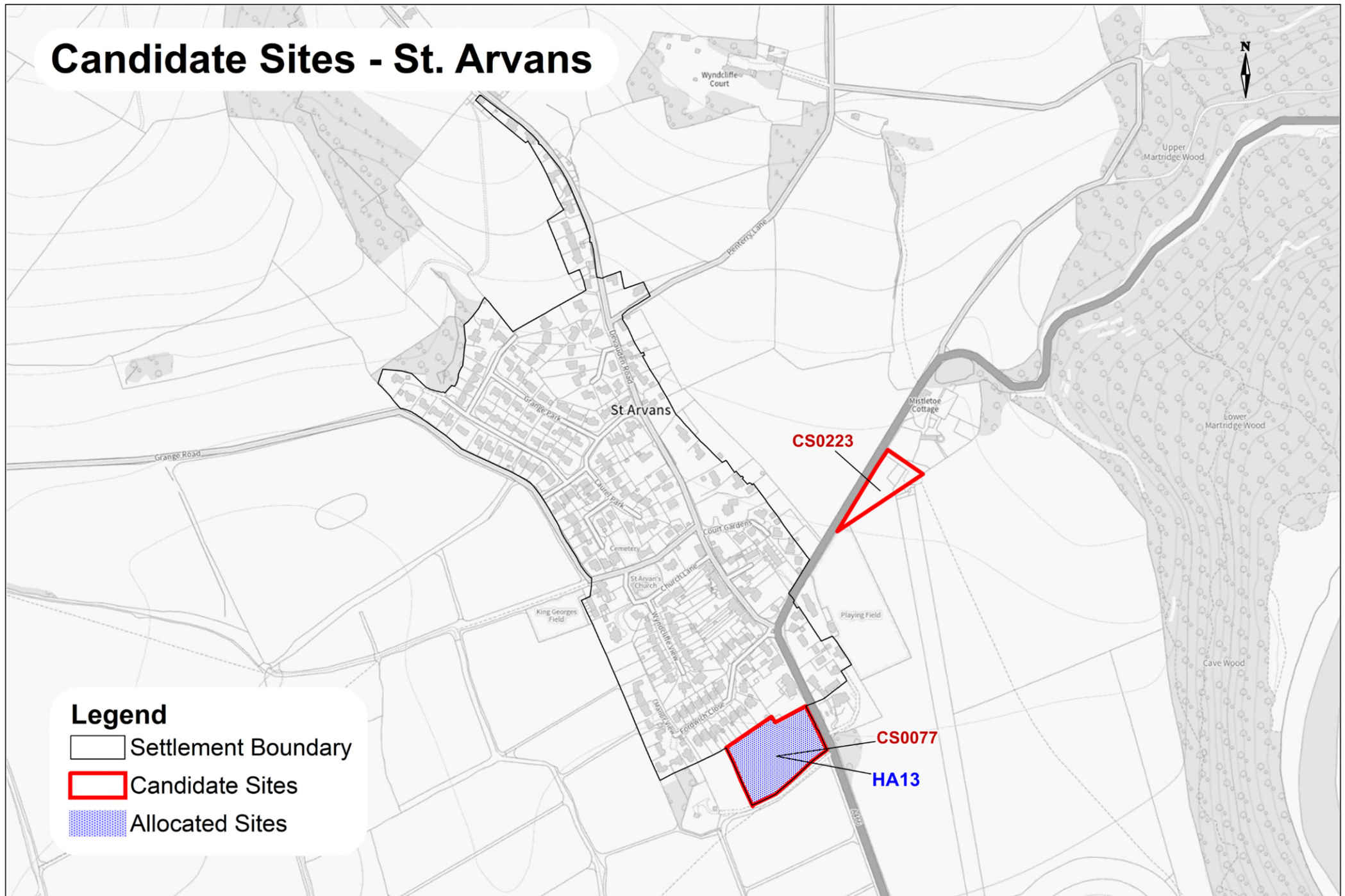
# Candidate Sites - Shirenewton



## Shirenewton

| Candidate Site Ref No. | Allocation Ref | Site Name                                               | Electoral Ward | Current Use | Proposed Use                                                       | Site Proposer                                                                 | Page No. |
|------------------------|----------------|---------------------------------------------------------|----------------|-------------|--------------------------------------------------------------------|-------------------------------------------------------------------------------|----------|
| <a href="#">CS0232</a> | HA18           | Land west of Redd Landes                                | Shirenewton    | Agriculture | Residential: 26 Homes – 13 Open Market Homes – 13 Affordable Homes | Mr Richard Willett (Powells)                                                  |          |
| <a href="#">CS0111</a> |                | Land adjacent to Thistledown Barn                       | Shirenewton    | Agriculture | Residential – 15 dwellings                                         | Mr David Adams (LRM Planning)                                                 |          |
| <a href="#">CS0208</a> |                | Land west of Shirenewton Recreation Hall                | Shirenewton    | Agriculture | Residential – 35 dwellings                                         | Studwelders Holdings Ltd. (LRJ Planning)                                      |          |
| <a href="#">CS0218</a> |                | Land at Ditch Hill Lane Option A                        | Shirenewton    | Paddock     | Residential – 17 homes                                             | Butler Wall Homes Ltd (Asbri Planning)                                        |          |
| <a href="#">CS0225</a> |                | Land at Ditch Hill Lane Option B                        | Shirenewton    | Paddock     | Residential – 22 homes                                             | Butler Wall Homes Ltd (Asbri Planning)                                        |          |
| <a href="#">CS0226</a> |                | Land at Ditch Hill Lane Option C                        | Shirenewton    | Paddock     | Residential – 36 homes                                             | Butler Wall Homes Ltd (Asbri Planning)                                        |          |
| <a href="#">CS0231</a> |                | Land west of Shirenewton Recreation Hall (Smaller site) | Shirenewton    | Agriculture | Residential – 9 homes                                              | Studwelders Holdings Ltd. (LRJ Planning)                                      |          |
| <a href="#">CS0240</a> |                | Land to the east of Mounon Court                        | Shirenewton    | Agriculture | Residential – 8 homes                                              | Mrs M Arnell, Mrs Helen Chennell, Mr Richard Price (Tompkins Thomas Planning) |          |
| <a href="#">CS0244</a> |                | Land to the west of Ditch Hill Lane                     | Shirenewton    | Agriculture | Residential – up to 10 dwellings                                   | Mr Ivan Hughes (Powells)                                                      |          |

# Candidate Sites - St. Arvans



## St Arvans

| Candidate Site Ref No.        | Allocation Ref | Site Name                                 | Electoral Ward | Current Use              | Proposed Use                             | Site Proposer                  | Page No. |
|-------------------------------|----------------|-------------------------------------------|----------------|--------------------------|------------------------------------------|--------------------------------|----------|
| <a href="#"><u>CS0077</u></a> | HA13           | Land adjacent to Piercefield Public House | St. Arvans     | Greenfield / Agriculture | Residential – 16 units                   | Marston's PLC                  |          |
| <a href="#"><u>CS0003</u></a> |                | Livox Quarry                              | St. Arvans     | Agriculture              | Holiday Lodges and recreational activity | Mr Darren Bryce                |          |
| <a href="#"><u>CS0223</u></a> |                | Land at New Barn Workshop                 | St. Arvans     | Vacant land              | Hotel                                    | Stephens Bros (Amity Planning) |          |

## Devauden

| Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form |                                          |                       |                                       |                     |              |
|---------------------------------------------------------------------|------------------------------------------|-----------------------|---------------------------------------|---------------------|--------------|
| <b>Candidate Site No.</b>                                           | <b>CS0214</b>                            | <b>Allocation Ref</b> | HA14 – Land at Churchfields, Devauden | <b>Area (Ha)</b>    | 1            |
| <b>Proposal</b>                                                     | Residential – approximately 20 dwellings |                       |                                       | <b>Existing Use</b> | Agricultural |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|---------------------------------------------------------------------------------------------------------------------------------|
| <b>Land/Location</b>                                                                                                                              |     |    |            |                                                                                                                                 |
| 1. Does the site relate to the existing settlement?                                                                                               | Yes |    |            | Site adjoins the Development Boundary of Devauden. Small area to the south east of the site is within the Development Boundary. |
| 2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)                                                                   |     | No |            | Greenfield – currently in agricultural use.                                                                                     |
| 3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.) |     | No |            | There are no known physical constraints although form states that the site is uneven but development will follow the contours.  |
| 4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?                                                                               | Yes |    |            | ALC Report has been submitted to support the submission, which indicates the whole of site is Grade 3a 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?                                                                | Yes |    |            | The site is located in a Category 2 Sandstone Safeguarding Area (BGS), however, there is no requirement to safeguard Category 2 areas.           |
| 8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?        | Yes |    |            |                                                                                                                                                  |
| <b>Accessibility</b>                                                                                                     |     |    |            |                                                                                                                                                  |
| 9. Is the site within an acceptable walking distance of a primary school?                                                |     | No |            | Nearest Primary School is Shirenewton                                                                                                            |
| 10. Is the site within an acceptable walking distance of a secondary school?                                             |     | No |            | Nearest Secondary School is Chepstow                                                                                                             |
| 11. Is the site within an acceptable walking distance of community facilities including open space?                      | Yes |    |            | Children's play area, Church, village hall and recreation open space are all within 800m of the centre of the site along footways. 7 minute walk |
| 12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials? | Yes |    |            | Village shop is within 400m of the centre of the site along footways. 3 minute walk.                                                             |
| <b>Deliverability &amp; Viability</b>                                                                                    |     |    |            |                                                                                                                                                  |
| 13. Are all landowners aware and in agreement with the proposed candidate site land use?                                 | Yes |    |            |                                                                                                                                                  |
| 14. Is the site wholly in the ownership of the proposer?                                                                 | Yes |    |            |                                                                                                                                                  |

| Topic/Question                                                                                                                                                                                            | Yes | No                     | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                   |            |   |             |   |           |   |                        |  |                    |   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---|-------------|---|-----------|---|------------------------|--|--------------------|---|
| 15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?                                                                                                    |     | No                     |            |                                                                                                                                                                                                                                                                                                                                                                                                              |            |   |             |   |           |   |                        |  |                    |   |
| 16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main) |     | No                     |            |                                                                                                                                                                                                                                                                                                                                                                                                              |            |   |             |   |           |   |                        |  |                    |   |
| 17. Is the site capable of connection to an existing mains water/mains sewerage service?                                                                                                                  | Yes |                        |            |                                                                                                                                                                                                                                                                                                                                                                                                              |            |   |             |   |           |   |                        |  |                    |   |
| 18. Is there capacity within the mains water/sewerage to serve the proposed development?                                                                                                                  | Yes |                        |            | Welsh Water Comments - There are no issues in the foul flows from these sites being accommodated at our Devauden WwTW.<br><br>From a phosphorus perspective, NRW have completed the permit review process and have confirmed that a backstop consent limit of 5mg/l is applicable from 31/01/2025. DCWW are currently unable to achieve this limit and will need to undertake a scheme to ensure compliance. |            |   |             |   |           |   |                        |  |                    |   |
| 19. Is the site capable of connection to electricity?                                                                                                                                                     | Yes |                        |            | Form notes that the site is capable of connection to electricity                                                                                                                                                                                                                                                                                                                                             |            |   |             |   |           |   |                        |  |                    |   |
| 20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)                                                                                          | Yes |                        |            | <table><tr><td>Gas supply</td><td>x</td><td>EV Charging</td><td>x</td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table>                                                                                                                                                                       | Gas supply | x | EV Charging | x | Broadband | x | Other (Please specify) |  | Landline telephone | x |
| Gas supply                                                                                                                                                                                                | x   | EV Charging            | x          |                                                                                                                                                                                                                                                                                                                                                                                                              |            |   |             |   |           |   |                        |  |                    |   |
| Broadband                                                                                                                                                                                                 | x   | Other (Please specify) |            |                                                                                                                                                                                                                                                                                                                                                                                                              |            |   |             |   |           |   |                        |  |                    |   |
| Landline telephone                                                                                                                                                                                        | x   |                        |            |                                                                                                                                                                                                                                                                                                                                                                                                              |            |   |             |   |           |   |                        |  |                    |   |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)                 |     | No |            | Form states that given proximity to existing development it is considered there is capacity, no supporting evidence provided.                                                                                                                                                                                                                        |
| 22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?                                          | Yes |    |            | Site is owned by Monmouthshire Housing Association.                                                                                                                                                                                                                                                                                                  |
| 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 |    |            | Submitted housing trajectory (Appendix 9 of the RLDP) indicates the units can be delivered in 2031-2033. These rates were not disputed by the Housing Stakeholder Group. The Site promoter however notes that could come forward earlier in the plan period if provision should be made by Welsh Water to upgrade the WWTW earlier than anticipated. |
| <b>Availability</b>                                                                                                                               |     |    |            |                                                                                                                                                                                                                                                                                                                                                      |
| 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 |            |                                                                                                                                                                                                                                                                                                                                                      |
| <b>Environmental</b>                                                                                                                              |     |    |            |                                                                                                                                                                                                                                                                                                                                                      |
| 27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?                                               | Yes |    |            | Located within the River Usk Catchment Area.                                                                                                                                                                                                                                                                                                         |

| Topic/Question                                                                                                                                                                       | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 28. If yes, have details been provided of how development will achieve phosphate neutrality?                                                                                         | Yes |    |            | Consultation with Welsh Water has indicated that a scheme to ensure the proposal can be accommodated within the existing capacity of the permit must be undertaken. Development cannot be consented until a detailed scheme showing compliance with the environmental permit has been agreed with NRW and DCWW.                                                                                                               |
| 29. Will the proposal include low or zero carbon energy generating technologies?                                                                                                     | Yes |    |            | Form states that MHA are committed to delivering low or zero carbon technologies.                                                                                                                                                                                                                                                                                                                                             |
| 30. Will appropriate measures be taken as part of the proposal to address climate change?                                                                                            | Yes |    |            | Form states that MHA are committed to delivering low or carbon zero technologies in their future schemes and in line with Welsh Government grant and innovative housing programmes.                                                                                                                                                                                                                                           |
| 31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)                                                                                                |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Economic and Other Benefits</b>                                                                                                                                                   |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 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.                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Accessibility (Highways, Active Travel and Public Transport)</b>                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 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 |    |            | <p>The highway authority considers that Churchfield can probably be extended in accordance with current local and national design standards on the basis that the applicant owns/controls the land between the adopted highway and the proposed site.</p> <p>The highway authority considers that the site can be developed for the intended purpose, any mitigation and improvements will be subject to further detailed</p> |

| Topic/Question                                                                                                                                                                         | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                        |     |    |            | 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 |    |            | <p>Site sits outside a designated locality.</p> <p>Further Transport Assessment and Travel Plan required to demonstrate how the development would link to existing footpaths and pavements and promote sustainable travel from and to the site.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 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 |    |            | <p>MCC's Public Transport Officer comment that the current public transport provision is:</p> <ul style="list-style-type: none"> <li>• The B4293, 100m east of the site, is served by bus route 65 (Cwmbran-Pontypool-Usk-Chepstow)</li> <li>• Service level for route 65 is 5-6 journeys Mon-Fri, 4 on Saturdays and none on Sundays.</li> <li>• Route 65 is directly operated by MCC.</li> <li>• Because of the location of stops within Devauden, parts of the site may be more than 400m from a bus stop.</li> </ul> <p>Without any further measures the public transport mobility of the site is poor.</p> <p>MCC's Public Transport Officer notes potential for improvements:</p> <ul style="list-style-type: none"> <li>• Route 65 would require improvement.</li> <li>• If a walk link could be constructed along the northern edge of Devauden, or if the development is focused on Churchfields Road, then the whole site could then be within 400m of a bus stop with a reasonable service level.</li> <li>• Any improved service provision is likely to require ongoing revenue support. While the additional patronage generated by the development is likely to marginally improve the viability of route 65, given the size of the development and the fact that route 65 is rural service with a low patronage base, this is likely to result in high costs. MCC would not be able to fund this, it would have to be continuously funded by the development.</li> </ul> <p>With an improved service it can be average.</p> |

| Topic/Question                                                                                                                                                                | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 36. Is access required directly on to the trunk road network?                                                                                                                 |     | No |            |                                                                                                                                                                                                                                                                                                                             |
| 37. Are there any WG highways comments for this site?                                                                                                                         |     |    |            | N/A                                                                                                                                                                                                                                                                                                                         |
| <b>Flood Risk and Drainage</b>                                                                                                                                                |     |    |            |                                                                                                                                                                                                                                                                                                                             |
| 38. Are there concerns that all or part of the site may be unsuitable due to flood risk                                                                                       |     | No |            | SFCA- 0% in flood risk zones No significant flood risk to allocation.                                                                                                                                                                                                                                                       |
| 39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination                              | Yes |    |            | MCC Drainage Officer- Outline drainage strategy supported by a clear outfall for surface water. Further infiltration testing or demonstrating connections is required.<br><br>Information is sufficient to support an allocation, but further work is required at detailed planning application stage and for SAB approval. |
| <b>Tourism</b>                                                                                                                                                                |     |    |            |                                                                                                                                                                                                                                                                                                                             |
| 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                                                                                                                                                                                                                                                                                                                         |
| <b>Ecology</b>                                                                                                                                                                |     |    |            |                                                                                                                                                                                                                                                                                                                             |
| 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                                                                                                                           |                     |                         |                                          | <p>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.</p> <p>MCC Ecologist has noted the following on the site:</p> <ul style="list-style-type: none"> <li>• Important hedgerow/s present.</li> <li>• Site of existing value for connecting semi-natural habitats in the landscape as identified in the ecological connectivity assessment and/or during field surveys.</li> <li>• Protected species recorded / reasonable likely to be found on site but unlikely to prevent development if appropriate mitigation and compensation provided.</li> </ul> <p>MCC Ecologist has indicated potential for net benefit for biodiversity at the site</p> |
| Topic/Question                                                                                                                                                                                           | Yes                 | No                      | Not Stated                               | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Landscape and GI</b>                                                                                                                                                                                  |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 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                 |                         |                                          | <p>High/medium sensitivity (2010 study)</p> <p>MCC's Landscape Officer notes that it is considered from a Landscape and GI perspective that a development of the proposed scale on this site will have an adverse visual impact on Monmouthshire's and the Wye Valley AONB valued landscape. The scale of development may be able to be integrated effectively into the landscape as an urban extension if there is a strong emphasis on sympathetic architectural form, less dense development, creation of a sense of place, space for GI, landscape, SUDs and habitat enhancements.</p>                                                                                                                                                                                                                              |

| Topic/Question                                                                                                                                                                 | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Heritage / Landscape</b>                                                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                 |
| 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 advises careful consideration of the wider views into and out of the development, concentration on boundary treatments and permeability of the site, integrating it into the open countryside using GI. The development should accord with best practice for placemaking, sustainability and urban design.                                                                 |
| 45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?                                                                                 |     | No |            | Heritage Officer comments:<br>Closest LB Church of St James GII, is located to the east of the settlement. The development would not be read in context with the Church and so would have a limited impact on the setting of the LB.<br><br>To the west Tredean house GII* and Stables GII are sufficiently screened from the development for it not to have an impact on the setting of the LB |
| 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 |            | Outside of any Conservation Area.<br>No impact on WHS.<br>Sufficiently far from SAMS not to have any impact.<br>Sufficiently far from Chepstow RP&G not to have a detrimental impact.                                                                                                                                                                                                           |
| 47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?                                           | Yes |    |            | Site located within the Wye Valley National Landscape (AONB).                                                                                                                                                                                                                                                                                                                                   |
| 48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?                                                                      |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Environmental Health</b>                                                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                 |
| 49. Is the proposed land use compatible with neighbouring uses?                                                                                                                | Yes |    |            | Residential use is considered compatible. There is existing residential use in close proximity.                                                                                                                                                                                                                                                                                                 |

| Topic/Question                                                                                                                                                                              | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 50. Is there a possibility that the site is contaminated?                                                                                                                                   |     | No |            | Greenfield site (no previous development use)- further investigation, however, is likely to be required at planning application stage.<br><br>Environmental Health Officer comments that the construction of the adjacent housing estates could have resulted in made ground/contamination of the proposed sites. 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 |    |            | Individually 15-20 houses should not have a negative impact on air quality, and this is supported by the submitted transport statement, however, the LPA needs to be aware of cumulative impacts of other proposed development in the area especially in how they impact the AQMA.<br><br>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.<br><br>Further mitigation/ consideration of impact upon environmental health will be required at planning application stage. For example, Construction Environmental Management Plans (CEMPS) – to manage the noise/dust impact of development. |
| <b>Economic Development</b>                                                                                                                                                                 |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
| <p>The colour coding relates to a <b>desk top GIS assessment</b> 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.</p> <p>The desk top study records that the site performs positively against ISA themes relating to 'Population and Communities – homes' and 'Health and Well-being' themes. This is due to the proposal providing housing (outside a green wedge) in a location that is well connected to open/green /leisure space. The site also performs well for transport and movement as is in walking distance from nearby bus stops (&lt;200m to St James' Church bus stop) and just 2m from the nearest PRoW. The site however, does not perform positively on 'Population, Communities Placemaking', as is not located in close proximity to primary and/or secondary schools, and 'Economy and Employment' as has poor access to existing employment locations.</p> <p>The site performs less well against 'Natural Resources – land' as the site is BMV agricultural land. It also does not score well under 'Landscape' as is within the Wye Valley AONB. The 'Biodiversity/Geodiversity' impact is considered uncertain due to being within 1km of designated sites and the 'Historic Environment' also uncertain due to being in close proximity (150m) from nearest grade ii listed building. The site is outside a flood risk area and therefore scores positively against 'Climate Change inc. flooding' theme.</p> |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |

| Site assessment conclusion   |     |    |                                                                                                                                                                                                                                                                                                                                              |
|------------------------------|-----|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              | Yes | No | Commentary                                                                                                                                                                                                                                                                                                                                   |
| Progress to RLDP allocation? |     |    | The site performs well against the assessment methodology with no fundamental constraints identified. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. It is therefore proposed to allocate the site for approximately 20 dwellings. |

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| Monmouthshire RLD: Second Call for Candidate Sites Assessment Form |                                      |                            |                                              |                     |         |
|--------------------------------------------------------------------|--------------------------------------|----------------------------|----------------------------------------------|---------------------|---------|
| <b>Candidate Site No.</b>                                          | <b>CS0036</b>                        | <b>Candidate Site Name</b> | Land west of the B4293 and north of Devauden | <b>Area (Ha)</b>    | 2.77    |
| <b>Proposal</b>                                                    | Residential – approximately 36 units |                            |                                              | <b>Existing Use</b> | Grazing |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land/Location</b>                                                                                                                              |     |    |            |                                                                                                                                                                                                                                        |
| 1. Does the site relate to the existing settlement?                                                                                               | Yes |    |            | Site adjoins the northern boundary of Devauden.                                                                                                                                                                                        |
| 2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)                                                                   |     | No |            | Greenfield – currently used for grazing.                                                                                                                                                                                               |
| 3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.) |     | No |            | There are no known physical constraints.                                                                                                                                                                                               |
| 4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?                                                                               | Yes |    |            | ALC Report submitted, which indicates the whole of site to be Grade 3a BMV land.                                                                                                                                                       |
| 5. Does the proposal result in the loss of amenity open space (DES2)?                                                                             |     | No |            |                                                                                                                                                                                                                                        |
| 6. Does the proposal result in the loss of community facilities?                                                                                  |     | No |            |                                                                                                                                                                                                                                        |
| 7. Does the site lie within a Minerals Safeguarding Area?                                                                                         | Yes |    |            | Yes is located within Sandstone Category 2 and Limestone Category 1 safeguarding area, however the site is adjacent to the existing settlement of Devauden 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?        | Yes |    |            | Yes, the site is located within the Future Wales indicative Green Belt area but is located adjacent to the existing settlement of Devauden. The boundary of any future Green Belt will be determined by the future Strategic Development Plan. |
| <b>Accessibility</b>                                                                                                     |     |    |            |                                                                                                                                                                                                                                                |
| 9. Is the site within an acceptable walking distance of a primary school?                                                |     | No |            | Nearest Primary School is Shirenewton which is approximately 3.8 miles away,.                                                                                                                                                                  |
| 10. Is the site within an acceptable walking distance of a secondary school?                                             |     | No |            | Nearest Secondary School is Chepstow, which is approximately 5.6 miles away.                                                                                                                                                                   |
| 11. Is the site within an acceptable walking distance of community facilities including open space?                      | Yes |    |            | Children's play area, Church, village hall and recreation open space are all within 800m of the centre of the site along footways.                                                                                                             |
| 12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials? | Yes |    |            | Village shop Devauden stores is within 400m of the centre of the site along footways approx. 7 minute walk                                                                                                                                     |
| <b>Deliverability &amp; Viability</b>                                                                                    |     |    |            |                                                                                                                                                                                                                                                |
| 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 |                        |            | Form notes that the site is capable of connection to these.                                                                                                                                                                                                                                                                                                                                                  |            |   |             |   |           |   |                        |  |                    |   |
| 18. Is there capacity within the mains water/sewerage to serve the proposed development?                                                                                                                  | Yes |                        |            | Welsh Water Comments - There are no issues in the foul flows from these sites being accommodated at our Devauden WwTW.<br><br>From a phosphorus perspective, NRW have completed the permit review process and have confirmed that a backstop consent limit of 5mg/l is applicable from 31/01/2025. DCWW are currently unable to achieve this limit and will need to undertake a scheme to ensure compliance. |            |   |             |   |           |   |                        |  |                    |   |
| 19. Is the site capable of connection to electricity?                                                                                                                                                     | Yes |                        |            | Form notes that the site is capable of connection to electricity                                                                                                                                                                                                                                                                                                                                             |            |   |             |   |           |   |                        |  |                    |   |
| 20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)                                                                                          | Yes |                        |            | <table><tr><td>Gas supply</td><td>x</td><td>EV Charging</td><td>x</td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table>                                                                                                                                                                       | Gas supply | x | EV Charging | x | Broadband | x | Other (Please specify) |  | Landline telephone | x |
| Gas supply                                                                                                                                                                                                | x   | EV Charging            | x          |                                                                                                                                                                                                                                                                                                                                                                                                              |            |   |             |   |           |   |                        |  |                    |   |
| Broadband                                                                                                                                                                                                 | x   | Other (Please specify) |            |                                                                                                                                                                                                                                                                                                                                                                                                              |            |   |             |   |           |   |                        |  |                    |   |
| Landline telephone                                                                                                                                                                                        | x   |                        |            |                                                                                                                                                                                                                                                                                                                                                                                                              |            |   |             |   |           |   |                        |  |                    |   |
| 21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)                                                                         |     | No                     |            | Form notes that EV charging infrastructure could be installed as part of the 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 |    |            | Stated on the submission form that Leathdunn have had interest from a number of development companies but may also consider a developing the site themselves. Leathdunn have also received an expression of interest from MHA who have confirmed interest in joining Leathdunn as a development partner or being involved purely as the RSL. |
| 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 |    |            |                                                                                                                                                                                                                                                                                                                                              |
| <b>Availability</b>                                                                                                                               |     |    |            |                                                                                                                                                                                                                                                                                                                                              |
| 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 |            |                                                                                                                                                                                                                                                                                                                                              |
| <b>Environmental</b>                                                                                                                              |     |    |            |                                                                                                                                                                                                                                                                                                                                              |
| 27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?                                               | Yes |    |            | Located within the River Usk Catchment Area.                                                                                                                                                                                                                                                                                                 |
| 28. If yes, have details been provided of how development will achieve phosphate neutrality?                                                      | Yes |    |            | Consultation with Welsh Water has indicated that a scheme to ensure the proposal can be accommodated within the existing capacity of the permit must be undertaken. Development cannot be consented until a detailed scheme showing                                                                                                          |

| Topic/Question                                                                                                                                                                       | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                      |     |    |            | compliance with the environmental permit has been agreed with NRW and DCWW.                                                                                                                                                                                                                                                                                                                                                   |
| 29. Will the proposal include low or zero carbon energy generating technologies?                                                                                                     | Yes |    |            | Submission form states that proposals would include design and mitigation measures which would address climate change, i.e. prioritisation of active travel; energy efficiency measures incorporated into the design, construction process and supply chain logistics; access to EV charging infrastructure; incorporation of areas of open space biodiversity enhancement features; incorporation of SuDS.                   |
| 30. Will appropriate measures be taken as part of the proposal to address climate change?                                                                                            | Yes |    |            | Submission form states that proposals would include design and mitigation measures which would address climate change, i.e. prioritisation of active travel; energy efficiency measures incorporated into the design, construction process and supply chain logistics; access to EV charging infrastructure; incorporation of areas of open space biodiversity enhancement features; incorporation of SuDS.                   |
| 31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)                                                                                                |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Economic and Other Benefits</b>                                                                                                                                                   |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 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.                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Accessibility (Highways, Active Travel and Public Transport)</b>                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 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 |    |            | <p>The highway authority considers that a suitable access that complies with current local and national design standards can be provided off the B4293.</p> <p>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).</p> |

| Topic/Question                                                                                                                                                                         | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?   | Yes |    |            | Site sits outside a designated locality<br><br>Further Transport Assessment and Travel Plan required to demonstrate how the development would link to existing footpaths and pavements and promote sustainable travel from and to the site.                                                                                                                                                                                                                                                          |
| 35. From a public transport perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA? | Yes |    |            | No Public Transport Officer comments have been received. The area 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Flood Risk and Drainage</b>                                                                                                                                                         |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 38. Are there concerns that all or part of the site may be unsuitable due to flood risk                                                                                                |     | No |            | SFCA- 0% in flood risk zones No significant flood risk to allocation.                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination                                       | Yes |    |            | MCC Drainage Officer- No clear outfall destination from mapping. More information is required.<br><br>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. |

| Topic/Question                                                                                                                                                                | Yes                 | No                      | Not Stated                               | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Tourism</b>                                                                                                                                                                |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Ecology</b>                                                                                                                                                                |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 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                                                                                                |                     |                         |                                          | <p>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.</p> <p>MCC Ecologist has noted the following on the site:</p> <ul style="list-style-type: none"> <li>Protected species reasonable likely to be found on site but unlikely to prevent development if appropriate mitigation and compensation provided</li> <li>Site close to a SINC</li> <li>Site of existing value for connecting semi-natural habitats in the landscape as identified in the ecological connectivity assessment and/or during field surveys.</li> </ul> <p>MCC Ecologist has indicated that net benefit for biodiversity at the site has not been demonstrated.</p> |

| Topic/Question                                                                                                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Landscape and GI</b>                                                                                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 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 |    |            | <p>High/medium sensitivity (2010 study)</p> <p>MCC Landscape Officer notes it is considered from a Landscape and GI perspective that a development of the proposed scale on this site will have an adverse visual impact on Monmouthshire's and the Wye Valley AONB valued landscape. The scale of development in the open countryside in a topographically exposed agricultural greenfield setting may not be able to be integrated effectively into the landscape as an urban extension unless there is a strong emphasis on sympathetic architectural form, less dense development, creation of a sense of place, space for GI, landscape, SUDs and habitat enhancements.</p>                                                                                                                                                        |
| <b>Heritage / Landscape</b>                                                                                                                                                                              |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 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 |    |            | <p>MCC Heritage Officer advises careful consideration of the setting of Tredean Lodge is required. Consideration of setting the development line back into the site and maintaining all soft landscaping. Careful consideration of density, retention of sight lines and appropriate scale, design and materials is particularly important to the northern boundary of the site. The development should accord with best practice for placemaking, sustainability and Urban design.</p>                                                                                                                                                                                                                                                                                                                                                 |
| 45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?                                                                                                           | Yes |    |            | <p>Lodge at entrance to Tredean is located 40m from the northern boundary of the site. Church of St James is located 54m from the southeast boundary of the site.</p> <p><b>Heritage Officer comments: St James Church - The immediate setting of the church would not be affected as it has a defined curtilage and the open aspect to the north of the church would remain unaffected. Impact would be slight and could be mitigated with screening and landscaping.</b></p> <p>Tredean Estate- proposed site would be to the south of the lodge and avenue. Development in this area would have a harmful effect on the setting of the lodge if not carefully considered and a significant landscape buffer created reducing the developable area from the northern boundary. Full retention of existing vegetation is required.</p> |

| Topic/Question                                                                                                                                                                             | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                            |     |    |            | Consider less dense development to the northern portions of the site.                                                                                                                                                                                     |
| 46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?                           |     | No |            | <b>Heritage Officer comments:</b><br>Outside of any Conservation Area.<br>No impact on WHS.<br>Sufficiently far from any SAM's to have an impact.<br>Sufficiently far from Chepstow Park RP&G's not to have an effect.                                    |
| 47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?                                                       | Yes |    |            | Site located within the Wye Valley National Landscape (AONB).                                                                                                                                                                                             |
| 48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?                                                                                  |     | No |            |                                                                                                                                                                                                                                                           |
| <b>Environmental Health</b>                                                                                                                                                                |     |    |            |                                                                                                                                                                                                                                                           |
| 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 |    |            | Further investigation however is likely to be required at planning application stage.<br>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 |    |            | MCC Environmental Health Officer not consulted at this stage. They would however be consulted at planning application stage and it is likely further mitigation/ consideration of impact upon environmental health will be required.                      |

| Topic/Question                                                                                                                                                                              | Yes | No | Not Stated | Commentary                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|----------------------------------------------------------------------------------------------|
|                                                                                                                                                                                             |     |    |            | For example, construction management plans – to manage the noise/dust impact of development. |
| <b>Economic Development</b>                                                                                                                                                                 |     |    |            |                                                                                              |
| 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 open/green /leisure space. The site also performs well for transport and movement as is in walking distance from nearby bus stops (<50m to St James' Church bus stop) and intersects with a PRoW. The site however, does not perform positively on 'Population, Communities Placemaking', as is not located in close proximity to primary and/or secondary schools, and 'Economy and Employment' as has poor access to existing employment locations.

The site performs less well against 'Natural Resources – land' as the site is BMV agricultural land. It also does not score well under 'Landscape' as is within the Wye Valley AONB and the 'Historic Environment' as is close proximity (45m) to a grade II listed building. The 'Biodiversity/Geodiversity' impact is considered uncertain due to being within 1km of designated site. The site is outside a flood risk area and therefore scores positively against 'Climate Change inc. flooding' theme.

| Site assessment conclusion   |     |    |                                                                                                                                                                                          |
|------------------------------|-----|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              | Yes | No | Commentary                                                                                                                                                                               |
| Progress to RLDP allocation? |     |    | Site is not allocated as there is sufficient and more suitable land available for residential development within Monmouthshire's Main Rural Settlements to accommodate its housing need. |

[Back to Index](#)

## Little Mill

| Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form |                                                                                      |                |                                 |              |                                        |
|---------------------------------------------------------------------|--------------------------------------------------------------------------------------|----------------|---------------------------------|--------------|----------------------------------------|
| Candidate Site No.                                                  | CS0016                                                                               | Allocation Ref | HA15 – Land East of Little Mill | Area (Ha)    | Submitted- 4.1ha<br>Allocated – 1.68ha |
| Proposal                                                            | Submitted for Residential – approximately 30 dwellings<br>Allocated for 20 dwellings |                |                                 | Existing Use | Agricultural                           |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Land/Location                                                                                                                                     |     |    |            |                                                                                                                                                                                                                                                                                                       |
| 1. Does the site relate to the existing settlement?                                                                                               | Yes |    |            | Site lies to the east of Little Mill and adjoins the existing Development Boundary.                                                                                                                                                                                                                   |
| 2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)                                                                   |     | No |            | Greenfield – currently in agricultural use.                                                                                                                                                                                                                                                           |
| 3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.) |     | No |            | There are no known physical constraints.                                                                                                                                                                                                                                                              |
| 4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?                                                                               | Yes |    |            | <p>The Agricultural Land Classification report indicates the site is 100% Grade 2 (4.2ha)- Nov 24</p> <p>The Agricultural Land Classification (ALC) predictive maps identify the site has both Grade 2 BMV land and Grade 3b BMV land.</p> <p>Grade 2 – 2.2ha (54%)</p> <p>Grade 3b – 1.9ha (46%)</p> |

| 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?                                                         | Yes |    |            | The entirety of the site is located in the Superficial Sand and Gravel Deposits Category 1 Safeguarding Area (BGS) and a large part of the site is also located within the sub-alluvial Superficial Sand and Gravel Deposits Category 2 Safeguarding Area (BGS).<br><br>However, the site is located adjacent to the existing settlement of Little Mill and, as a consequence, mineral extraction would not be feasible in this location. |
| 8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040? |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Accessibility</b>                                                                                              |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 9. Is the site within an acceptable walking distance of a primary school?                                         |     | No |            | Nearest Primary School is Penperlleni – Goytre Fawr Primary School – 1.8 miles away, 38 mins walk.                                                                                                                                                                                                                                                                                                                                        |
| 10. Is the site within an acceptable walking distance of a secondary school?                                      |     | No |            | Nearest Secondary School is Abergavenny – 9 miles away.                                                                                                                                                                                                                                                                                                                                                                                   |
| 11. Is the site within an acceptable walking distance of community facilities including open space?               | Yes |    |            | Public house, Chapel, children's play area, village hall and recreation open space are all within 800m of the centre of the site along footways.<br><br>Village Hall and playing fields approx. 8 mins walk.                                                                                                                                                                                                                              |

| Topic/Question                                                                                                                                                                                            | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials?                                                                                  |     | No |            | SSA notes the nearest shops are Usk Bridge Street – 3.9 miles away. Cwmbran town centre – 5.8 miles.<br><br>Goytre Stores is approx. 2 miles away – 41 mins walk.                                                                                                                                                                                |
| <b>Deliverability &amp; Viability</b>                                                                                                                                                                     |     |    |            |                                                                                                                                                                                                                                                                                                                                                  |
| 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 |            |                                                                                                                                                                                                                                                                                                                                                  |
| 16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main) | Yes |    |            | There are overhead powerlines crossing the site.<br><br>DCWW notes a 225mm foul sewer crossing the site.                                                                                                                                                                                                                                         |
| 17. Is the site capable of connection to an existing mains water/mains sewerage service?                                                                                                                  | Yes |    |            | Dŵr Cymru Welsh Water Candidate Site Consultation Comments that the site would connect to Little Mill WwTW.                                                                                                                                                                                                                                      |
| 18. Is there capacity within the mains water/sewerage to serve the proposed development?                                                                                                                  |     |    |            | The site would be served by Little Mill WwTW which currently has limited capacity to accommodate the foul flows from this site. Accordingly, for this site to progress then it may be necessary for a DIA to be undertaken on the WwTW at the developer's expense. The conclusion of this study will determine any reinforcement works required. |

| Topic/Question                                                                                                                    | Yes | No                     | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                              |            |   |             |   |           |   |                        |  |                    |   |
|-----------------------------------------------------------------------------------------------------------------------------------|-----|------------------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---|-------------|---|-----------|---|------------------------|--|--------------------|---|
|                                                                                                                                   |     |                        |            | From a phosphorus perspective, NRW have completed the permit review process and have confirmed that a backstop consent limit of 5mg/l is applicable and this proposal would be accommodated within this limit.                                                                                                                                                                                          |            |   |             |   |           |   |                        |  |                    |   |
| 19. Is the site capable of connection to electricity?                                                                             | Yes |                        |            | The Candidate Site 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                     |            | The Candidate Site Form notes that it is understood there is capacity to supply the proposed development at the current time.                                                                                                                                                                                                                                                                           |            |   |             |   |           |   |                        |  |                    |   |
| 22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?                          | Yes |                        |            | The Candidate Site Form states that the land is being promoted by Powells as land promoter. Expressions of interest have been made in respect of the site by developers.                                                                                                                                                                                                                                |            |   |             |   |           |   |                        |  |                    |   |
| 23. Is affordable housing included as part of the proposal?                                                                       | Yes |                        |            | Viability assessment submitted demonstrating the site is viable at the 50% affordable housing threshold. Viability undertaken on 25 plots whereas the site is being taken forward for 20 plots.<br><br>The Candidate Site Form states that would like the site considered for 50% Affordable Housing Scheme. The development viability has been assessed on the basis of a 50% affordable housing rate. |            |   |             |   |           |   |                        |  |                    |   |
| 24. Can the site be delivered in the RLDP Plan Period?                                                                            | Yes |                        |            | The Housing Trajectory (Appendix 9 of the Deposit RLDP) notes the following build rates: 5 units in 2026/27 and 15 units in 2027/28.<br><br>These rates were not disputed by the Housing Stakeholder Group.                                                                                                                                                                                             |            |   |             |   |           |   |                        |  |                    |   |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Availability</b>                                                                                                                               |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 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 |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Environmental</b>                                                                                                                              |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?                                               | Yes |    |            | <p>Located within the River Usk Catchment Area.</p> <p>The site would be served by Little Mill WwTW which currently has limited capacity to accommodate the foul flows from this site. Accordingly, for this site to progress then it may be necessary for a DIA to be undertaken on the WwTW at the developer's expense. The conclusion of this study will determine any reinforcement works required.</p> <p>From a phosphorus perspective, NRW have completed the permit review process and have confirmed that a backstop consent limit of 5mg/l is applicable. We are currently compliant with this limit.</p> |
| 28. If yes, have details been provided of how development will achieve phosphate neutrality?                                                      | Yes |    |            | <p>The site would be served by Little Mill WwTW which currently has limited capacity to accommodate the foul flows from this site. Accordingly, for this site to progress then it may be necessary for a DIA to be undertaken on the WwTW at the developer's expense. The conclusion of this study will determine any reinforcement works required.</p> <p>From a phosphorus perspective, NRW have completed the permit review process and have confirmed that a backstop consent limit of 5mg/l is applicable and this proposal would be accommodated within this limit.</p>                                       |

| Topic/Question                                                                                                                                                                       | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 29. Will the proposal include low or zero carbon energy generating technologies?                                                                                                     | Yes |    |            | The Candidate Site Form notes: it is proposed a full suite of measures will be included to aid the development as being 'climate change' ready. With proposed new dwellings brought forward on a Part L compliant basis and will seek to exceed the requirement where practically possible.                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 30. Will appropriate measures be taken as part of the proposal to address climate change?                                                                                            | Yes |    |            | It is proposed a full suite of measures will be included to aid the development as being 'climate change' ready. With proposed new dwellings brought forward on a Part L compliant basis and will seek to exceed the requirement where practically possible.                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)                                                                                                | Yes |    |            | Whole of site is within the Usk Glacier RIG.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Economic and Other Benefits</b>                                                                                                                                                   |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Accessibility (Highways, Active Travel and Public Transport)</b>                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 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 |    |            | <p><b>Highways comments: Feb 2024</b></p> <p>The site will provide vehicle access via Cae Melin.</p> <p>The transport statement demonstrates that the additional vehicle movements associated with the proposed development of 20 additional residential units will not have an adverse impact on the safety and capacity of immediate highway network, Cae Mellin (unadopted) and the A472.</p> <p>The Highway Authority actively promotes and encourages the adoption of residential streets, it is therefore essential that Cae Melin is adopted to enable the proposed developments streets to be designed and built to adoption standard and in accordance with the Welsh Government Standards for Residential, Industrial &amp;</p> |

| Topic/Question                                                                                                                                                                         | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                        | Yes |    |            | <p>Commercial Estate Roads and offered for adoption pursuant to the requisite highway adoption standards.</p> <p>Additionally, the provision of a new 2.0 metre wide footway on the eastern / development side of Cae Melin provides for adequate pedestrian links to the existing footways on the A472. However, the proposed footway appears to be on land outside of the red line and as detailed above the land, verge, in question forms part of Cae Mellin an unadopted road private residential street not in the control of the applicant.</p> |
| 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 |    |            | <p>The site sits alongside ATNM route <b>MCC-LDC1B</b>, this is a future route. This has a low priority, meaning it should be developed within 15 years (Cycling).</p> <p>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).</p>                                                                                                       |
| 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 |    |            | <p><b>Current PT provision</b></p> <ul style="list-style-type: none"> <li>The A472 at the eastern edge of the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow)</li> <li>Service level for route 63 is 4-5 journeys Mon-Sat and none on Sundays.</li> <li>Route 63 is financially supported by MCC.</li> <li>Because of a lack of stops, the site would be more than 400m from a bus stop.</li> </ul> <p>Without any further measures the public transport mobility of the site is poor (– –)</p>                                        |

| Topic/Question                                                                          | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                         |     |    |            | <b>Improved PT provision</b> <ul style="list-style-type: none"> <li>An additional set of stops and a crossing to the eastbound bus stop would be required.</li> <li>Route 63 would require improvement. The whole site could then be within 400m of a bus stop with a reasonable service level.</li> <li>Any improved service provision is likely to require ongoing revenue support. While the additional patronage generated by the development is likely to marginally improve the viability of route 63, given the size of the development and the fact that route 63 is rural service with a low patronage base, this is likely to result in high costs. MCC would not be able to fund this, it would have to be continuously funded by the development.</li> <li>Without costly improvements to the service public transport mobility of the site continues to be poor (– –). With an improved service it can be average (o)</li> </ul> <p>If a new railway station was built at Little Mill, then depending on its exact location, small or large parts of the development could be within 800m of an hourly rail service. With a rail service the public transport mobility of the site can be above average (+)</p> <p>SSA Notes Train Service less than 5 miles – 2.7 miles to Pontypool and New Inn Station (more limited service). 5.5. miles to Cwmbran Train Station.</p> |
| 36. Is access required directly on to the trunk road network?                           |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 37. Are there any WG highways comments for this site?                                   |     |    |            | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Flood Risk and Drainage</b>                                                          |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 38. Are there concerns that all or part of the site may be unsuitable due to flood risk |     | No |            | SFCA High-Level Assessment – none of the site is in a flood risk area. No significant flood risk considerations to allocation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

| Topic/Question                                                                                                                                                                | Yes                        | No                             | Not Stated                                      | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|--------------------------------|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination                              | Yes                        |                                |                                                 | <p>A scheme for the management of overland flows from adjacent land will need to be included in the masterplan to ensure the potential flood risk from the sinks above the site have been accommodated within the layout of the site.</p> <p>The development must manage surface water through a sustainable drainage system in accordance with Welsh Government's Statutory standards for sustainable drainage systems 2018. The distribution of SuDS features across the site should be prioritised reducing the size of any single SuDS feature. Roadside swales and raingardens should be utilised to manage flows across the site and create blue green corridors around the site.</p> <p>If use of infiltration drainage is not possible it appears that third party agreements would be necessary to allow water to be piped across the highway and private land to the Berthin Brook.</p> |
| <b>Tourism</b>                                                                                                                                                                |                            |                                |                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Ecology</b>                                                                                                                                                                |                            |                                |                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 41. Has an ecological assessment been undertaken?                                                                                                                             | Yes                        |                                |                                                 | Preliminary Ecological Surveys undertaken.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                                                                                                                                                               | <b>Whole site suitable</b> | <b>Whole site not suitable</b> | <b>Whole / part of the site may be suitable</b> | <b>Commentary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 42. Recommendation from an ecology perspective on intended purpose of the site                                                                                                |                            |                                |                                                 | Overall site value: Medium                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

|                                                                                                                                                                                                          |     |    |            | <p>Site of existing value for connecting semi-natural habitats in the landscape as identified in the ecological connectivity assessment and/or during field surveys.</p> <p>Protected species recorded / reasonably likely to be found on site but unlikely to prevent development if appropriate mitigation and compensation provided.</p> <p>Buffers to retained boundary hedgerows will be required and must be sufficiently wide to allow maintenance access and be retained in public ownership. No built development including footpaths should be located in protective buffers.</p> <p>Aware of a high conservation value lesser horseshoe bat roost to the south of the site, and therefore sensitive lighting of the site and associated infrastructure will be an important consideration.</p> <p>Updated surveys needed to inform design; PEA dated 2018. Further surveys needed to inform recommendations.</p> <p>Summary of biodiversity constraints: Further survey work needed. Hedgerows provide opportunities for protected/priority species.</p> <p>Additional surveys/assessments: Update phase 1 survey Hedgerow surveys, Bat survey</p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Topic/Question                                                                                                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Landscape and GI</b>                                                                                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 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 |    |            | <p>It is considered from a Landscape and GI perspective to be suitable for residential development with appropriate mitigation and further dialogue with the LPA. In response to ongoing dialogue with MCC, a reduced density and extent of development has evolved from the original submission, reducing the land area from 4.1ha to 1.68ha. It is considered that with appropriate design and layout, with strengthening of existing boundaries and well designed GI connections it is possible the proposal can be integrated effectively into the landscape.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

| Topic/Question                                                                                                                                                                 | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Heritage / Landscape</b>                                                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                |
| 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? |     |    |            | Not consulted                                                                                                                                                                                                                                  |
| 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 response: No recorded or known archaeological or historic environment issues.                                                                                                                                                             |
| 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 |            |                                                                                                                                                                                                                                                |
| <b>Environmental Health</b>                                                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                |
| 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 |    |            | The site itself is greenfield, however, it is adjacent to a former sawmill that might have resulted in unrecorded waste/storage. The current land use of the former sawmill is housing (Clos Melin Coed) to the west. The construction of that |

| Topic/Question                                                                                                                                                                              | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                             |     |    |            | housing estate could also have resulted in made ground/contamination of the Greenfield site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.  | Yes |    |            | <p>Traffic noise from the A472 to the south will need to be assessed (TAN 11).</p> <p>The land use directly to the north of the site is not clear and depending on the use, once established, a BS4142 or otherwise a noise impact assessment may be needed.</p> <p>Individually 20 houses should not have a negative impact, however, the LPA needs to be aware of cumulative impacts of other proposed development in the area especially in how they impact the Usk AQMA.</p> <p>Further mitigation/consideration of impact upon environmental health will be required at planning application stage.</p> |
| <b>Economic Development</b>                                                                                                                                                                 |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

| <b>SA/SEA assessment</b> |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
|--------------------------|----------------------------------|--------------------------------------|---------------------|----------------------------------------------|-----------------------------------|----------------------|-------------------------|----------------------------------|-------------------------|-------------------------|--------------------------|------------------------------|-----------------------------|----------------------|-----------|-----------------------------|
| 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 |
| -                        | +                                | --                                   | +                   | ++                                           | -                                 | +                    | +                       | -                                | +                       | +                       | --                       | --                           | ?                           | -                    | +         | +                           |
| <b>Commentary</b>        |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |

The site performs most positively against the health & wellbeing ISA theme due to its proximity to an area of formal open space. Positive results are also noted in relation to population & communities (homes), transport and movement, natural resources (air, NVZ, SPZ), landscape and climate change due to the availability of a bus service and the relevant constraints not applying to the site. The site performs less well against the equalities, diversity and inclusion as it falls within an area which is amongst the 30-40% least deprived LSOA in Wales (rather than a more deprived area). Negative scores are also recorded against economy and employment reflecting its proximity to the nearest protected employment site at Mamhilad. The site's proximity to the Berthin Brook and a listed building has highlighted the potential for negative effect against the water bodies and historic environment themes. The site's proximity to the nearest primary and secondary school (Goytre Fawr Primary and King Henry VIII Comprehensive) and its greenfield status containing high agricultural land has resulted in the potential for a significant negative effect being recorded against the placemaking and natural resources land ISA themes. A negative score is also recorded for minerals as the site is within a minerals safeguarding area.

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

| Site assessment conclusion   |     |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------|-----|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              | Yes | No | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Progress to RLDP allocation? |     |    | <p>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. 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 20 dwellings.</p> <p>The commercial element of the candidate site submission for B1/B8 uses is not considered appropriate in this location and given the site's reduced size. More appropriate sites for B1/B8 uses are identified elsewhere in the County.</p> |

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| Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form |                                          |                       |                                                  |                     |                                         |
|---------------------------------------------------------------------|------------------------------------------|-----------------------|--------------------------------------------------|---------------------|-----------------------------------------|
| <b>Candidate Site No.</b>                                           | <b>CS0241</b>                            | <b>Allocation Ref</b> | HA16 – Land to the north of Little Mill (Site A) | <b>Area (Ha)</b>    | Submitted- 0.57ha<br>Allocated – 0.87ha |
| <b>Proposal</b>                                                     | Residential – approximately 15 dwellings |                       |                                                  | <b>Existing Use</b> | Agricultural                            |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land/Location</b>                                                                                                                              |     |    |            |                                                                                                                                                                                                                       |
| 1. Does the site relate to the existing settlement?                                                                                               | Yes |    |            | Site lies to the north of Little Mill, with the developed area of the site within the Development Boundary (SAH11(v)).                                                                                                |
| 2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)                                                                   |     | No |            | Greenfield – currently in agricultural use.                                                                                                                                                                           |
| 3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.) |     | No |            |                                                                                                                                                                                                                       |
| 4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?                                                                               | Yes |    |            | ALC Report submitted but refers to CS0075. The Agricultural Land Classification (ALC) predictive maps identify the area of the site to be Grade 2 BMV land, with the area proposed for GI/Suds as Grade 3b 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                                                                                                                                                                                                                                                                                                                                                                                         |
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| 7. Does the site lie within a Minerals Safeguarding Area?                                                                | Yes |    |            | Part of the site is located in the Superficial Sand and Gravel Deposits Category 1 Safeguarding Area (BGS) and a large part of the site is also located within the Sandstone Deposits Category 2 Safeguarding Area (BGS).<br><br>However, the site is located adjacent to the existing settlement of Little Mill and, as a consequence, mineral extraction would not be feasible in this location. |
| 8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?        |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Accessibility</b>                                                                                                     |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                    |
| 9. Is the site within an acceptable walking distance of a primary school?                                                |     | No |            | Nearest Primary School is Penperlleni – Goytre Fawr Primary School- 1.7 miles away, 38 mins walk.                                                                                                                                                                                                                                                                                                  |
| 10. Is the site within an acceptable walking distance of a secondary school?                                             |     | No |            | Nearest Secondary School is Abergavenny – 9 miles away                                                                                                                                                                                                                                                                                                                                             |
| 11. Is the site within an acceptable walking distance of community facilities including open space?                      | Yes |    |            | Public house, Chapel, children's play area, village hall and recreation open space are all within 400m of the centre of the site along footways.<br><br>Village Hall and Playing fields approx. 2 mins walk.                                                                                                                                                                                       |
| 12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials? |     | No |            | SSA notes the nearest shops are Usk Bridge Street – 3.9 miles away. Cwmbran town centre – 5.8 miles.<br><br>Goytre Stores is 2 miles away – 41 mins walk.                                                                                                                                                                                                                                          |
| <b>Deliverability &amp; Viability</b>                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                    |
| 13. Are all landowners aware and in agreement with the proposed candidate site land use?                                 | Yes |    |            |                                                                                                                                                                                                                                                                                                                                                                                                    |

| Topic/Question                                                                                                                                                                                            | Yes | No                     | Not Stated | Commentary                                                                                                                                                                                                                                                                                                    |            |   |             |   |           |   |                        |  |                    |   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---|-------------|---|-----------|---|------------------------|--|--------------------|---|
| 14. Is the site wholly in the ownership of the proposer?                                                                                                                                                  |     | No                     |            |                                                                                                                                                                                                                                                                                                               |            |   |             |   |           |   |                        |  |                    |   |
| 15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?                                                                                                    |     | No                     |            |                                                                                                                                                                                                                                                                                                               |            |   |             |   |           |   |                        |  |                    |   |
| 16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main) | Yes |                        |            | Supporting statement says that overhead power lines cross the site and a grounding solution is therefore proposed. A trunk/distribution watermain runs along the eastern boundary of the site.                                                                                                                |            |   |             |   |           |   |                        |  |                    |   |
| 17. Is the site capable of connection to an existing mains water/mains sewerage service?                                                                                                                  | Yes |                        |            | Supporting Statement indicates that the foul drainage would be disposed in the main sewer and<br><br>that DCWW has been contacted and there is enough capacity in the local sewer system for the foul drainage. A pumping station is required and this is to be located in south eastern corner of the field. |            |   |             |   |           |   |                        |  |                    |   |
| 18. Is there capacity within the mains water/sewerage to serve the proposed development?                                                                                                                  | Yes |                        |            |                                                                                                                                                                                                                                                                                                               |            |   |             |   |           |   |                        |  |                    |   |
| 19. Is the site capable of connection to electricity?                                                                                                                                                     | Yes |                        |            | Form notes that the site is capable of connection to electricity                                                                                                                                                                                                                                              |            |   |             |   |           |   |                        |  |                    |   |
| 20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)                                                                                          | Yes |                        |            | <table><tr><td>Gas supply</td><td>x</td><td>EV Charging</td><td>X</td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table>                                                                        | Gas supply | x | EV Charging | X | Broadband | x | Other (Please specify) |  | Landline telephone | x |
| Gas supply                                                                                                                                                                                                | x   | EV Charging            | X          |                                                                                                                                                                                                                                                                                                               |            |   |             |   |           |   |                        |  |                    |   |
| Broadband                                                                                                                                                                                                 | x   | Other (Please specify) |            |                                                                                                                                                                                                                                                                                                               |            |   |             |   |           |   |                        |  |                    |   |
| Landline telephone                                                                                                                                                                                        | x   |                        |            |                                                                                                                                                                                                                                                                                                               |            |   |             |   |           |   |                        |  |                    |   |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)                 |     | No |            |                                                                                                                                                                                                                    |
| 22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?                                          | Yes |    |            | Form states that Jones Brothers Ltd has an interest in the land and that they have an agreement with Pobl Group.                                                                                                   |
| 23. Is affordable housing included as part of the proposal?                                                                                       | Yes |    |            | Site is subject of a current planning application as it is an allocated 60/40 site.                                                                                                                                |
| 24. Can the site be delivered in the RLDP Plan Period?                                                                                            | Yes |    |            | Proposed timescale – 15 dwellings in 2023/24.                                                                                                                                                                      |
| <b>Availability</b>                                                                                                                               |     |    |            |                                                                                                                                                                                                                    |
| 25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?                | Yes |    |            | The site is SAH11(v) in the Adopted LDP and is the subject of a current planning application. Location within the River Usk catchment area has prevented determination to date.                                    |
| 26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past? | Yes |    |            | A planning application has been submitted for the LDP allocated site together with the land adjacent (DM/2020/01438). Within the planning application the additional area of land is proposed for GI and drainage. |
| <b>Environmental</b>                                                                                                                              |     |    |            |                                                                                                                                                                                                                    |
| 27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?                                               | Yes |    |            | Located within the River Usk Catchment Area.                                                                                                                                                                       |
| 28. If yes, have details been provided of how development will achieve phosphate neutrality?                                                      |     | No |            |                                                                                                                                                                                                                    |

| Topic/Question                                                                                                                                                                       | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 29. Will the proposal include low or zero carbon energy generating technologies?                                                                                                     | Yes |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 30. Will appropriate measures be taken as part of the proposal to address climate change?                                                                                            | Yes |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)                                                                                                | Yes |    |            | Site is within a 500m buffer of the Usk Glacier RIGS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Economic and Other Benefits</b>                                                                                                                                                   |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Accessibility (Highways, Active Travel and Public Transport)</b>                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 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 |    |            | <p>The highway authority think that the size and scale of the development will not have an impact on the immediate local highway network, although minor mitigation and</p> <p>improvements are likely to be required to the immediate local network to provide a suitable access for all modes of transport etc,</p> <p>The highway authority considers that the site can be developed for the intended purpose,</p> <p>any mitigation and improvements is minimal and will be subject to further detailed review and analysis submitted in support of any future submission (Transport Assessment etc)</p> |
| 34. From an active travel perspective, is the site suitable to be developed for its intended purpose                                                                                 | Yes |    |            | Although site sits outside a designated locality good walking links are made out of the site and off-road provision is given to walkers and wheelers                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

| Topic/Question                                                                                                                                                                         | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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? | Yes |    |            | <p><b>Current PT provision</b></p> <ul style="list-style-type: none"> <li>• The A472 is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow)</li> <li>• Service level for route 63 is 4-5 journeys Mon-Sat and none on Sundays.</li> <li>• Route 63 is financially supported by MCC.</li> <li>• The site is less than 300m from a bus stop.</li> </ul> <p><b>Improved PT provision</b></p> <ul style="list-style-type: none"> <li>• Any improved service provision is likely to require ongoing revenue support. While the additional patronage generated by the development is likely to marginally improve the viability of route 63, given the size of the development and the fact that route 63 is rural service with a low patronage base, this is likely to result in high costs. MCC would not be able to fund this, it would have to be continuously funded by the development.</li> <li>• Without costly improvements to the service public transport mobility of the site continues to be poor (– –). With an improved service it can be average (o)</li> </ul> <p>If a new railway station was built at Little Mill, then depending on its exact location, small or large parts of the development could be within 800m of an hourly rail service. With a rail service the public transport mobility of the site can be above average (+)</p> <p>SSA Notes Train Service less than 5 miles – 2.7 miles to Pontypool and New Inn Station (more limited service). 5.5. miles to Cwmbran Train Station.</p> |
| 36. Is access required directly on to the trunk road network?                                                                                                                          |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 37. Are there any WG highways comments for this site?                                                                                                                                  |     |    |            | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

| Topic/Question                                                                                                                                                                | Yes                        | No                             | Not Stated                                      | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|--------------------------------|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Flood Risk and Drainage</b>                                                                                                                                                |                            |                                |                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 38. Are there concerns that all or part of the site may be unsuitable due to flood risk                                                                                       |                            | No                             |                                                 | .                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 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                             |                                                 | A planning application has been submitted for the LDP allocated site together with the land adjacent (DM/2020/01438). A SuDS strategy will be considered as part of this application.                                                                                                                                                                                                                                     |
| <b>Tourism</b>                                                                                                                                                                |                            |                                |                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Ecology</b>                                                                                                                                                                |                            |                                |                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 41. Has an ecological assessment been undertaken?                                                                                                                             | Yes                        |                                |                                                 | Preliminary Ecological Surveys undertaken.                                                                                                                                                                                                                                                                                                                                                                                |
|                                                                                                                                                                               | <b>Whole site suitable</b> | <b>Whole site not suitable</b> | <b>Whole / part of the site may be suitable</b> | <b>Commentary</b>                                                                                                                                                                                                                                                                                                                                                                                                         |
| 42. Recommendation from an ecology perspective on intended purpose of the site                                                                                                |                            |                                |                                                 | <p>Overall site value: Medium</p> <p>Site of existing value for connecting semi-natural habitats in the landscape as identified in the ecological connectivity assessment and/or during field surveys.</p> <p>Protected species recorded / reasonable likely to be found on site but unlikely to prevent development if appropriate mitigation and compensation provided.</p> <p>Additional surveys/assessments: Bats</p> |

| Topic/Question                                                                                                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Landscape and GI</b>                                                                                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA? | Yes |    |            | Medium Landscape sensitivity (2010 study)<br><br>It is considered from a Landscape and GI perspective that a development of the proposed scale will not have an adverse visual impact on Monmouthshire's highly valued landscape and setting. A reduced scale of development may be able to be integrated effectively into the landscape and allow more accessible POS if there is less dense development located in less visible locations of the site, carefully managed use, space for GI and POS, landscape, SUDs and habitat enhancements. |
| <b>Heritage / Landscape</b>                                                                                                                                                                              |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 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?                           |     |    |            | Not consulted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 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 |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

| Topic/Question                                                                                                                                                                              | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Environmental Health</b>                                                                                                                                                                 |     |    |            |                                                                                                                                                                                                                                                                                                |
| 49. Is the proposed land use compatible with neighbouring uses?                                                                                                                             | Yes |    |            | Western boundary of the site abuts the railway line.                                                                                                                                                                                                                                           |
| 50. Is there a possibility that the site is contaminated?                                                                                                                                   |     | No |            |                                                                                                                                                                                                                                                                                                |
| 51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.  | Yes |    |            | Requires further mitigation assessments: <ul style="list-style-type: none"> <li>• Air quality assessment – due to potential impact on Usk AQMA</li> <li>• Lighting assessment</li> <li>• Noise assessment- railway line runs north west of the site and traffic noise from the A472</li> </ul> |
| <b>Economic Development</b>                                                                                                                                                                 |     |    |            |                                                                                                                                                                                                                                                                                                |
| 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                                                                                                                                                                                                                                                                                            |

| <b>SA/SEA assessment</b> |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
|--------------------------|----------------------------------|--------------------------------------|---------------------|----------------------------------------------|-----------------------------------|----------------------|-------------------------|----------------------------------|-------------------------|-------------------------|--------------------------|------------------------------|-----------------------------|----------------------|-----------|-----------------------------|
| 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 |
| -                        | +                                | --                                   | +                   | ++                                           | -                                 | +                    | +                       | -                                | +                       | +                       | --                       | -                            | ?                           | -                    | +         | +                           |
| <b>Commentary</b>        |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |

The site performs most positively against the health & wellbeing ISA theme due to its proximity to an area of formal open space. Positive results are also noted in relation to population & communities (homes), transport and movement, natural resources (air, NVZ, SPZ), landscape and climate change due to the availability of a bus service and the relevant constraints not applying to the site. The site performs less well against the equalities, diversity and inclusion as it falls within an area which is amongst the 30-40% least deprived LSOA in Wales (rather than a more deprived area). Negative scores are also recorded against economy and employment reflecting its proximity to the nearest protected employment site at Mamhilad. The site's proximity to the Berthin Brook and a listed building has highlighted the potential for negative effect against the water bodies and historic environment themes. The site's proximity to the nearest primary and secondary school (Goytre Fawr Primary and King Henry VIII Comprehensive) and its greenfield status containing high agricultural land has resulted in the potential for a significant negative effect being recorded against the placemaking and natural resources land ISA themes. A negative score is also recorded for minerals as the site is within a minerals safeguarding area.

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

| Site assessment conclusion   |     |    |                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------|-----|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              | Yes | No | Commentary                                                                                                                                                                                                                                                                                                                                            |
| Progress to RLDP allocation? |     |    | This is an existing Adopted LDP allocation (SAH11(v)) and is reallocated in the RLDP as a 'Rollover' Allocation. A resolution to approve planning application DM/2020/01438 for 15 residential units was made by Planning Committee on 16th July 2024 and is awaiting the signing of the S106 Agreement. The site is therefore allocated in the RLDP. |

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| Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form |                                          |                            |                                         |                     |              |
|---------------------------------------------------------------------|------------------------------------------|----------------------------|-----------------------------------------|---------------------|--------------|
| <b>Candidate Site No.</b>                                           | <b>CS0103</b>                            | <b>Candidate Site Name</b> | Land adjacent Berthon Road, Little Mill | <b>Area (Ha)</b>    | 2.36         |
| <b>Proposal</b>                                                     | Residential – approximately 65 dwellings |                            |                                         | <b>Existing Use</b> | Agricultural |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|----------------------------------------------------------------------------------------------------------------------------------|
| <b>Land/Location</b>                                                                                                                              |     |    |            |                                                                                                                                  |
| 1. Does the site relate to the existing settlement?                                                                                               | Yes |    |            | Site lies to the south west of Little Mill and adjoins the existing Development Boundary.                                        |
| 2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)                                                                   |     | No |            | Greenfield – currently in agricultural use.                                                                                      |
| 3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.) |     | No |            | There are no known physical constraints.                                                                                         |
| 4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?                                                                               | Yes |    |            | ALC Report submitted, this shows the site to be Grade 3a BMV land. (100%)                                                        |
| 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 |    |            | The majority of the site is located in the sub-alluvial Superficial Sand and Gravel Deposits Category 2 Safeguarding Area (BGS). |

| Topic/Question                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                          |     |    |            | However, the site is located adjacent to the existing settlement of Little Mill and, as a consequence, mineral extraction would not be feasible in this location.     |
| 8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?        |     | No |            |                                                                                                                                                                       |
| <b>Accessibility</b>                                                                                                     |     |    |            |                                                                                                                                                                       |
| 9. Is the site within an acceptable walking distance of a primary school?                                                | Yes |    |            | Nearest Primary School is Penperlleni – Goytre Fawr Primary School is approx. 1.3 miles – 27 mins walk.                                                               |
| 10. Is the site within an acceptable walking distance of a secondary school?                                             |     | No |            | Nearest Secondary School is Abergavenny – 9 miles away.                                                                                                               |
| 11. Is the site within an acceptable walking distance of community facilities including open space?                      | Yes |    |            | Public house, Chapel, children’s play area, village hall and recreation open space are all within 800m of the centre of the site along footways. Approx. 4 mins walk. |
| 12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials? | Yes |    |            | SSA notes the nearest shops are Usk Bridge Street – 3.9 miles away. Cwmbran town centre – 5.8 miles.<br>Goytre Stores is 1.4 miles away – approx. 29 mins walk.       |
| <b>Deliverability &amp; Viability</b>                                                                                    |     |    |            |                                                                                                                                                                       |
| 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 |            | Subject to option agreement.                                                                                                                                          |

| Topic/Question                                                                                                                                                                                            | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?                                                                                                    |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main) |     | No |            | Dŵr Cymru Welsh Water response: 150mm distribution water main and 200mm distribution water main crossing site. 6" foul sewer crossing site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 17. Is the site capable of connection to an existing mains water/mains sewerage service?                                                                                                                  | Yes |    |            | Dŵr Cymru Welsh Water Candidate Site Consultation Comments: Site would connect to the Little Mill WwTW.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 18. Is there capacity within the mains water/sewerage to serve the proposed development?                                                                                                                  |     | No |            | <p>Supporting information states that a pre-development enquiry had been made to DCWW to provide sewer records for the area and to ascertain whether there is capacity in the existing sewer network. The records show an adopted foul sewer to the north-east of the site and a connection can be made. DCWW confirmed capacity for the development in their response to the above enquiry to the hydraulic sewerage system, but further study is required to investigate capacity to the local Waste Water Treatment Works.</p> <p>Dŵr Cymru Welsh Water Response: There is limited capacity at our Little Mill WwTW to accommodate the foul flows from these sites. Depending on the confirmed number of sites allocated, an investment scheme may need to be considered for inclusion within a future AMP programme, or alternatively developers can fund any necessary reinforcement works to accommodate their site by firstly undertaking a Developer Impact Assessment (DIA) and subsequently funding any required reinforcement works via a s106 TCPA planning obligation or legal agreement. The WwTW does not have an existing phosphorus permit, but the SAGIS modelling has evidenced the requirement to introduce one. This is subject to NRW approval following their review of permits exercise.</p> |

| Topic/Question                                                                                                                     | Yes | No                     | Not Stated | Commentary                                                                                                                                                                                                                                         |            |   |             |   |           |   |                        |  |                    |   |  |  |
|------------------------------------------------------------------------------------------------------------------------------------|-----|------------------------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---|-------------|---|-----------|---|------------------------|--|--------------------|---|--|--|
| 19. Is the site capable of connection to electricity?                                                                              | Yes |                        |            | The Candidate Site 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 border="1"> <tr> <td>Gas supply</td><td>x</td><td>EV Charging</td><td>X</td></tr> <tr> <td>Broadband</td><td>x</td><td>Other (Please specify)</td><td></td></tr> <tr> <td>Landline telephone</td><td>x</td><td></td><td></td></tr> </table> | Gas supply | x | EV Charging | X | Broadband | x | Other (Please specify) |  | Landline telephone | x |  |  |
| Gas supply                                                                                                                         | x   | EV Charging            | X          |                                                                                                                                                                                                                                                    |            |   |             |   |           |   |                        |  |                    |   |  |  |
| Broadband                                                                                                                          | x   | Other (Please specify) |            |                                                                                                                                                                                                                                                    |            |   |             |   |           |   |                        |  |                    |   |  |  |
| Landline telephone                                                                                                                 | x   |                        |            |                                                                                                                                                                                                                                                    |            |   |             |   |           |   |                        |  |                    |   |  |  |
| 21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)  |     | No                     |            |                                                                                                                                                                                                                                                    |            |   |             |   |           |   |                        |  |                    |   |  |  |
| 22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?                           | Yes |                        |            | Form states that MHA are the developer.                                                                                                                                                                                                            |            |   |             |   |           |   |                        |  |                    |   |  |  |
| 23. Is affordable housing included as part of the proposal?                                                                        | Yes |                        |            | <p>Updated Viability Assessment submitted demonstrating that the site is viable at the 50% affordable housing threshold.</p> <p>Form states that site will provide a 50% Affordable Housing Scheme.</p>                                            |            |   |             |   |           |   |                        |  |                    |   |  |  |
| 24. Can the site be delivered in the RLDP Plan Period?                                                                             | Yes |                        |            | Proposed timescale – 20 dwellings in 2024/25, 30 dwellings in 2025/26 and 15 dwellings in 2026/27.                                                                                                                                                 |            |   |             |   |           |   |                        |  |                    |   |  |  |
| <b>Availability</b>                                                                                                                |     |                        |            |                                                                                                                                                                                                                                                    |            |   |             |   |           |   |                        |  |                    |   |  |  |
| 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 |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Environmental</b>                                                                                                                              |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?                                               | Yes |    |            | Located within the River Usk Catchment Area.<br><br>Dŵr Cymru Welsh Water response: The WwTW does not have an existing phosphorus permit, but the SAGIS modelling has evidenced the requirement to introduce one. This is subject to NRW approval following their review of permits exercise.                                                                                                                                                                                                                                    |
| 28. If yes, have details been provided of how development will achieve phosphate neutrality?                                                      | Yes |    |            | Supporting information states that a number of options will be considered that will include calculating the net increase in phosphates from the site when comparing the proposed use against the existing use, mitigation through changes to land uses either within the site or wider catchment, and small scale treatment works within the development either site wide or serving individual plots. Solutions will be fully examined and agreed with all relative parties prior to any reserved matters planning application. |
| 29. Will the proposal include low or zero carbon energy generating technologies?                                                                  | Yes |    |            | The form states that the detail is to be confirmed but MHA are committed to delivering low or zero carbon technologies.                                                                                                                                                                                                                                                                                                                                                                                                          |
| 30. Will appropriate measures be taken as part of the proposal to address climate change?                                                         | Yes |    |            | The Form states that MHA are committed to delivering low or carbon zero technologies in their future schemes and in line with WG grant and innovative housing programmes.                                                                                                                                                                                                                                                                                                                                                        |
| 31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)                                                             | Yes |    |            | Site is within the 500m buffer of the Usk Glacier RIG.                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

| Topic/Question                                                                                                                                                                       | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Economic and Other Benefits</b>                                                                                                                                                   |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Accessibility (Highways, Active Travel and Public Transport)</b>                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 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 |    |            | <p>The highway authority considers that the existing shared access is unsuitable and is not capable of being improved, however a suitable means of access that accords with current local and national standards could be provided at an appropriate location where the site abuts the A472</p> <p>The highway authority think that the size and scale of the development will have an impact on the immediate local highway network, the proposed site is located in a very sensitive location where it is likely to affect the operation of the A472/A4042 junction. Therefore the level of mitigation and improvements will be subject to detailed analysis and review undertaken as part of the robust transport assessment.</p> |
| 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 |    |            | <p>Route <b>MCC-U10A</b> runs close to the site but does not connect. This is a future route with a high priority meaning it should be developed within 5 years. Cycling</p> <p>Consideration should be given to see if this new development can connect to the future route</p> <p>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).</p>                                                                                                                                                                                                                                                               |
| 35. From a public transport perspective, is the site suitable to be developed for its intended purpose                                                                               | Yes |    |            | SSA notes a daily frequency service – No. 63 Chepstow to Cwmbran (5 stops per day) and No. 63 Cwmbran to Chepstow (5 stops per day).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

| Topic/Question                                                                                                                                                                | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| as submitted, or with appropriate mitigation and further dialogue with the LPA?                                                                                               |     |    |            | Train Service less than 5 miles – 2.7 miles to Pontypool and New Inn Station (more limited service). 5.5. miles to Cwmbran Train Station.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Flood Risk and Drainage</b>                                                                                                                                                |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 38. Are there concerns that all or part of the site may be unsuitable due to flood risk                                                                                       |     | No |            | SFCA High level Assessment: 1.40% of site is within FZ2 (rivers) and 1.52% in FZ3 (rivers). No significant flood risk considerations to allocation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination                              |     | No |            | No- Watercourse on site and Berthon Brook very close by.<br><b>At this stage we have not undertaken an assessment of whether a suitable surface water drainage destination is available for the proposed development, other than a simple visual check of OS mapping to ascertain if there are any watercourses nearby that could offer a potential discharge point. 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.</b> |
| <b>Tourism</b>                                                                                                                                                                |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Ecology</b>                                                                                                                                                                                           |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 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                                                                                                                           |                     |                         |                                          | <p>Overall site value: Medium</p> <p>Site close / adjacent to a SAC/SPA/Ramsar/SSSI/LWS/SINC/ASNW.</p> <p>Site of existing value for connecting semi-natural habitats. Protected species recorded / reasonable likely to be found on site but unlikely to prevent development if appropriate mitigation and compensation provided.</p> <p>Mature trees with high bat roosting potential in middle of site requiring buffers around hedges and trees. Proximity to Berthin Brook which supports otter and water vole, low population of slow-worm present on site, trees and hedges to be retained where possible.</p> <p>Additional surveys/assessments: Bats</p> |
| Topic/Question                                                                                                                                                                                           | Yes                 | No                      | Not Stated                               | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Landscape and GI</b>                                                                                                                                                                                  |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 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                 |                         |                                          | <p>High/Medium Landscape sensitivity (2010 study)</p> <p>The proposed development will have an adverse visual impact on Monmouthshire's highly valued landscape, landscape character and setting, however, the scale of development as an extension to existing settlement may be able to be integrated effectively into the landscape where there is a strong emphasis on sympathetic architectural form, less dense development located in</p>                                                                                                                                                                                                                  |

| Topic/Question                                                                                                                                                                 | Yes | No | Not Stated | Commentary                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                |     |    |            | less visible locations, carefully managed use, space for GI, landscape, SUDs and habitat enhancements.                                                                  |
| <b>Heritage / Landscape</b>                                                                                                                                                    |     |    |            |                                                                                                                                                                         |
| 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? |     |    |            | Not consulted                                                                                                                                                           |
| 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 response: No recorded or known archaeological or historic environment issues. Mill race shown on historic mapping forms the southern boundary. GGAT ref: MON 2592. |
| 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 |            |                                                                                                                                                                         |
| <b>Environmental Health</b>                                                                                                                                                    |     |    |            |                                                                                                                                                                         |
| 49. Is the proposed land use compatible with neighbouring uses?                                                                                                                | Yes |    |            | The railway line runs along the western boundary of the site.                                                                                                           |

| Topic/Question                                                                                                                                                                              | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 50. Is there a possibility that the site is contaminated?                                                                                                                                   | yes |    |            | Envi Health Officer comments that there is potential site could be contaminated due to proximity to railway line.                                                                                                                                                                                               |
| 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 |    |            | Requires further mitigation assessments : <ul style="list-style-type: none"> <li>• Air quality assessment – due to impact on Usk AQMA</li> <li>• Lighting assessment</li> <li>• Noise assessment- railway line and noise traffic from the A472 and A4042</li> <li>• Potential for land contamination</li> </ul> |
| <b>Economic Development</b>                                                                                                                                                                 |     |    |            |                                                                                                                                                                                                                                                                                                                 |
| 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 |
| -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | +                                | --                                   | +                   | ++                                           | -                                 | +                    | +                       | -                                | +                       | +                       | --                       | +                            | ?                           | ?                    | +         | -                           |
| <b>Commentary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
| The site performs most positively against the health and well-being (green spaces) due to its proximity to an amenity space. It also performs well against the population and communities (homes), health and well-being and transport and movement ISA themes reflecting the site's potential contribution to the provision of homes and its proximity to a PRoW and a bus stop. It also performs well against several of the natural resources (air, SPZ, NVZ, minerals) due to those constraints not applying to the land. It performs less well against the equalities and economy and employment themes due to the site's distance to the nearest identified employment site (Mamhilad). |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |

Potential negative effects are also noted in relation the waterbodies and climate change themes due to the site's proximity to Berthin Brook and a small section of flood risk along the southern boundary of the site. Potential significant negative effects are recorded against the placemaking theme due to the distance to the nearest school (Goytre Fawr Primary) and land theme as the site includes high value agricultural land. Uncertain effects are recorded in relation to biodiversity and historic environment themes due to its proximity to assets including a SINCC and grade II listed building.

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

| Site assessment conclusion   |     |    |                                                                                                                                                                   |
|------------------------------|-----|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              | Yes | No | Commentary                                                                                                                                                        |
| Progress to RLDP allocation? |     | No | The site is not allocated as there is sufficient and more suitable land available for residential development within Little Mill to accommodate its housing need. |

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| Monmouthshire RLDLP: Second Call for Candidate Sites Assessment Form |                                          |                            |                                |                     |                           |
|----------------------------------------------------------------------|------------------------------------------|----------------------------|--------------------------------|---------------------|---------------------------|
| <b>Candidate Site No.</b>                                            | <b>CS0104</b>                            | <b>Candidate Site Name</b> | Land at Cae Melin, Little Mill | <b>Area (Ha)</b>    | 2.21                      |
| <b>Proposal</b>                                                      | Residential – approximately 72 dwellings |                            |                                | <b>Existing Use</b> | Agricultural/grazing land |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land/Location</b>                                                                                                                              |     |    |            |                                                                                                                                                                                                                                |
| 1. Does the site relate to the existing settlement?                                                                                               | Yes |    |            | Site lies to the north east of Little Mill and adjoins the existing Development Boundary.                                                                                                                                      |
| 2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)                                                                   |     | No |            | Greenfield – currently in agricultural use.                                                                                                                                                                                    |
| 3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.) |     | No |            | There are no known physical constraints.                                                                                                                                                                                       |
| 4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?                                                                               | Yes |    |            | ALC Report submitted, this shows the site has both Grade 2 BMV land 1.3ha (59%) and Grade 3a BMV land 0.9ha (41%).                                                                                                             |
| 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 |    |            | A large part of the site is located in the Superficial Sand and Gravel Deposits Category 1 Safeguarding Area (BGS). A large part of the site is also located within the Sandstone Deposits Category 2 Safeguarding Area (BGS). |

| Topic/Question                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                          |     |    |            | However, the site is located adjacent to the existing settlement of Little Mill and, as a consequence, mineral extraction would not be feasible in this location.                                                       |
| 8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?        |     | No |            |                                                                                                                                                                                                                         |
| <b>Accessibility</b>                                                                                                     |     |    |            |                                                                                                                                                                                                                         |
| 9. Is the site within an acceptable walking distance of a primary school?                                                |     | No |            | Nearest Primary School is Penperlleni – Goytre Fawr Primary School is approx. 1.8 miles – 38 mins walk                                                                                                                  |
| 10. Is the site within an acceptable walking distance of a secondary school?                                             |     | No |            | Nearest Secondary School is Abergavenny- 9 miles away.                                                                                                                                                                  |
| 11. Is the site within an acceptable walking distance of community facilities including open space?                      | Yes |    |            | Public house, Chapel, children’s play area, village hall and recreation open space are all within 800m of the centre of the site along footways.<br>Little Mill Village Hall and POS is 0.3 miles – approx. 7 mins walk |
| 12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials? |     | No |            | SSA notes the nearest shops are Usk Bridge Street – 3.9 miles away. Cwmbran town centre – 5.8 miles.<br>Goytre Stores is approx. 2 miles – 40 mins walk                                                                 |
| <b>Deliverability &amp; Viability</b>                                                                                    |     |    |            |                                                                                                                                                                                                                         |
| 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 |            | Persimmon have an option on the land and the support of the landowner.                                                                                                                                                  |

| Topic/Question                                                                                                                                                                                            | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?                                                                                                    |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main) |     | No |            | Dŵr Cymru Welsh Water response: no records of pipes crossing the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 17. Is the site capable of connection to an existing mains water/mains sewerage service?                                                                                                                  | Yes |    |            | Site connects to the Little Mill WwTW.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 18. Is there capacity within the mains water/sewerage to serve the proposed development?                                                                                                                  |     | No |            | Form notes that hydraulic monitoring may be required to determine capacity of the existing systems.<br><br>Dŵr Cymru Welsh Water response: There is limited capacity at our Little Mill WwTW to accommodate the foul flows from these sites. Depending on the confirmed number of sites allocated, an investment scheme may need to be considered for inclusion within a future AMP programme, or alternatively developers can fund any necessary reinforcement works to accommodate their site by firstly undertaking a Developer Impact Assessment (DIA) and subsequently funding any required reinforcement works via a s106 TCPA planning obligation or legal agreement. The WwTW does not have an existing phosphorus permit, but the SAGIS modelling has evidenced the requirement to introduce one. This is subject to NRW approval following their review of permits exercise. |
| 19. Is the site capable of connection to electricity?                                                                                                                                                     | Yes |    |            | Form notes that the site is capable of connection to electricity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

| Topic/Question                                                                                                                                    | Yes | No                     | Not Stated | Commentary                                                                                                                                                                                                                             |  |  |  |            |   |             |   |           |   |                        |  |                    |   |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|------------|---|-------------|---|-----------|---|------------------------|--|--------------------|---|
| 20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)                                  | Yes |                        |            | <table><tr><td>Gas supply</td><td>x</td><td>EV Charging</td><td>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 |                        |            | Form states that Persimmon have an option on the land.                                                                                                                                                                                 |  |  |  |            |   |             |   |           |   |                        |  |                    |   |
| 23. Is affordable housing included as part of the proposal?                                                                                       | Yes |                        |            | Updated viability assessment submitted demonstrating that the site is viable at the 50% affordable housing threshold.                                                                                                                  |  |  |  |            |   |             |   |           |   |                        |  |                    |   |
| 24. Can the site be delivered in the RLDP Plan Period?                                                                                            | Yes |                        |            | Proposed timescale – 30 dwellings in 2023/24, 30 dwellings in 2024/25 and 12 dwellings in 2025/26.                                                                                                                                     |  |  |  |            |   |             |   |           |   |                        |  |                    |   |
| Availability                                                                                                                                      |     |                        |            |                                                                                                                                                                                                                                        |  |  |  |            |   |             |   |           |   |                        |  |                    |   |
| 25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?                |     | No                     |            |                                                                                                                                                                                                                                        |  |  |  |            |   |             |   |           |   |                        |  |                    |   |
| 26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past? |     | No                     |            |                                                                                                                                                                                                                                        |  |  |  |            |   |             |   |           |   |                        |  |                    |   |

| Topic/Question                                                                                      | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------|-----|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Environmental</b>                                                                                |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area? | Yes |    |            | <p>Located within the River Usk Catchment Area.</p> <p>Dŵr Cymru Welsh Water Response: The WwTW does not have an existing phosphorus permit, but the SAGIS modelling has evidenced the requirement to introduce one. This is subject to NRW approval following their review of permits exercise.</p>                                                                                                                                                                                                                                                                                                                                         |
| 28. If yes, have details been provided of how development will achieve phosphate neutrality?        | Yes |    |            | <p>Form states that due to the site size, there is limited scope to achieve phosphate betterment on-site. The site is currently used as pasture for cattle which would cease as part of the development.</p> <p>Persimmon are in discussion with multiple landowners within Monmouthshire to acquire further land in order to provide phosphate mitigation, with a view to being in a position to demonstrate nutrient neutrality. Persimmon would also be looking toward the LPA to establish whether a credit system will be available to assist in achieving neutrality should further off-site mitigation be required.</p>               |
| 29. Will the proposal include low or zero carbon energy generating technologies?                    | Yes |    |            | <p>Form states that Persimmon Homes will soon be making use of 3 renewable technologies – PV panels, flue gas heat recovery and waste water heat recovery in addition to enhanced building fabric. EV charging points, low energy/ low use light and water fittings and rainwater harvesting are already incorporated into Persimmon developments. Persimmon are also looking at using air source heat pumps as an alternative to gas boiler and FGHR, creating “zero carbon ready” dwellings, so that when the Grid decarbonises then the dwellings become zero carbon. Persimmon also anticipate introducing triple glazing in future.</p> |
| 30. Will appropriate measures be taken as part of the proposal to address climate change?           | Yes |    |            | <p>Form states that Persimmon will seek the following measures in respect of the candidate site:</p> <ul style="list-style-type: none"> <li>• Promote the efficient use of resources</li> <li>• Minimise use of non-renewable resources</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                           |

| Topic/Question                                                                                                                                                                       | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                      |     |    |            | <ul style="list-style-type: none"> <li>• Maximise energy efficiency</li> <li>• Reduce greenhouse gas emissions</li> <li>• Minimise generation of waste and pollution</li> </ul> <p>Persimmon Homes' house types are designed with efficient U values, heating and lighting systems which are reflected in the SAP calculations. All internal lighting will be provided from dedicated low energy fittings. Water fittings will be specified low water use to minimise potable water use during operation. Site water usage will be monitored throughout the construction process to reduce water usage. Persimmon operate responsible sourcing policies in respect of materials with all timber sourced from FSC certified sources. It's anticipated that construction systems will score an average rating of A on the Green Guide ratings systems for sustainability. Persimmon's mandatory Site Waste Management Plans detail a strategy for avoiding use of landfill and have been successful in diverting 85% of site waste away from landfill sites.</p> |
| 31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)                                                                                                | Yes |    |            | Whole of site is within the Usk Glacier RIG.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Economic and Other Benefits</b>                                                                                                                                                   |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Accessibility (Highways, Active Travel and Public Transport)</b>                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 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 |    |            | <p>The highway authority believes a suitable means of access can be provided from Cae Melin, however assurances will be required that the landowner can ensure that Cae Melin is offered and subsequently adopted to ensure that the proposed residential development can be designed and built to adoption standards.</p> <p>The highway authority think that the size and scale of the development will have an impact on the immediate local highway network, particular the junction with</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

| Topic/Question                                                                                                                                                                         | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                        |     |    |            | the A472, the level of mitigation and improvements will be subject to detailed analysis and review undertaken as part of the robust transport assessment                                                                                                                                                                                                                                                                                                                                                                      |
| 34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?   | Yes |    |            | <p>The site sits alongside ATNM route <b>MCC-LDC1B</b>, this is a desire line future route. This has low priority, meaning it should be developed within 5 years. Cycling use Provides pavement / paths for walking / wheeling</p> <p>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).</p>                                                                                                      |
| 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 |    |            | <p>SSA notes a daily frequency service – No. 63 Chepstow to Cwmbran (5 stops per day) and No. 63 Cwmbran to Chepstow (5 stops per day).</p> <p>Train Service less than 5 miles – 2.7 miles to Pontypool and New Inn Station (more limited service). 5.5. miles to Cwmbran Train Station.</p>                                                                                                                                                                                                                                  |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Flood Risk and Drainage</b>                                                                                                                                                         |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 38. Are there concerns that all or part of the site may be unsuitable due to flood risk                                                                                                | Yes |    |            | <p>Yes- Western strip of site (adjacent to watercourse and Ty Draw Lane) is Zone 2 with some sections of Zone 3.</p> <p>Records of surface water flooding in the existing Cae Melin estate (adjacent to the site). Land Drainage Investigation reference 2014-12-LD03 records internal flooding of at least one home.</p> <p>SFCA High-Level Assessment: none of the site in flood risk zones 2 or 3. 12.47% in FZ2 Surface Water and 2.25% in FZ3 Surface Water. No significant flood risk considerations to allocation.</p> |

| 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                             |                                                 | No- Watercourse on western site boundary<br><br><b>At this stage we have not undertaken an assessment of whether a suitable surface water drainage destination is available for the proposed development, other than a simple visual check of OS mapping to ascertain if there are any watercourses nearby that could offer a potential discharge point. 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.</b> |
| <b>Tourism</b>                                                                                                                                                                |                            |                                |                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Ecology</b>                                                                                                                                                                |                            |                                |                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 41. Has an ecological assessment been undertaken?                                                                                                                             | Yes                        |                                |                                                 | Preliminary Ecological Surveys undertaken.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                                                                                                                                               | <b>Whole site suitable</b> | <b>Whole site not suitable</b> | <b>Whole / part of the site may be suitable</b> | <b>Commentary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 42. Recommendation from an ecology perspective on intended purpose of the site                                                                                                |                            |                                |                                                 | Overall site value: Medium<br><br>Site of existing value for connecting semi-natural habitats in the landscape as identified in the ecological connectivity assessment and/or during field surveys.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

|                                                                                                                                                                                                          |     |    |            | <p>Protected species recorded / reasonable likely to be found on site but unlikely to prevent development if appropriate mitigation and compensation provided.</p> <p>PEA out of date (2019), further surveys needed, insufficient GI in masterplan.</p> <p>Additional ecological surveys/assessments:</p> <ul style="list-style-type: none"> <li>• Update walkover survey,</li> <li>• Bat activity survey,</li> <li>• Dormouse survey,</li> <li>• Reptile survey</li> </ul>                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Topic/Question                                                                                                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Landscape and GI</b>                                                                                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 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 |    |            | <p>Medium Landscape sensitivity (2010 study)</p> <p>It is considered from a Landscape and GI perspective that a development of the proposed scale in this location will have an adverse visual impact on Monmouthshire's highly valued landscape, landscape character and setting. However the scale of development as an extension to existing settlement may be able to be integrated effectively into the landscape where there is a strong emphasis on sympathetic architectural form, less dense development located in less visible locations, carefully managed use, space for GI, landscape, SUDs and habitat enhancements.</p> |
| <b>Heritage / Landscape</b>                                                                                                                                                                              |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 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 |    |            | <p>Internal consultee: not consulted</p> <p>Cadw response:</p> <p><u>Registered Parks and Gardens</u></p> <p><b>PGW(Gt)26(TOR) Pontypool Park</b></p> <p>PGW(Gt)26(TOR) Pontypool Park historic park and garden is located inside 3km of the candidate site, but intervening topography, buildings</p>                                                                                                                                                                                                                                                                                                                                  |

| Topic/Question                                                                                                                                                   | Yes | No | Not Stated | Commentary                                                                                                                                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                  |     |    |            | and vegetation block all views between them. Consequently, the proposed development will have no impact on the setting of the historic park and garden.<br><b>Candidate site could be included in LDP.</b> |
| 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 response: No recorded or known archaeological or historic environment issues. Trackway shown on historic mapping to the east. GGAT ref: MON2593.                                                      |
| 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 |            |                                                                                                                                                                                                            |
| <b>Environmental Health</b>                                                                                                                                      |     |    |            |                                                                                                                                                                                                            |
| 49. Is the proposed land use compatible with neighbouring uses?                                                                                                  | Yes |    |            |                                                                                                                                                                                                            |
| 50. Is there a possibility that the site is contaminated?                                                                                                        |     | No |            |                                                                                                                                                                                                            |
| 51. From an environmental health perspective is the site suitable to be developed for its intended                                                               | Yes |    |            | Requires further mitigation assessments: <ul style="list-style-type: none"> <li>• Air quality assessment – due to impact on Usk AQMA</li> <li>• Lighting assessment</li> </ul>                             |

| Topic/Question                                                                                                                                                                              | Yes | No | Not Stated | Commentary                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.                                                                                                     |     |    |            | <ul style="list-style-type: none"> <li>Noise assessment- railway line runs north west of the site and traffic noise from the A472</li> <li>Potential for land contamination</li> </ul> |
| <b>Economic Development</b>                                                                                                                                                                 |     |    |            |                                                                                                                                                                                        |
| 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 |
| -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | +                                | --                                   | +                   | ++                                           | -                                 | +                    | +                       | -                                | +                       | +                       | --                       | --                           | ?                           | -                    | +         | -                           |
| <b>Commentary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
| <p>The site performs most positively against the health and well-being (green space) ISA theme due to its proximity to an amenity space. It also performs well against the population and communities (homes) and health, well-being and transport themes due to the site's potential contribution to the provision of homes, proximity to a PRoW and bus stop. It also performs well against natural resources (air, SPZ, NVZ,) themes due to the relevant constraint not applying to the site. Potential negative significant effects are noted in relation to economy and employment and equalities themes due to the distance to the nearest protected employment site and the site falling within Goetre Fawr 2 LSOA which is amongst the 30-40% least deprived LSOA in Wales. The site's proximity to the river Usk and surface water flooding along the eastern boundary has raised potential significant effects in relation to the waterbodies ISA theme. Potential negative effects are also noted in relation to the historic environment theme due to its proximity to a grade II listed building. Significant negative effects are recorded in relation to the placemaking theme due the site's distance to a local school and the land theme due to the site containing high quality agriculture land. Uncertain effects are noted at this stage in relation to biodiversity</p> |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |

due to the site's relationship with a number of biodiversity assets including an ancient woodland, priority habitat and a SINC. A negative score is also recorded for minerals as the site is within a minerals safeguarding area.

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

| Site assessment conclusion   |     |    |                                                                                                                                                                   |
|------------------------------|-----|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              | Yes | No | Commentary                                                                                                                                                        |
| Progress to RLDP allocation? |     |    | The site is not allocated as there is sufficient and more suitable land available for residential development within Little Mill to accommodate its housing need. |

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| Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form |                                         |                            |                             |                     |                                              |
|---------------------------------------------------------------------|-----------------------------------------|----------------------------|-----------------------------|---------------------|----------------------------------------------|
| <b>Candidate Site No.</b>                                           | <b>CS0233</b>                           | <b>Candidate Site Name</b> | Mulberry House, Little Mill | <b>Area (Ha)</b>    | 0.13                                         |
| <b>Proposal</b>                                                     | Residential – approximately 5 dwellings |                            |                             | <b>Existing Use</b> | Residential garden, small section of pasture |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land/Location</b>                                                                                                                              |     |    |            |                                                                                                                                                                                          |
| 1. Does the site relate to the existing settlement?                                                                                               | Yes |    |            | Site lies to the east of Little Mill and adjoins the existing Development Boundary.                                                                                                      |
| 2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)                                                                   | Yes |    |            | Residential garden, driveway and a small section pasture field used for grazing horses.                                                                                                  |
| 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 physical constraints.                                                                                                                                                 |
| 4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?                                                                               |     | No |            | Existing use is domestic. Adjacent pasture land is Grade 3b BMV land.                                                                                                                    |
| 5. Does the proposal result in the loss of amenity open space (DES2)?                                                                             |     | No |            |                                                                                                                                                                                          |
| 6. Does the proposal result in the loss of community facilities?                                                                                  |     | No |            |                                                                                                                                                                                          |
| 7. Does the site lie within a Minerals Safeguarding Area?                                                                                         | Yes |    |            | The site is wholly located within the Superficial Sand and Gravel Deposits Category 1 Safeguarding Area (BGS) and also within the Sandstone Deposits Category 2 Safeguarding Area (BGS). |

| Topic/Question                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------|-----|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                          |     |    |            | However, the site is located adjacent to the existing settlement of Little Mill and, as a consequence, mineral extraction would not be feasible in this location.                                                    |
| 8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?        |     | No |            |                                                                                                                                                                                                                      |
| <b>Accessibility</b>                                                                                                     |     |    |            |                                                                                                                                                                                                                      |
| 9. Is the site within an acceptable walking distance of a primary school?                                                |     | No |            | Nearest Primary School is Penperlleni – Goytre Fawr Primary School – 1.8 miles – 37 mins walk                                                                                                                        |
| 10. Is the site within an acceptable walking distance of a secondary school?                                             |     | No |            | Nearest Secondary School is Abergavenny – 9 miles away.                                                                                                                                                              |
| 11. Is the site within an acceptable walking distance of community facilities including open space?                      | Yes |    |            | Public house, Chapel, children’s play area, village hall and recreation open space are all within 800m of the centre of the site along footways.<br>Little Mill Village Hall and POS approx. 0.3 miles – 6 mins walk |
| 12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials? |     | No |            | SSA notes the nearest shops are Usk Bridge Street – 3.9 miles away. Cwmbran town centre – 5.8 miles.<br>Goytre Stores is 1.9 miles away – 39 mins walk.                                                              |
| <b>Deliverability &amp; Viability</b>                                                                                    |     |    |            |                                                                                                                                                                                                                      |
| 13. Are all landowners aware and in agreement with the proposed candidate site land use?                                 | Yes |    |            |                                                                                                                                                                                                                      |
| 14. Is the site wholly in the ownership of the proposer?                                                                 | Yes |    |            |                                                                                                                                                                                                                      |

| Topic/Question                                                                                                                                                                                            | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?                                                                                                    |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main) |     | No |            | Dŵr Cymru Welsh Water response: no pipes recorded across the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 17. Is the site capable of connection to an existing mains water/mains sewerage service?                                                                                                                  | Yes |    |            | Dŵr Cymru Welsh Water Candidate Site Consultation Comments that the site would connect to Little Mill WwTW.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 18. Is there capacity within the mains water/sewerage to serve the proposed development?                                                                                                                  |     | No |            | Supporting information states that it is unknown if any downstream of manhole on Berthon Road. The installation of package treatment plants is a cost-effective alternative for foul drainage.<br><br>Dŵr Cymru Welsh Water response: There is limited capacity at our Little Mill WwTW to accommodate the foul flows from these sites. Depending on the confirmed number of sites allocated, an investment scheme may need to be considered for inclusion within a future AMP programme, or alternatively developers can fund any necessary reinforcement works to accommodate their site by firstly undertaking a Developer Impact Assessment (DIA) and subsequently funding any required reinforcement works via a s106 TCPA planning obligation or legal agreement. The WwTW does not have an existing phosphorus permit, but the SAGIS modelling has evidenced the requirement to introduce one. This is subject to NRW approval following their review of permits exercise. |
| 19. Is the site capable of connection to electricity?                                                                                                                                                     | Yes |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

| Topic/Question                                                                                                                                    | Yes | No                     | Not Stated | Commentary                                                                                                                                                                                                                            |            |  |             |   |           |   |                        |  |                    |   |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--|-------------|---|-----------|---|------------------------|--|--------------------|---|
| 20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)                                  | Yes |                        |            | <table><tr><td>Gas supply</td><td></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                     |            |                                                                                                                                                                                                                                       |            |  |             |   |           |   |                        |  |                    |   |
| 22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?                                          | Yes |                        |            | Form states that it is confirmed that initial discussions with local developers has identified a significant level of interest in developing the site on the basis which it is promoted                                               |            |  |             |   |           |   |                        |  |                    |   |
| 23. Is affordable housing included as part of the proposal?                                                                                       | Yes |                        |            | Updated DVM not required due to size of site.<br>Supporting evidence states that would provide affordable housing at a policy compliant percentage.                                                                                   |            |  |             |   |           |   |                        |  |                    |   |
| 24. Can the site be delivered in the RLDP Plan Period?                                                                                            | Yes |                        |            | Proposed timescale – 5 dwellings in 2025/26.                                                                                                                                                                                          |            |  |             |   |           |   |                        |  |                    |   |
| Availability                                                                                                                                      |     |                        |            |                                                                                                                                                                                                                                       |            |  |             |   |           |   |                        |  |                    |   |
| 25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?                |     | No                     |            |                                                                                                                                                                                                                                       |            |  |             |   |           |   |                        |  |                    |   |
| 26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past? |     | No                     |            |                                                                                                                                                                                                                                       |            |  |             |   |           |   |                        |  |                    |   |

| Topic/Question                                                                                      | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Environmental</b>                                                                                |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area? | Yes |    |            | <p>Located within the River Usk Catchment Area.</p> <p>Dŵr Cymru Welsh Water response: The WWTW does not have an existing phosphorus permit, but the SAGIS modelling has evidenced the requirement to introduce one. This is subject to NRW approval following their review of permits exercise.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 28. If yes, have details been provided of how development will achieve phosphate neutrality?        | Yes |    |            | <p>Berthin Brook is a small watercourse that runs closely to the south of the site. Promoters state that the option of treating phosphates through the provision of an off-set wetland adjacent to the site might entail some risk at spoiling phosphates into Berthin Brook. Furthermore, the levels of wastewater to be treated in phosphate terms will not be excessive in view of the small scale of the development. For these reasons, it is proposed the installation of a packing treatment plant on site in order to achieve phosphorus neutrality.</p>                                                                                                                                                                                                                                                                                                                                                                                      |
| 29. Will the proposal include low or zero carbon energy generating technologies?                    | Yes |    |            | <p>Supporting statement says that careful regard has been given to working towards net zero carbon aspirations and meeting the requirements of the energy hierarchy as part of the scheme, including as follows:</p> <p>Reducing Energy Demand:</p> <ul style="list-style-type: none"> <li>• Where appropriate in urban design and amenity terms, properties within the site are south facing, as mentioned above.</li> <li>• Enhanced insulation and backstop detailing are proposed in accordance with forthcoming Welsh Building Regulations</li> <li>• The scheme will comply with Sustainable Drainage System (SuDS) requirements.</li> <li>• Energy Generation and Storage:</li> <li>• The scheme proposes Photovoltaic Cells and associated battery storage to all properties.</li> <li>• Decarbonising Heating Systems:</li> <li>• Ground Source Heat Pumps are proposed for the heating system.</li> <li>• Sustainable Transport:</li> </ul> |

| Topic/Question                                                                                                                                                                       | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                      |     |    |            | <ul style="list-style-type: none"> <li>Electric Vehicle Charging points are proposed for each unit.</li> </ul>                                                                                                                                                                                                                                                                                                                                                    |
| 30. Will appropriate measures be taken as part of the proposal to address climate change?                                                                                            | Yes |    |            | See above.                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)                                                                                                | Yes |    |            | Whole of site is within the Usk Glacier RIG.                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Economic and Other Benefits</b>                                                                                                                                                   |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Accessibility (Highways, Active Travel and Public Transport)</b>                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 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 |    |            | <p>A mean of access/junction from the A472 probably utilising the existing access can be provided that accords with current local and national standards for a development of the numbers of dwellings proposed.</p> <p>The highway authority considers that the site can be developed for the intended purpose</p>                                                                                                                                               |
| 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 |    |            | <p>The site sits alongside ATNM route, MCC-LDC1B this is a future route desire line. This has low priority, meaning it should be developed within 15 years. Cycling</p> <p>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</p> |
| 35. From a public transport perspective, is the site suitable to be developed for its intended purpose                                                                               |     |    |            | SSA notes a daily frequency service – No. 63 Chepstow to Cwmbran (5 stops per day) and No. 63 Cwmbran to Chepstow (5 stops per day).                                                                                                                                                                                                                                                                                                                              |

| Topic/Question                                                                                                                                   | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| as submitted, or with appropriate mitigation and further dialogue with the LPA?                                                                  |     |    |            | Train Service less than 5 miles – 2.7 miles to Pontypool and New Inn Station (more limited service). 5.5 miles to Cwmbran Train Station.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Flood Risk and Drainage</b>                                                                                                                   |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 38. Are there concerns that all or part of the site may be unsuitable due to flood risk                                                          |     | No |            | SFCA High Level Assessment: 9.51% of site in FZ2 (rivers) and 7.35% in FZ3 (rivers). Total of 16.87% in rivers FZ. Caution required. Average flood depths during the extreme event (1 in 1000 CC rivers) indicate average flood depths of 0.16m which is within tolerable conditions for an extreme flood. The site is likely to be suitable for allocation provided that a sequential approach is adopted for the site layout and design and that the highly vulnerable aspects of the development (e.g. dwellings) are situated outside of areas at risk of flooding.                                                                                                                                                                                                                                                                                                     |
| 39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination | Yes |    |            | Site does not have a watercourse running through it. Depending on land ownership it may require 3rd party permission for an outlet to the Berthon Brook.<br><br><b>At this stage we have not undertaken an assessment of whether a suitable surface water drainage destination is available for the proposed development, other than a simple visual check of OS mapping to ascertain if there are any watercourses nearby that could offer a potential discharge point. 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.</b> |

| Topic/Question                                                                                                                                                                | Yes                 | No                      | Not Stated                               | Commentary                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Tourism</b>                                                                                                                                                                |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                              |
| 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                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Ecology</b>                                                                                                                                                                |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                              |
| 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                                                                                                |                     |                         |                                          | <p>Overall site value: Medium</p> <p>Protected species recorded / reasonable likely to be found on site but unlikely to prevent development if appropriate mitigation and compensation provided.</p> <p>Further surveys needed for otter, further GI needed in design. None of the constraints are expected to be significant and can be avoided/mitigated.</p> <p>Additional surveys/assessments: Otter</p> |
| Topic/Question                                                                                                                                                                | Yes                 | No                      | Not Stated                               | Commentary                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Landscape and GI</b>                                                                                                                                                       |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                              |
| 43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with                                | Yes                 |                         |                                          | <p>High/Medium Landscape sensitivity (2010 study)</p> <p>It is considered from a Landscape and GI perspective that a development of the proposed scale in this location will not have an adverse visual impact on Monmouthshire's highly valued landscape, landscape character and setting.</p>                                                                                                              |

| Topic/Question                                                                                                                                                                 | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| appropriate mitigation and further dialogue with the LPA?                                                                                                                      |     |    |            | However the scale of development as an extension to existing settlement may be able to be integrated effectively into the landscape where there is a strong emphasis on sympathetic architectural form, less dense development, carefully managed use, space for GI, landscape, SUDs and habitat enhancements. |
| <b>Heritage / Landscape</b>                                                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                |
| 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? |     |    |            | Not consulted                                                                                                                                                                                                                                                                                                  |
| 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 response: No recorded or known archaeological or historic environment issues. GGAT ref: MON2594.                                                                                                                                                                                                          |
| 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 |            |                                                                                                                                                                                                                                                                                                                |
| <b>Environmental Health</b>                                                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                |
| 49. Is the proposed land use compatible with neighbouring uses?                                                                                                                | Yes |    |            |                                                                                                                                                                                                                                                                                                                |

| Topic/Question                                                                                                                                                                              | Yes | No | Not Stated | Commentary |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------|
| 50. Is there a possibility that the site is contaminated?                                                                                                                                   |     | 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.  |     |    |            |            |
| <b>Economic Development</b>                                                                                                                                                                 |     |    |            |            |
| 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        |

| <b>SA/SEA assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------|---------------------|----------------------------------------------|-----------------------------------|----------------------|-------------------------|----------------------------------|-------------------------|-------------------------|--------------------------|------------------------------|-----------------------------|----------------------|-----------|-----------------------------|
| 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                    | +         | -                           |
| <b>Commentary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
| <p>The site performs most positively against the health and wellbeing (green spaces) ISA theme due to the site's proximity to an amenity space. It also performs well against the population and communities (homes), health and well being and transport and movement themes due to the site's potential contribution to the provision of homes, proximity to a PRow and bus stop. It also performs well in relation to natural resources (air, SPZ, NVZ,) and landscape due to the relevant constraints and designations not applying to the site. The site's distance to the Berthin Brook has resulted in negative effects being recorded in relation to the waterbodies and climate change ISA themes. Significant negative effects are noted in relation to the placemaking theme due to the distance of the nearest local school. A negative score is also</p> |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |

recorded for minerals as the site is within a minerals safeguarding area. Uncertain effects are recorded in relation to the land and biodiversity ISA themes as the site is currently used as residential curtilage/grazing land and it is within 1km of a biodiversity designation.

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

| Site assessment conclusion   |     |    |                                                                                                                                                                           |
|------------------------------|-----|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              | Yes | No | Commentary                                                                                                                                                                |
| Progress to RLDP allocation? |     |    | The small-scale nature of the site does not justify an allocation in the plan. Further consideration will be given to the site as part of the settlement boundary review. |

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## Llandogo

| Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form |                                          |                            |                                   |                     |                     |
|---------------------------------------------------------------------|------------------------------------------|----------------------------|-----------------------------------|---------------------|---------------------|
| <b>Candidate Site No.</b>                                           | <b>CS0101</b>                            | <b>Candidate Site Name</b> | Land adjacent Parklands, Llandogo | <b>Area (Ha)</b>    | 0.64                |
| <b>Proposal</b>                                                     | Residential – approximately 15 dwellings |                            |                                   | <b>Existing Use</b> | Agriculture/Grazing |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land/Location</b>                                                                                                                              |     |    |            |                                                                                                                                                    |
| 1. Does the site relate to the existing settlement?                                                                                               | Yes |    |            | Site is within the existing Development Boundary.                                                                                                  |
| 2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)                                                                   |     | No |            | Greenfield – currently in agricultural grazing use.                                                                                                |
| 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 physical constraints.                                                                                                           |
| 4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?                                                                               | Yes |    |            | No ALC Report submitted. The Agricultural Land Classification (ALC) predictive maps identify the majority of site to be Grade 2 BMV land (0.44ha). |
| 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 |    |            | The entirety of the site is located in the Superficial Sand and Gravel Deposits Category 1 Safeguarding Area (BGS).                                |

| Topic/Question                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                          |     |    |            | However, the site is located within the existing settlement of Llandogo and, as a consequence, mineral extraction would not be feasible in this location.                                                                                                                                 |
| 8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?        |     | No |            |                                                                                                                                                                                                                                                                                           |
| <b>Accessibility</b>                                                                                                     |     |    |            |                                                                                                                                                                                                                                                                                           |
| 9. Is the site within an acceptable walking distance of a primary school?                                                | Yes |    |            | The site is located approximately a 9 minute walk (640m) from Llandogo Primary School which is the catchment Primary School.                                                                                                                                                              |
| 10. Is the site within an acceptable walking distance of a secondary school?                                             |     | No |            | Nearest Secondary School is Monmouth – 7 miles away.                                                                                                                                                                                                                                      |
| 11. Is the site within an acceptable walking distance of community facilities including open space?                      | Yes |    |            | The site is located approximately 4 minutes (300m) from recreation open space, 6 minutes (480m) from a Children's play area, 7 minutes from the village hall (550m) and 9 minutes from a Church (800m). The Sloop Inn is also located approximately 9 minutes' walk from the site (810m). |
| 12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials? |     | No |            | The village shop has closed. There is a planning application to redevelop the site and include a smaller shop on site but this is yet to be determined.                                                                                                                                   |
| <b>Deliverability &amp; Viability</b>                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                           |
| 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                     |            | None noted.                                                                                                                                                                                                                            |            |   |             |   |           |   |                        |  |                    |   |
| 16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main) |     | No                     |            |                                                                                                                                                                                                                                        |            |   |             |   |           |   |                        |  |                    |   |
| 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 these sites being accommodated at the Llandogo WwTW                                                                                                             |            |   |             |   |           |   |                        |  |                    |   |
| 19. Is the site capable of connection to electricity?                                                                                                                                                     | Yes |                        |            | Form notes that the site is capable of connection to electricity                                                                                                                                                                       |            |   |             |   |           |   |                        |  |                    |   |
| 20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)                                                                                          | Yes |                        |            | <table><tr><td>Gas supply</td><td>x</td><td>EV Charging</td><td>X</td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table> | Gas supply | x | EV Charging | X | Broadband | x | Other (Please specify) |  | Landline telephone | x |
| Gas supply                                                                                                                                                                                                | x   | EV Charging            | X          |                                                                                                                                                                                                                                        |            |   |             |   |           |   |                        |  |                    |   |
| Broadband                                                                                                                                                                                                 | x   | Other (Please specify) |            |                                                                                                                                                                                                                                        |            |   |             |   |           |   |                        |  |                    |   |
| Landline telephone                                                                                                                                                                                        | x   |                        |            |                                                                                                                                                                                                                                        |            |   |             |   |           |   |                        |  |                    |   |
| 21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)                                                                         |     | No                     |            | Form states that given proximity to existing development it is considered there is capacity, no supporting evidence provided.                                                                                                          |            |   |             |   |           |   |                        |  |                    |   |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?                                          |     | No |            | Form states that the landowners have engaged in pre-application discussions with MCC and upon receipt of written advice will engage with prospective developers.                    |
| 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 |    |            | Proposed timescale- 5 dwellings in 24/25 and 10 dwellings in 25/26.                                                                                                                 |
| <b>Availability</b>                                                                                                                               |     |    |            |                                                                                                                                                                                     |
| 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 |            | Site has been subject to pre-application discussion ref: DM2021/01060.                                                                                                              |
| <b>Environmental</b>                                                                                                                              |     |    |            |                                                                                                                                                                                     |
| 27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?                                               |     | No |            |                                                                                                                                                                                     |
| 28. If yes, have details been provided of how development will achieve phosphate neutrality?                                                      |     |    |            | N/A                                                                                                                                                                                 |
| 29. Will the proposal include low or zero carbon energy generating technologies?                                                                  | Yes |    |            | Form states that the detail is to be confirmed but it is expected this would be considered at a future stage. Contingency for higher build cost factored into viability assessment. |

| Topic/Question                                                                                                                                                                       | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 30. Will appropriate measures be taken as part of the proposal to address climate change?                                                                                            | Yes |    |            | Form states that a contingency has been allowed for build cost of a higher quality for appropriate finish within a conservation area in addition to carbon reduction measures. Such measures to be considered at detailed stage and to be assessed on site suitability.                                                                                                                                                                                                                                                                                                                        |
| 31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)                                                                                                |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Economic and Other Benefits</b>                                                                                                                                                   |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Accessibility (Highways, Active Travel and Public Transport)</b>                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?        | Yes |    |            | The highway authority considers that the site can be developed for the intended purpose, any mitigation and improvements will be subject to further detailed review and analysis submitted in support of any future submission (Transport Assessment etc)                                                                                                                                                                                                                                                                                                                                      |
| 34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA? | Yes |    |            | <p>Consideration should be given to pedestrian access to Llandogo / safe crossing point to access pavement on other side of road and consideration to CS0245 application on numbers using this route.</p> <p>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).</p> <p>It is to be noted that safe cycle parking provision within houses should be made to meet standards set out in AT guidance, this states 1 space per bedroom, secure and ideally covered.</p> |

| 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 |    |            | Llandogo has a low frequency bus service with the following routes:<br>69 Llandogo – Redbrook – Monmouth (10 buses per day 08:07 – 17:44)<br>69 Monmouth – Redbrook – Llandogo (11 buses per day 07:50 – 18:10)<br>69 Llandogo –Tintern – Chepstow (11 buses per day 08:10 – 18:35)<br><br>69 Chepstow – Tintern – Llandogo (10 buses per day 07:45 – 17:20) |
| 36. Is access required directly on to the trunk road network?                                                                                                                          |     | No |            |                                                                                                                                                                                                                                                                                                                                                              |
| 37. Are there any WG highways comments for this site?                                                                                                                                  |     |    |            | N/A                                                                                                                                                                                                                                                                                                                                                          |
| <b>Flood Risk and Drainage</b>                                                                                                                                                         |     |    |            |                                                                                                                                                                                                                                                                                                                                                              |
| 38. Are there concerns that all or part of the site may be unsuitable due to flood risk                                                                                                |     | No |            | The SFCA notes there are no significant flood risk considerations to allocation.                                                                                                                                                                                                                                                                             |
| 39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination                                       | Yes |    |            | No nearby watercourses to discharge to if infiltration unsuitable.                                                                                                                                                                                                                                                                                           |
| <b>Tourism</b>                                                                                                                                                                         |     |    |            |                                                                                                                                                                                                                                                                                                                                                              |
| 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                                                                                                                                                                                                                                                                                                                                                          |
| <b>Ecology</b>                                                                                                                                                                         |     |    |            |                                                                                                                                                                                                                                                                                                                                                              |
| 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                                                                                                                           |                     |                         |                                          | <p>Overall site value: High</p> <p>A greenfield site within the Juvenile Sustenance Zone of the SAC. No bat survey to demonstrate that the site isn't important to a degree that development wouldn't be possible/viable.</p> <p>Summary of biodiversity constraints:</p> <ul style="list-style-type: none"> <li>• Bat flight paths and existing connectivity associated with nearby Lesser Horseshoe maternity roost, forming part of Wye Valley and Forest of Dean Bat Sites SAC and Wye Valley Lesser Horseshoe bats SSSI site –site is within juvenile sustenance zone.</li> <li>• Presence of Priority Habitat (hedgerows)</li> <li>• Grassland habitat</li> <li>• Other protected species</li> <li>• Proximity to watercourse and associated species</li> <li>• Proximity to a number of designated sites (SACs, SSSI, SINC, AWI)</li> </ul> <p>Additional surveys/assessments: Bat Activity Survey, Dormouse Survey, Reptile Survey, Breeding Bird Survey, Lighting Assessment with respect to nocturnal species</p> |
| Topic/Question                                                                                                                                                                                           | Yes                 | No                      | Not Stated                               | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Landscape and GI</b>                                                                                                                                                                                  |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 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                 |                         |                                          | <p>Medium sensitivity (2010 study)</p> <p>From a landscape/GI perspective the site is suitable to be developed for its intended purpose with appropriate mitigation and further dialogue with the LPA</p> <p>It is considered that development of the proposed scale at this location will have an adverse visual impact on Monmouthshire's wider valued landscape. The scale of development in agricultural greenfield setting may not be able to be integrated</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

| Topic/Question                                                                                                                                                                 | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                |     |    |            | effectively into the landscape as an urban extension unless there is a strong emphasis on sympathetic architectural form, appropriate material selection less dense development, creation of a sense of place, space for GI, landscape, SUDs and habitat enhancements.                                                                                                                                                                                                                                                                                                      |
| <b>Heritage / Landscape</b>                                                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA? | Yes |    |            | Careful consideration of the wider views into and out of the development, concentration on boundary treatments and permeability of the site, integrating it into the open countryside using GI. The development should accord with best practice for placemaking, sustainability and Urban design.                                                                                                                                                                                                                                                                          |
| 45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?                                                                                 |     | No |            | Sufficiently far from SAMS not to have any impact.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?               | Yes |    |            | Development to the North of Llandogo, within the CA boundary – part of the developed area within Llandogo – acceptable in principle subject to usual design considerations in relation to the CA.<br><br>Sufficiently far from RP&G's not to have any impact on their setting.<br><br>GGAT note that Cadw should be consulted regarding the need for an ASIDOHL to determine the impact on the Lower Wye Valley Registered Landscape of Outstanding Historic Interest, and HLCA024 Llandogo within which the site is located. No recorded or known archaeological features. |
| 47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?                                           | Yes |    |            | Site located within the Wye Valley AONB.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 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     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|----------------|
| <b>Environmental Health</b>                                                                                                                                                                 |     |    |            |                |
| 49. Is the proposed land use compatible with neighbouring uses?                                                                                                                             | Yes |    |            |                |
| 50. Is there a possibility that the site is contaminated?                                                                                                                                   |     | No |            |                |
| 51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.  |     |    |            | Not consulted. |
| <b>Economic Development</b>                                                                                                                                                                 |     |    |            |                |
| 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            |

| <b>SA/SEA assessment</b> |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
|--------------------------|----------------------------------|--------------------------------------|---------------------|----------------------------------------------|-----------------------------------|----------------------|-------------------------|----------------------------------|-------------------------|-------------------------|--------------------------|------------------------------|-----------------------------|----------------------|-----------|-----------------------------|
| 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 |
| -                        | +                                | -                                    | +                   | ++                                           | -                                 | +                    | +                       | -                                | +                       | +                       | --                       | --                           | ?                           | --                   | --        | -                           |
| <b>Commentary</b>        |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |

The colour coding relates to the desk top GIS assessment of the site which note the site performs most positively against the ISA theme relating to health & well-being-leisure and green spaces. The site also performs well against the population & communities- homes theme, health and well-being (general), transport & movement and the majority of natural resources themes (air, source protection zones and nitrate vulnerable zones). 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 economy and employment, population & communities – placemaking, natural resources – water bodies and climate change themes. The site has the potential for a significant negative effect on the natural resources theme relating to land as a result of the site being wholly greenfield land, being best and most versatile land and being used for agriculture. The site also has potential for a significant negative effect on the historic environment and landscape themes due to it being located in a Conservation Area, registered historic landscape and Wye Valley Area of Outstanding Natural Beauty. A negative score is also recorded for minerals as the site is within a minerals safeguarding area. The impact on the biodiversity & geodiversity theme is uncertain at this stage.

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

| Site assessment conclusion   |     |    |                                                                                                                                                                                                                                                                           |
|------------------------------|-----|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              | Yes | No | Commentary                                                                                                                                                                                                                                                                |
| Progress to RLDP allocation? |     | No | Site is located within the existing development boundary which is proposed to be retained in this location. Given the site's location within the settlement boundary proposals can be pursued via the planning application system, subject to detailed planning policies. |

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| Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form |                                            |                            |                        |                     |         |
|---------------------------------------------------------------------|--------------------------------------------|----------------------------|------------------------|---------------------|---------|
| <b>Candidate Site No.</b>                                           | <b>CS0124</b>                              | <b>Candidate Site Name</b> | The Reckless, Llandogo | <b>Area (Ha)</b>    | 0.43    |
| <b>Proposal</b>                                                     | Residential – approximately 8-10 dwellings |                            |                        | <b>Existing Use</b> | Pasture |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                 |
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| <b>Land/Location</b>                                                                                                                              |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                            |
| 1. Does the site relate to the existing settlement?                                                                                               | Yes |    |            | Southern and western boundary of the site adjoin the existing Development Boundary.                                                                                                                                                                                                                                                                                                                        |
| 2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)                                                                   |     | No |            | Greenfield – currently un-used pasture.                                                                                                                                                                                                                                                                                                                                                                    |
| 3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.) | Yes |    |            | Part of the site is steeply sloping, the steepest part is not proposed for development, with the lower more gentle slope identified for development. Additional costs would apply due to the steep gradients from the adopted highway – this would require a length of road and its retention that would be above and beyond that expected for 8-10 dwellings, but proposer says site is still deliverable |
| 4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?                                                                               |     | No |            | No ALC Report Submitted. The Agricultural Land Classification (ALC) predictive maps identify the site to be partially Grade 3b and Grade 4 BMV Land.                                                                                                                                                                                                                                                       |
| 5. Does the proposal result in the loss of amenity open space (DES2)?                                                                             |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                            |
| 6. Does the proposal result in the loss of community facilities?                                                                                  |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                            |
| 7. Does the site lie within a Minerals Safeguarding Area?                                                                                         |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                            |

| Topic/Question                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                               |
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| 8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?        |     | No |            |                                                                                                                                                                                                                                                          |
| <b>Accessibility</b>                                                                                                     |     |    |            |                                                                                                                                                                                                                                                          |
| 9. Is the site within an acceptable walking distance of a primary school?                                                | Yes |    |            | The site is located approximately an 11 minute walk (800m) from Llandogo Primary School which is the catchment Primary School.                                                                                                                           |
| 10. Is the site within an acceptable walking distance of a secondary school?                                             |     | No |            | Nearest Secondary School is Monmouth – 7 miles away                                                                                                                                                                                                      |
| 11. Is the site within an acceptable walking distance of community facilities including open space?                      | Yes |    |            | The site is located approximately 8 minutes (640m) from open space/a Children's play area, 10 minutes from the village hall (720m) and 6 minutes from a Church (480m). The Sloop Inn is also located approximately 5 minutes' walk from the site (320m). |
| 12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials? |     | No |            | The village shop has closed. There is a planning application to redevelop the site and include a smaller shop on site but this is yet to be determined.                                                                                                  |
| <b>Deliverability &amp; Viability</b>                                                                                    |     |    |            |                                                                                                                                                                                                                                                          |
| 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 |            | None noted.                                                                                                                                                                                                                                              |

| Topic/Question                                                                                                                                                                                            | Yes | No                     | Not Stated | Commentary                                                                                                                                                                                                                            |            |  |             |   |           |   |                        |  |                    |   |
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| 16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main) |     | No                     |            |                                                                                                                                                                                                                                       |            |  |             |   |           |   |                        |  |                    |   |
| 17. Is the site capable of connection to an existing mains water/mains sewerage service?                                                                                                                  | Yes |                        |            | Form notes that the site is capable of connection to these.<br>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 |                        |            | A Utility Search Report has been submitted which confirms adjacent supply for mains water and sewerage.                                                                                                                               |            |  |             |   |           |   |                        |  |                    |   |
| 19. Is the site capable of connection to electricity?                                                                                                                                                     | Yes |                        |            | A Utility Search Report has been submitted which confirms adjacent supply for 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></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                     |            |                                                                                                                                                                                                                                       |            |  |             |   |           |   |                        |  |                    |   |
| 22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?                                                                                                  | Yes |                        |            | Form states that proposer has been approached by developers regularly, but wishes to control the key design principles prior to allocation to ensure the development comes forward appropriately.                                     |            |  |             |   |           |   |                        |  |                    |   |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                               |
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| 23. Is affordable housing included as part of the proposal?                                                                                       | Yes |    |            | Form states that whilst there are abnormal costs identified due to the steep slopes from the adopted highway, the site is capable of delivering affordable housing at a rate of 35% but not higher.<br><br>A viability assessment is not required as the site does not relate to more than 10 dwellings. |
| 24. Can the site be delivered in the RLDP Plan Period?                                                                                            | Yes |    |            | Proposed timescale – 8-10 dwellings in 2024/25.                                                                                                                                                                                                                                                          |
| <b>Availability</b>                                                                                                                               |     |    |            |                                                                                                                                                                                                                                                                                                          |
| 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 |            |                                                                                                                                                                                                                                                                                                          |
| <b>Environmental</b>                                                                                                                              |     |    |            |                                                                                                                                                                                                                                                                                                          |
| 27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?                                               |     | No |            |                                                                                                                                                                                                                                                                                                          |
| 28. If yes, have details been provided of how development will achieve phosphate neutrality?                                                      |     |    |            | N/A                                                                                                                                                                                                                                                                                                      |
| 29. Will the proposal include low or zero carbon energy generating technologies?                                                                  | Yes |    |            | Form states that all properties will contain air source heat pumps for space heating and hot water, supplemented by electricity to maximise the use of low carbon generating technologies. This would be supported through Part L 2025.                                                                  |

| Topic/Question                                                                                                                                                                       | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                   |
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| 30. Will appropriate measures be taken as part of the proposal to address climate change?                                                                                            | Yes |    |            | Form states that a variety of measures will be embodied within the site and strategy for its development, including nearly 50% of the site available for Green Infrastructure, native tree planting and SuDS. These are set out in a plan included with the submission.                                                                                                      |
| 31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)                                                                                                |     | No |            |                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Economic and Other Benefits</b>                                                                                                                                                   |     |    |            |                                                                                                                                                                                                                                                                                                                                                                              |
| 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.                                                                                                                                                                                                                                                                                                                                |
| <b>Accessibility (Highways, Active Travel and Public Transport)</b>                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                                                                              |
| 33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?        |     | No |            | In the absence of any detailed assessment and capacity analysis the highway authority consider that the proposed development would have a negative impact on the capacity and safety of the immediate highway network.                                                                                                                                                       |
| 34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA? | 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).<br><br>It is to be noted that safe cycle parking provision within houses should be made to meet standards set out in AT guidance, this states 1 space per bedroom, secure and ideally covered |
| 35. From a public transport perspective, is the site suitable to be developed for its intended purpose                                                                               | Yes |    |            | Llandogo has a low frequency bus service with the following routes:<br>69 Llandogo – Redbrook – Monmouth (10 buses per day 08:07 – 17:44)<br>69 Monmouth – Redbrook – Llandogo (11 buses per day 07:50 – 18:10)                                                                                                                                                              |

| Topic/Question                                                                                                                                                                | Yes | No | Not Stated | Commentary                                                                                                                                                               |
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| as submitted, or with appropriate mitigation and further dialogue with the LPA?                                                                                               |     |    |            | 69 Llandogo –Tintern – Chepstow (11 buses per day 08:10 – 18:35)<br>69 Chepstow – Tintern – Llandogo (10 buses per day 07:45 – 17:20)                                    |
| 36. Is access required directly on to the trunk road network?                                                                                                                 |     | No |            |                                                                                                                                                                          |
| 37. Are there any WG highways comments for this site?                                                                                                                         |     |    |            | N/A                                                                                                                                                                      |
| <b>Flood Risk and Drainage</b>                                                                                                                                                |     |    |            |                                                                                                                                                                          |
| 38. Are there concerns that all or part of the site may be unsuitable due to flood risk                                                                                       |     | No |            | The SFCA notes there are no significant flood risk considerations to allocation.                                                                                         |
| 39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination                              | Yes |    |            | 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. |
| <b>Tourism</b>                                                                                                                                                                |     |    |            |                                                                                                                                                                          |
| 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 – not consulted                                                                                                                                                      |
| <b>Ecology</b>                                                                                                                                                                |     |    |            |                                                                                                                                                                          |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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| 42. Recommendation from an ecology perspective on intended purpose of the site                                                                 |                     |                         |                                          | <p>Overall site value: High</p> <p>A greenfield site within the Juvenile Sustenance Zone of the SAC. No bat survey to demonstrate that the site isn't important to a degree that development wouldn't be possible/viable.</p> <p>Summary of biodiversity constraints: Bat flight paths associated with nearby Lesser Horseshoe maternity roost, forming part of Wye Valley and Forest of Dean Bat Sites SAC and Wye Valley Lesser Horseshoe bats SSSI site –site is within juvenile sustenance zone. Grassland habitat, Dormouse within boundary features, Reptiles within boundary features, Nesting birds within boundary features, Potential use of boundary features by Hedgehog and Badger.</p> <p>Note: north and west boundaries likely to be most significant for all above species.</p> <p>Watercourse on north boundary –tributary of River Wye SAC and SSSI</p> <p>Bordering woodland SAC, SSSI and ASNW/ PAWS to immediate west across road from site. Non-native invasive plant species</p> <p>Additional surveys/assessments: Bat activity surveys, Bat surveys of potential roost features (trees and derelict building), Dormouse survey of boundary trees and</p> <p>Scrub, Reptile surveys of boundaries and buffers</p> |
| Topic/Question                                                                                                                                 | Yes                 | No                      | Not Stated                               | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Landscape and GI</b>                                                                                                                        |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with |                     | No                      |                                          | <p>Medium sensitivity (2010 study)</p> <p>From a landscape/GI perspective the site is not suitable to be developed for its intended purpose.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

| Topic/Question                                                                                                                                                                 | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| appropriate mitigation and further dialogue with the LPA?                                                                                                                      |     |    |            | It is considered that development of the proposed scale at this location will have a significant adverse visual impact on Monmouthshire's valued landscape and the intrinsic values that underpin the Wye Valley AONB. The scale of development in the greenfield setting with steep gradients may not be able to be integrated effectively into the landscape as an urban extension unless there is a stronger emphasis on less dense development (which may not be a viable option), creation of a sense of place, space for GI, accessible to all POS, landscape, SUDs and habitat enhancements.                                                                            |
| <b>Heritage / Landscape</b>                                                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA? | Yes |    |            | Careful consideration of the wider views into and out of the development, concentration on boundary treatments and permeability of the site, integrating it into the open countryside using GI. The development should accord with best practice for placemaking, sustainability and Urban design.                                                                                                                                                                                                                                                                                                                                                                             |
| 45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?                                                                                 |     | No |            | Sufficiently far from LB Church of Oudoceus to not have an impact on its setting. Sufficiently far from SAMS not to have any impact.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?               | Yes |    |            | <p>Within the Llandogo Conservation Area. Close proximity to other residential development, would not appear out of context. Principle acceptable, however density should match the existing built form, low density and highly permeable, high level of GI required to integrate within the landscape and development patterns.</p> <p>Sufficiently far from RP&amp;G not to have any impact.</p> <p>GGAT note consult Cadw regarding the need for an ASIDOHL to determine the impact on the Lower Wye Valley Registered Landscape of Outstanding Historic Interest, and HLCA024 Llandogo within which the site is located. No recorded or known archaeological features.</p> |

| Topic/Question                                                                                                                                                                              | Yes | No | Not Stated | Commentary                               |
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| 47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?                                                        | Yes |    |            | Site located within the Wye Valley AONB. |
| 48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?                                                                                   |     | No |            |                                          |
| <b>Environmental Health</b>                                                                                                                                                                 |     |    |            |                                          |
| 49. Is the proposed land use compatible with neighbouring uses?                                                                                                                             | Yes |    |            |                                          |
| 50. Is there a possibility that the site is contaminated?                                                                                                                                   |     | No |            |                                          |
| 51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.  |     |    |            | Not consulted.                           |
| <b>Economic Development</b>                                                                                                                                                                 |     |    |            |                                          |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
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| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
| <p>The colour coding relates to the desk top GIS assessment of the site which notes the site performs most positively against the ISA theme relating to health &amp; well-being-leisure and green spaces. The site also performs well against the population &amp; communities- homes theme, health and well-being (general), transport &amp; movement, climate change and the majority of natural resources themes (air, source protection zones, nitrate vulnerable 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 economy and employment, population &amp; communities – placemaking, natural resources – water bodies. The site has the potential for a significant negative effect on the on the historic environment and landscape themes due to it being located in a Conservation Area, registered historic landscape and Wye Valley Area of Outstanding Natural Beauty. The impact on the biodiversity &amp; geodiversity theme and natural resources theme relating to land is uncertain at this stage.</p> <p>Please refer to the full ISA Report for further information on the ISA objective questions and significant effect findings on the Candidate Site.</p> |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |

| 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. Therefore, this site will not be allocated in the RLDP. |

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| Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form |                                          |                            |                              |                     |             |
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| <b>Candidate Site No.</b>                                           | <b>CS0230</b>                            | <b>Candidate Site Name</b> | Land south of A466, Llandogo | <b>Area (Ha)</b>    | 3.36        |
| <b>Proposal</b>                                                     | Residential – approximately 10 dwellings |                            |                              | <b>Existing Use</b> | Agriculture |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land/Location</b>                                                                                                                              |     |    |            |                                                                                                                                                                                                                                                                                      |
| 1. Does the site relate to the existing settlement?                                                                                               | Yes |    |            | Site is located on the edge of the settlement, separated from it by the A466.                                                                                                                                                                                                        |
| 2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)                                                                   |     | No |            | Greenfield – currently in agricultural use.                                                                                                                                                                                                                                          |
| 3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.) |     | No |            | There are no known physical constraints.                                                                                                                                                                                                                                             |
| 4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?                                                                               | Yes |    |            | No ALC Report submitted. The Agricultural Land Classification (ALC) predictive maps identify the site to be Grade 2 BMV land.                                                                                                                                                        |
| 5. Does the proposal result in the loss of amenity open space (DES2)?                                                                             |     | No |            |                                                                                                                                                                                                                                                                                      |
| 6. Does the proposal result in the loss of community facilities?                                                                                  |     | No |            |                                                                                                                                                                                                                                                                                      |
| 7. Does the site lie within a Minerals Safeguarding Area?                                                                                         | Yes |    |            | The entirety of the site is located in the Superficial Sand and Gravel Deposits Category 1 Safeguarding Area (BGS).<br><br>However, the site is located within the existing settlement of Llandogo and, as a consequence, mineral extraction would not be feasible in this location. |

| Topic/Question                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                              |
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| 8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?        |     | No |            |                                                                                                                                                         |
| <b>Accessibility</b>                                                                                                     |     |    |            |                                                                                                                                                         |
| 9. Is the site within an acceptable walking distance of a primary school?                                                | Yes |    |            | Nearest Primary School is Llandogo Primary School 500m from the site                                                                                    |
| 10. Is the site within an acceptable walking distance of a secondary school?                                             |     | No |            | Nearest Secondary School is Monmouth – 7 miles away.                                                                                                    |
| 11. Is the site within an acceptable walking distance of community facilities including open space?                      | Yes |    |            | Children's play area, Church, village hall and recreation open space are all within 800m of the centre of the site along footways.                      |
| 12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials? |     | No |            | The village shop has closed. There is a planning application to redevelop the site and include a smaller shop on site but this is yet to be determined. |
| <b>Deliverability &amp; Viability</b>                                                                                    |     |    |            |                                                                                                                                                         |
| 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                                                                                                                                                                                                                            |            |  |             |   |           |   |                        |  |                    |   |
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| 16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main) |     | No                     |            |                                                                                                                                                                                                                                       |            |  |             |   |           |   |                        |  |                    |   |
| 17. Is the site capable of connection to an existing mains water/mains sewerage service?                                                                                                                  | Yes |                        |            | Form notes that the site is capable of connection to these.                                                                                                                                                                           |            |  |             |   |           |   |                        |  |                    |   |
| 18. Is there capacity within the mains water/sewerage to serve the proposed development?                                                                                                                  |     |                        | Not Stated | Form states that capacity can be assessed when the size of the development has been approved.                                                                                                                                         |            |  |             |   |           |   |                        |  |                    |   |
| 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></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                     |            |                                                                                                                                                                                                                                       |            |  |             |   |           |   |                        |  |                    |   |
| 22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?                                                                                                  |     | No                     |            |                                                                                                                                                                                                                                       |            |  |             |   |           |   |                        |  |                    |   |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| 23. Is affordable housing included as part of the proposal?                                                                                       | Yes |    |            | Proposed for 50% Affordable Housing Scheme.                                                                                                          |
| 24. Can the site be delivered in the RLDP Plan Period?                                                                                            | Yes |    |            | Proposed timescale – 10 dwellings in 2023/24.                                                                                                        |
| <b>Availability</b>                                                                                                                               |     |    |            |                                                                                                                                                      |
| 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 |            | DM/2019/00904-Redesign of existing agricultural field entrance to allow better access for large farm machinery- Approved.                            |
| <b>Environmental</b>                                                                                                                              |     |    |            |                                                                                                                                                      |
| 27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?                                               |     | No |            |                                                                                                                                                      |
| 28. If yes, have details been provided of how development will achieve phosphate neutrality?                                                      |     |    |            | N/A                                                                                                                                                  |
| 29. Will the proposal include low or zero carbon energy generating technologies?                                                                  | Yes |    |            | Vision Statement says that the dwellings will include low or zero carbon energy generating technologies.                                             |
| 30. Will appropriate measures be taken as part of the proposal to address climate change?                                                         | Yes |    |            | Form states that development will include electric car charging points, Green infrastructure, High standards of insulation and Water saving devices. |

| Topic/Question                                                                                                                                                                         | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)                                                                                                  |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Economic and Other Benefits</b>                                                                                                                                                     |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Accessibility (Highways, Active Travel and Public Transport)</b>                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?          | Yes |    |            | The highway authority considers that the site can be developed for the intended purpose, any mitigation and improvements will be subject to further detailed review and analysis submitted in support of any future submission (Transport Assessment etc).                                                                                                                                                                                                           |
| 34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?   | Yes |    |            | <p>Confirm number of dwellings, vision statement quotes 5 and 10 dwellings.</p> <p>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).</p> <p>It is to be noted that safe cycle parking provision within houses should be made to meet standards set out in AT guidance, this states 1 space per bedroom, secure and ideally covered.</p> |
| 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 |    |            | <p>Llandogo has a low frequency bus service with the following routes:</p> <p>69 Llandogo – Redbrook – Monmouth (10 buses per day 08:07 – 17:44)</p> <p>69 Monmouth – Redbrook – Llandogo (11 buses per day 07:50 – 18:10)</p> <p>69 Llandogo –Tintern – Chepstow (11 buses per day 08:10 – 18:35)</p> <p>69 Chepstow – Tintern – Llandogo (10 buses per day 07:45 – 17:20)</p>                                                                                      |

| Topic/Question                                                                                                                                                                | Yes | No | Not Stated | Commentary                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 36. Is access required directly on to the trunk road network?                                                                                                                 |     | No |            |                                                                                                                                                                                      |
| 37. Are there any WG highways comments for this site?                                                                                                                         |     |    |            | N/A                                                                                                                                                                                  |
| <b>Flood Risk and Drainage</b>                                                                                                                                                |     |    |            |                                                                                                                                                                                      |
| 38. Are there concerns that all or part of the site may be unsuitable due to flood risk                                                                                       | Yes |    |            | Southern 1/2 of the site covered by Fluvial FZ2&3. Linear surface water flooding against roadway to south of the site. Southern 1/3 of the site at risk of flooding from Reservoirs. |
| 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 the east.                                                                                                                                                             |
| <b>Tourism</b>                                                                                                                                                                |     |    |            |                                                                                                                                                                                      |
| 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                                                                                                                                                                                  |
| <b>Ecology</b>                                                                                                                                                                |     |    |            |                                                                                                                                                                                      |
| 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 |                     |                         |                                          | <p>Overall site value: High</p> <p>Within JSZ for lesser horseshoe, close proximity to River Wye, no masterplan submitted. Bat surveys needed prior to allocation. Site close / adjacent to a SAC/SPA/Ramsar/SSSI/LWS/SINC/ASNW.</p> <p>Site of existing value for connecting semi-natural habitats in the landscape as identified in the ecological connectivity assessment and/or during field surveys.</p> <p>Protected species recorded / reasonable likely to be found on site but unlikely to prevent development if appropriate mitigation and compensation provided.</p> <p>Summary of biodiversity constraints:</p> <ul style="list-style-type: none"> <li>• Proximity to designated sites (SACs/SSSIs, SINC/ASNW)</li> <li>• Inclusion within Juvenile Sustenance Zone for lesser horseshoe bats</li> <li>• Presence of priority hedgerow</li> <li>• Potential presence of bats, dormouse</li> </ul> <p>Additional surveys/assessments:</p> <ul style="list-style-type: none"> <li>• Horseshoe bat foraging must be considered – Habitats Regulations Assessment may be required due to proximity of Wye Valley and Forest of Dean Bat Sites SAC.</li> <li>• Depending on development details, Habitats Regulations Assessment may be required due to proximity of a tributary of the River Wye SAC and the Wye Valley Woodlands SAC.</li> <li>• Dormouse survey if hedgerows affected.</li> </ul> |

| Topic/Question                                                                                                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Landscape and GI</b>                                                                                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 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 |            | <p>The site has not been assessed by the landscape sensitivity study.</p> <p>It is considered that development of the proposed scale at this location will have an adverse visual impact on Monmouthshire's wider valued landscape. The scale of development in an agricultural greenfield setting near valley floor may not be able to be integrated effectively into the landscape as an urban extension that retains the intrinsic values of the AONB and LCA</p>                                                                                                                                                                                                                                                              |
| <b>Heritage / Landscape</b>                                                                                                                                                                              |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?                           | Yes |    |            | Careful consideration of the wider views into and out of the development, concentration on boundary treatments and permeability of the site, integrating it into the open countryside using GI. The development should accord with best practice for placemaking, sustainability and Urban design.                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?                                                                                                           |     | No |            | <p>Church of St Odoceus is sufficiently far from the development for the setting not to be affected.</p> <p>Sufficiently far from SAMS not to have any impact.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 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 |    |            | <p>Site is located within the Llandogo Conservation Area. Character area 1 states: Between the River Wye and the A466, the riverside fields act as an important frame to the Conservation Area. The line of the Wye Valley Railway can be clearly seen with embankments, ditches and fences still evident.</p> <p>The layout plan shows linear development along the roadside along the entrance to the CA, thus retaining the majority of the fields to respect the setting of the CA. Important hedge line should be retained. Sufficiently low density would be required to retain glimpsed views to the river and across to the village.</p> <p>Sufficiently far from Chepstow RP&amp;G not to have a detrimental impact.</p> |

| Topic/Question                                                                                                                                                                              | Yes | No | Not Stated | Commentary                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------|
| 47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?                                                        | Yes |    |            | Site located within the Wye Valley AONB. |
| 48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?                                                                                   |     | No |            |                                          |
| <b>Environmental Health</b>                                                                                                                                                                 |     |    |            |                                          |
| 49. Is the proposed land use compatible with neighbouring uses?                                                                                                                             | Yes |    |            |                                          |
| 50. Is there a possibility that the site is contaminated?                                                                                                                                   |     | No |            |                                          |
| 51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.  |     |    |            | Not consulted.                           |
| <b>Economic Development</b>                                                                                                                                                                 |     |    |            |                                          |
| 52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA? |     |    |            | N/A                                      |

| SA/SEA assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------|---------------------|----------------------------------------------|-----------------------------------|----------------------|-------------------------|----------------------------------|-------------------------|-------------------------|--------------------------|------------------------------|-----------------------------|----------------------|-----------|-----------------------------|
| Economy & Employment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Population & Communities - homes | Population & Communities Placemaking | Health & well-being | Health & well-being (leisure & green spaces) | Equalities, diversity & inclusion | Transport & Movement | Natural Resources - Air | Natural Resources - Water bodies | Natural Resources - SPZ | Natural Resources - NVZ | Natural Resources - Land | Natural Resources - Minerals | Biodiversity & Geodiversity | Historic environment | Landscape | Climate Change inc flooding |
| -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | +                                | -                                    | +                   | ++                                           | -                                 | +                    | +                       | -                                | +                       | +                       | --                       | --                           | ?                           | --                   | --        | --                          |
| Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
| <p>The colour coding relates to the desk top GIS assessment of the site which note the site performs most positively against the ISA theme relating to health &amp; well-being-leisure and green spaces. The site also performs well against the population &amp; communities- homes theme, health and well-being (general), transport &amp; movement and the majority of natural resources themes (air, source protection zones and nitrate vulnerable zones). 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 economy and employment, population &amp; communities – placemaking and natural resources – water bodies themes. The site has the potential for a significant negative effect on the natural resources theme relating to land as a result of the site being wholly greenfield land, being best and most versatile land and being used for agriculture. The site also has potential for a significant negative effect on the historic environment and landscape themes due to it being located in a Conservation Area, registered historic landscape and Wye Valley Area of Outstanding Natural Beauty. A negative score is also recorded for minerals as the site is within a minerals safeguarding area and for Climate Change due to the site falling within fluvial flood zone 2 or 3. The impact on the biodiversity &amp; geodiversity theme is uncertain at this stage.</p> <p>Please refer to the full ISA Report for further information on the ISA objective questions and significant effect findings on the Candidate Site.</p> |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |

| 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. Therefore, this site will not be allocated in the RLDP. |

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| Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form |                                          |                            |                     |                     |             |
|---------------------------------------------------------------------|------------------------------------------|----------------------------|---------------------|---------------------|-------------|
| <b>Candidate Site No.</b>                                           | <b>CS0245</b>                            | <b>Candidate Site Name</b> | Parklands, Llandogo | <b>Area (Ha)</b>    | 1.09        |
| <b>Proposal</b>                                                     | Residential – approximately 15 dwellings |                            |                     | <b>Existing Use</b> | Agriculture |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land/Location</b>                                                                                                                              |     |    |            |                                                                                                                                                                                                                                                                                |
| 1. Does the site relate to the existing settlement?                                                                                               | Yes |    |            | Site is adjacent the existing settlement boundary.                                                                                                                                                                                                                             |
| 2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)                                                                   |     | No |            | Greenfield – currently in agricultural use.                                                                                                                                                                                                                                    |
| 3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.) |     | No |            | There are no known physical constraints.                                                                                                                                                                                                                                       |
| 4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?                                                                               | Yes |    |            | No ALC Report submitted. The Agricultural Land Classification (ALC) predictive maps identify the site as having both Grade 2 and Grade 3b BMV land.                                                                                                                            |
| 5. Does the proposal result in the loss of amenity open space (DES2)?                                                                             |     | No |            |                                                                                                                                                                                                                                                                                |
| 6. Does the proposal result in the loss of community facilities?                                                                                  |     | No |            |                                                                                                                                                                                                                                                                                |
| 7. Does the site lie within a Minerals Safeguarding Area?                                                                                         | Yes |    |            | The site is partially located in the Superficial Sand and Gravel Deposits Category 1 Safeguarding Area (BGS).<br><br>However, the site is located within the existing settlement of Llandogo and, as a consequence, mineral extraction would not be feasible in this location. |

| Topic/Question                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------|-----|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?        |     | No |            |                                                                                                                                                         |
| <b>Accessibility</b>                                                                                                     |     |    |            |                                                                                                                                                         |
| 9. Is the site within an acceptable walking distance of a primary school?                                                | Yes |    |            | Nearest Primary School is Llandogo Primary School 700m from the site                                                                                    |
| 10. Is the site within an acceptable walking distance of a secondary school?                                             |     | No |            | Nearest Secondary School is Monmouth – 7 miles away                                                                                                     |
| 11. Is the site within an acceptable walking distance of community facilities including open space?                      | Yes |    |            | Children's play area, Church, village hall and recreation open space are all within 800m of the centre of the site along footways.                      |
| 12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials? | Yes |    |            | The village shop has closed. There is a planning application to redevelop the site and include a smaller shop on site but this is yet to be determined. |
| <b>Deliverability &amp; Viability</b>                                                                                    |     |    |            |                                                                                                                                                         |
| 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 |                        |            | Form notes that the site is capable of connection to these.                                                                                                                                                                           |            |  |             |   |           |   |                        |  |                    |   |
| 18. Is there capacity within the mains water/sewerage to serve the proposed development?                                                                                                                  |     |                        | Not Stated | Form states that capacity can be assessed when the size of the development has been approved.                                                                                                                                         |            |  |             |   |           |   |                        |  |                    |   |
| 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></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 states that capacity can be assessed when the size of the development has been approved.                                                                                                                                         |            |  |             |   |           |   |                        |  |                    |   |
| 22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?                                                                                                  |     | No                     |            |                                                                                                                                                                                                                                       |            |  |             |   |           |   |                        |  |                    |   |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| 23. Is affordable housing included as part of the proposal?                                                                                       | Yes |    |            | Form states that site is based on 50% affordable housing scheme.                                                                                     |
| 24. Can the site be delivered in the RLDP Plan Period?                                                                                            | Yes |    |            | Proposed timescale – 7 dwellings in 2023/24, 8 dwellings in 2024/25.                                                                                 |
| <b>Availability</b>                                                                                                                               |     |    |            |                                                                                                                                                      |
| 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 |            | DM/2021/00977- Outline planning application for two extensions to existing poultry units to upgrade staff facilities- Approved.                      |
| <b>Environmental</b>                                                                                                                              |     |    |            |                                                                                                                                                      |
| 27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?                                               |     | No |            |                                                                                                                                                      |
| 28. If yes, have details been provided of how development will achieve phosphate neutrality?                                                      |     |    |            | N/A                                                                                                                                                  |
| 29. Will the proposal include low or zero carbon energy generating technologies?                                                                  | Yes |    |            | Vision Statement says that the dwellings will include low or zero carbon energy generating technologies.                                             |
| 30. Will appropriate measures be taken as part of the proposal to address climate change?                                                         | Yes |    |            | Form states that development will include electric car charging points, Green infrastructure, High standards of insulation and Water saving devices. |

| Topic/Question                                                                                                                                                                         | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)                                                                                                  |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Economic and Other Benefits</b>                                                                                                                                                     |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Accessibility (Highways, Active Travel and Public Transport)</b>                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 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 |            | <p>This candidate site is solely reliant on the adjacent candidate site promoted by the landowner CS0101.</p> <p>The highway authority would not support the development of this site in isolation as it would encourage multiple junctions from the A466.</p>                                                                                                                                                                                                                                                                                |
| 34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?   |     | No |            | <p>Unable to comment as no site plan or travel plan submitted this area would be dependent on CS0101 being granted to enable access</p> <p>Consideration should be given to pedestrian access to Llandogo / safe crossing point to access pavement on other side of road and consideration to CS0101 CS0245 application on numbers using this route</p> <p>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).</p> |
| 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 |    |            | <p>Llandogo has a low frequency bus service with the following routes:</p> <p>69 Llandogo – Redbrook – Monmouth (10 buses per day 08:07 – 17:44)</p> <p>69 Monmouth – Redbrook – Llandogo (11 buses per day 07:50 – 18:10)</p> <p>69 Llandogo –Tintern – Chepstow (11 buses per day 08:10 – 18:35)</p> <p>69 Chepstow – Tintern – Llandogo (10 buses per day 07:45 – 17:20)</p>                                                                                                                                                               |

| Topic/Question                                                                                                                                                                | Yes                        | No                             | Not Stated                                      | Commentary                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|--------------------------------|-------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| 36. Is access required directly on to the trunk road network?                                                                                                                 |                            | No                             |                                                 |                                                                                                              |
| 37. Are there any WG highways comments for this site?                                                                                                                         |                            |                                |                                                 | N/A                                                                                                          |
| <b>Flood Risk and Drainage</b>                                                                                                                                                |                            |                                |                                                 |                                                                                                              |
| 38. Are there concerns that all or part of the site may be unsuitable due to flood risk                                                                                       | Yes                        |                                |                                                 | Minor surface water flooding along watercourse to the west of the site – Should not impact developable area. |
| 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 the west of the site.                                                                         |
| <b>Tourism</b>                                                                                                                                                                |                            |                                |                                                 |                                                                                                              |
| 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 – not consulted.                                                                                         |
| <b>Ecology</b>                                                                                                                                                                |                            |                                |                                                 |                                                                                                              |
| 41. Has an ecological assessment been undertaken?                                                                                                                             | Yes                        |                                |                                                 | Preliminary Ecological Surveys undertaken.                                                                   |
|                                                                                                                                                                               | <b>Whole site suitable</b> | <b>Whole site not suitable</b> | <b>Whole / part of the site may be suitable</b> | <b>Commentary</b>                                                                                            |
| 42. Recommendation from an ecology perspective on intended purpose of the site                                                                                                |                            |                                |                                                 | Overall site value: High                                                                                     |

|                                                                                                                                                                                                          |     |    |            | <p>A greenfield site within the Juvenile Sustenance Zone of the SAC. No bat survey to demonstrate that the site isn't important to a degree that development wouldn't be possible/viable.</p> <p>Summary of biodiversity constraints:</p> <ul style="list-style-type: none"> <li>• Bat flight paths and existing connectivity associated with nearby Lesser Horseshoe maternity roost, forming part of Wye Valley and Forest of Dean Bat Sites SAC and Wye Valley Lesser Horseshoe bats SSSI site –site is within juvenile sustenance zone.</li> <li>• Presence of Priority Habitat (hedgerows, running water) on-site, and adjacent (woodland)</li> <li>• Grassland habitat</li> <li>• Other protected species (breeding birds, dormice, reptiles)</li> <li>• Proximity to watercourse and associated species</li> <li>• Proximity to a number of designated sites (SACs, SSSI, SIN, AWI)</li> </ul> <p>Additional surveys/assessments: Bat Activity Survey, Dormouse Survey, Reptile Survey, Breeding Bird Survey, Lighting Assessment with respect to nocturnal species</p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Topic/Question                                                                                                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Landscape and GI</b>                                                                                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 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 |            | <p>The site has not been assessed by the landscape sensitivity study.</p> <p>It is considered that development of the proposed scale at this location will have a significant adverse visual impact on Monmouthshire's wider valued landscape and that of the intrinsic values of the AONB. Extension of settlement will depend on other development access, pattern does reflect Llandogo settlement evolution with wedges of GI between expansion areas. However the scale of development area in an elevated setting extending settlement further into the valued landscape and river valley corridor will have an adverse material impact on character from a Landscape and GI perspective.</p>                                                                                                                                                                                                                                                                                                                                                                            |

| Topic/Question                                                                                                                                                                 | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Heritage / Landscape</b>                                                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                    |
| 44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA? | Yes |    |            | Careful consideration of the wider views into and out of the development, concentration on boundary treatments and permeability of the site, integrating it into the open countryside using GI. The development should accord with best practice for placemaking, sustainability and Urban design. |
| 45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?                                                                                 |     | No |            | Sufficiently far from SAMS not to have any impact.                                                                                                                                                                                                                                                 |
| 46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?               | Yes |    |            | Development to the North of Llandogo, within the CA boundary – part of the developed area within Llandogo – acceptable in principle subject to usual design considerations in relation to the CA.<br>Sufficiently far from RP&G's not to have any impact on their setting.                         |
| 47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?                                           | Yes |    |            | Site located within the Wye Valley AONB.                                                                                                                                                                                                                                                           |
| 48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?                                                                      |     | No |            |                                                                                                                                                                                                                                                                                                    |
| <b>Environmental Health</b>                                                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                    |
| 49. Is the proposed land use compatible with neighbouring uses?                                                                                                                | Yes |    |            |                                                                                                                                                                                                                                                                                                    |
| 50. Is there a possibility that the site is contaminated?                                                                                                                      |     | No |            |                                                                                                                                                                                                                                                                                                    |

| Topic/Question                                                                                                                                                                              | Yes | No | Not Stated | Commentary     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|----------------|
| 51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.  |     |    |            | Not consulted. |
| <b>Economic Development</b>                                                                                                                                                                 |     |    |            |                |
| 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            |

| <b>SA/SEA assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------|---------------------|----------------------------------------------|-----------------------------------|----------------------|-------------------------|----------------------------------|-------------------------|-------------------------|--------------------------|------------------------------|-----------------------------|----------------------|-----------|-----------------------------|
| 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 |
| -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | +                                | -                                    | +                   | ++                                           | -                                 | +                    | +                       | -                                | +                       | +                       | --                       | --                           | ?                           | --                   | --        | -                           |
| <b>Commentary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
| <p>The colour coding relates to the desk top GIS assessment of the site which note the site performs most positively against the ISA theme relating to health &amp; well-being-leisure and green spaces. The site also performs well against the population &amp; communities- homes theme, health and well-being (general), transport &amp; movement and the majority of natural resources themes (air, source protection zones and nitrate vulnerable zones). 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 economy and employment, population &amp; communities – placemaking, natural resources – water bodies and climate change themes. The site has the potential for a significant negative effect on the natural resources theme relating to land as a result of the site being wholly greenfield land, being best and most versatile land and being used for agriculture. The site also has potential for a significant negative effect on the historic environment and landscape themes due to it being located in a Conservation Area, registered historic landscape and Wye</p> |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |

Valley Area of Outstanding Natural Beauty. A negative score is recorded for minerals as the site is partially within a minerals safeguarding area. The impact on the biodiversity & geodiversity theme is uncertain at this stage.

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

| Site assessment conclusion   |     |    |                                                                                                                                                                                                                     |
|------------------------------|-----|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              | Yes | No | Commentary                                                                                                                                                                                                          |
| Progress to RLDP allocation? |     | No | Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. Therefore, this site will not be allocated in the RLDP. |

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## Llanellen

| Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form |                                                                    |                       |                                                      |                     |                                 |
|---------------------------------------------------------------------|--------------------------------------------------------------------|-----------------------|------------------------------------------------------|---------------------|---------------------------------|
| <b>Candidate Site No.</b>                                           | <b>CS0027</b>                                                      | <b>Allocation Ref</b> | HA17 – Land adjacent to Llanellen Court Farm (North) | <b>Area (Ha)</b>    | Submitted: 3.39 Allocated: 1.56 |
| <b>Proposal</b>                                                     | Residential: 26 Homes – 13 Open Market Homes – 13 Affordable Homes |                       |                                                      | <b>Existing Use</b> | Agricultural                    |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land/Location</b>                                                                                                                              |     |    |            |                                                                                                                                                                                           |
| 1. Does the site relate to the existing settlement?                                                                                               | Yes |    |            | The site is located at the southern edge of the existing settlement.                                                                                                                      |
| 2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)                                                                   |     | No |            | Greenfield – The site is currently in agricultural use.                                                                                                                                   |
| 3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.) | Yes |    |            | There is a TPO on an oak tree located in the western half of the site.                                                                                                                    |
| 4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?                                                                               | Yes |    |            | The ALC report submitted identifies Grade 2, Subgrade 3b and Grade 4 land.<br>Grade 2 – 3.2ha (57%)<br>Grade 3b – 1.6ha (29%)<br>Grade 4 – Poor – 0.5ha (9%)<br>Not surveyed – 0.3ha (5%) |
| 5. Does the proposal result in the loss of amenity open space (DES2)?                                                                             |     | No |            | No loss of amenity open space (DES2).                                                                                                                                                     |

| Topic/Question                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------|-----|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6. Does the proposal result in the loss of community facilities?                                                         |     | No |            | No loss of community facilities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 7. Does the site lie within a Minerals Safeguarding Area?                                                                | Yes |    |            | <p>Yes, the entirety of the site is located in the Superficial Sand and Gravel Deposits Category 1 Safeguarding Area (BGS).</p> <p>The majority of the site is also located within the sub-alluvial Superficial Sand and Gravel Deposits Category 2 Safeguarding Area (BGS). However, there is no requirement to safeguard Category 2 areas.</p> <p>Nevertheless, the site is located adjacent to the existing settlement of Llanellen and as a consequence mineral extraction would not be feasible in this location.</p> |
| 8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?        |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Accessibility</b>                                                                                                     |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 9. Is the site within an acceptable walking distance of a primary school?                                                |     | No |            | The nearest primary school is in Llanfoist which is approx. 2 miles – 40 mins walk.                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 10. Is the site within an acceptable walking distance of a secondary school?                                             |     | No |            | The nearest secondary school is in Abergavenny which is over 3 miles away.                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 11. Is the site within an acceptable walking distance of community facilities including open space?                      | Yes |    |            | The open space at Llanellen Recreation Ground is under 700m away. with the Village Hall under 500m away. St Helens Church is under 600m away – 0.3 miles/7 mins walk.                                                                                                                                                                                                                                                                                                                                                      |
| 12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials? |     | No |            | Closest shops are located in Abergavenny Town Centre approximately 2.4 miles – 53 mins walk.                                                                                                                                                                                                                                                                                                                                                                                                                               |

| Topic/Question                                                                                                                                                                                            | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Deliverability &amp; Viability</b>                                                                                                                                                                     |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 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 |    |            | Wholly in ownership.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?                                                                                                    |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main) | Yes |    |            | Dŵr Cymru Welsh Water response notes a critical main water pipe crossing the site. 25" trunk main – likely minimum of 12m easement.                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 17. Is the site capable of connection to an existing mains water/mains sewerage service?                                                                                                                  | Yes |    |            | <p>The pre-planning enquiry response from DCWW indicates that the site is located in close proximity to a separate sewerage system which drains to the Llanellen Wastewater Treatment Works.</p> <p>DCWW note that Llanellen Wastewater Treatment Works does not have a phosphate permit (a matter that will need further consideration) but that flows can be accommodated within the public sewerage system through connection to a foul sewer located to the northeast. DCWW also confirm that a water supply can be made available via a watermain in the A4042.</p> |
| 18. Is there capacity within the mains water/sewerage to serve the proposed development?                                                                                                                  | Yes |    |            | Dŵr Cymru Welsh Water response: Llanellen WwTW has the biological capacity to accommodate the foul flows from this site. The WwTW does not have an existing phosphorus permit, but the SAGIS modelling has evidenced the requirement to introduce one. This is subject to NRW approval following their review of permits exercise.                                                                                                                                                                                                                                       |

| Topic/Question                                                                                                                    | Yes | No                     | Not Stated | Commentary                                                                                                                                                                                                                                                                                             |            |   |             |   |           |   |                        |  |                    |   |
|-----------------------------------------------------------------------------------------------------------------------------------|-----|------------------------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---|-------------|---|-----------|---|------------------------|--|--------------------|---|
|                                                                                                                                   |     |                        |            | <b>UPDATED COMMENTS: 9th February 2024</b><br><br>NRW have completed the phosphorus permit review process and have confirmed that a backstop consent limit of 5mg/l is applicable from 15/02/2024 and this proposal would be accommodated within this limit.                                           |            |   |             |   |           |   |                        |  |                    |   |
| 19. Is the site capable of connection to electricity?                                                                             | Yes |                        |            | The Candidate Site Promotion document indicates that connections can be made to existing infrastructure where there are no known capacity issues.                                                                                                                                                      |            |   |             |   |           |   |                        |  |                    |   |
| 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                     |            | The only connection/capacity issue anticipated is to the existing gas network. However, the Candidate Site Promotion Document indicates that it is not proposed to connect to the existing gas network for environmental and sustainability reasons.                                                   |            |   |             |   |           |   |                        |  |                    |   |
| 22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?                          | Yes |                        |            | The Candidate Site Promotion document indicates that initial discussions have been held with local developers on the basis of the proposed use.                                                                                                                                                        |            |   |             |   |           |   |                        |  |                    |   |
| 23. Is affordable housing included as part of the proposal?                                                                       | Yes |                        |            | The viability assessment submitted indicating that the site is not viable at the 50% affordable housing threshold.<br><br><b>UPDATED DVM: 1st July 2024</b><br><br>An updated DVM has been submitted prior to Deposit allocation showing the site is viable based on 50% affordable housing provision. |            |   |             |   |           |   |                        |  |                    |   |
| 24. Can the site be delivered in the RLDP Plan Period?                                                                            | Yes |                        |            | <b>UPDATED HOUSING TRAJECTORY (Appendix 9 of the Deposit RLDP) notes the following build rates:</b>                                                                                                                                                                                                    |            |   |             |   |           |   |                        |  |                    |   |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                   |     |    |            | 2029/2030: 10, 2030/2031: 16. These rates were not disputed by the Housing Stakeholder Group.                                                                                                                                                                                                                                |
| <b>Availability</b>                                                                                                                               |     |    |            |                                                                                                                                                                                                                                                                                                                              |
| 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 |    |            | DC/2007/0250 – Relates to use of part of the proposed site for car-boot sales. The permission was refused in November 2007.                                                                                                                                                                                                  |
| <b>Environmental</b>                                                                                                                              |     |    |            |                                                                                                                                                                                                                                                                                                                              |
| 27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?                                               | Yes |    |            | The entirety of the site is within the River Usk Catchment Area.<br><b>UPDATED COMMENTS: 9th February 2024</b><br>NRW have completed the phosphorus permit review process and have confirmed that a backstop consent limit of 5mg/l is applicable from 15/02/2024 and this proposal would be accommodated within this limit. |
| 28. If yes, have details been provided of how development will achieve phosphate neutrality?                                                      | Yes |    |            | It is proposed that sewage would be treated on site including the use of treatment plants and reed beds which would discharge to a foul sewer. However, the position has advanced since the submission date with NRW having completed the Environmental Permit review process, as noted above.                               |
| 29. Will the proposal include low or zero carbon energy generating technologies?                                                                  | Yes |    |            | The scheme proposes photovoltaic cells and associated battery storage to all properties and also includes the use of ground source heat pumps.                                                                                                                                                                               |
| 30. Will appropriate measures be taken as part of the proposal to address climate change?                                                         | Yes |    |            | <ul style="list-style-type: none"> <li>The site layout is such that the majority of the proposed dwellings will be oriented to the south, maximising opportunities for passive solar gain.</li> </ul>                                                                                                                        |

| Topic/Question                                                                                                                                                                       | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                      |     |    |            | <ul style="list-style-type: none"> <li>• Utilisation of building materials and fabric that reduce energy demand such as insulation and double glazing.</li> <li>• LED energy efficient lighting.</li> <li>• Water efficient equipment such as low flow taps, and water butts will reduce water consumption.</li> <li>• Photovoltaic cells and battery storage for all dwellings.</li> <li>• Ground source heat pumps.</li> <li>• EV charging points at each dwelling.</li> </ul>                                                                                                                                                                                                                                                                                                                                    |
| 31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)                                                                                                | Yes |    |            | The site is 880m from the 'The Bryn' RIGS to east.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Economic and Other Benefits</b>                                                                                                                                                   |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Accessibility (Highways, Active Travel and Public Transport)</b>                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 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 |    |            | <p>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.).</p> <p><b>UPDATED COMMENTS: 13th February 2024</b></p> <p>The existing access off the A4042 built to provide access for the existing development and proposed nursing home is considered capable of accommodating the proposed trip movements associated with the proposed development.</p> <p>The existing access road is not an adopted public highway, the highway authority promotes and encourages residential streets to be offered for adoption, it will therefore require the proposed residential streets and the existing access to be</p> |

| Topic/Question                                                                                                                                                                         | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                        |     |    |            | <p>designed and built to adoption standard and in accordance with the Welsh Government Standards for Residential, Industrial &amp; Commercial Estate Roads and offered for adoption pursuant to the requisite highway adoption standards.</p> <p>In addition, the proposed pedestrian link to footpath 363/617 providing access to the public footpath where it passes to the rear and side of 46 &amp; 48 Elm Drive can be improved to accord with current active travel standards or a standard that would enable its adoption.</p>                                                                                                                                                                                                                                                                                                                 |
| 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 |    |            | <p>The site sits outside of a designated Active Travel Locality. Good walking links are made out of the site and off-road provision is given to walkers and wheelers.</p> <p>Footpaths onto Elm Drive, the A4042 and the Mon-Brec canal are proposed.</p> <p>It is to be noted that safe cycle parking provision within houses should be made to meet standards set out in AT guidance, this states 1 space per bedroom, secure and ideally covered: <a href="https://gov.wales/sites/default/files/publications/2022-01/active-travel-act-guidance.pdf#page=241">https://gov.wales/sites/default/files/publications/2022-01/active-travel-act-guidance.pdf#page=241</a></p>                                                                                                                                                                          |
| 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 |    |            | <p><b>Current PT provision</b></p> <ul style="list-style-type: none"> <li>• The A4042 at the eastern edge of the site is served by bus route 23 (Hereford-Abergavenny-Pontypool- Cwmbran-Newport)</li> <li>• Service level for route 23 is hourly (12-13 journeys) Mon-Sat and none on Sundays.</li> <li>• Route 23 was operated commercially before Covid.</li> <li>• Elm Drive, 50m beyond the north-western edge of the site, is served by route A4.</li> <li>• Service level for route A4 is hourly (11 journeys) Mon-Fri, 7 journeys on Saturdays and none on Sundays.</li> <li>• Route A4 is directly operated by MCC.</li> <li>• Because of a lack of bus stops in the vicinity of the site all of it are more than 400m from a bus stop.</li> </ul> <p>Without any further measures the public transport mobility of the site is poor (—)</p> |

| Topic/Question                                                | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                               |     |    |            | <b>Improved PT provision</b> <ul style="list-style-type: none"> <li>An additional set of stops at the A4042 and a crossing to the eastbound bus stop would be required.</li> <li>As a minimum a walk link to Elm Drive and an additional set of stops there would also be required</li> <li>Route 23 or route A4 would require improvement. The whole site could then be within 400m of a bus stop with a reasonable service level.</li> <li>The development is likely to improve the viability of routes 23 and A4. Conversely, the necessary extended operation is likely to require additional revenue support.</li> <li>If a link (bus-only?) between Elm Drive and the development was established, then route A4 could access the development directly.</li> </ul> <p>With the minimum measures the public transport mobility of the site can be average (o), with additional rerouting of route A4 through the site it can be above average (+)</p> |
| 36. Is access required directly on to the trunk road network? |     | No |            | Access is available off the private road serving Llanellen Court Farm; however, it is recognised that this accesses off the A4042 trunk road.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 37. Are there any WG highways comments for this site?         | Yes |    |            | <b>WG Highways Comments:</b><br><p>Requires modelling and justification of access to be used- new access was considered for care home. These proposals would represent a significant increase in traffic movements and use. Junction in existing format or improved would be subject to review against technical standards. Case will need to be made for proposed residential and that access is suitable in accordance with CD123 of the Design Manual for Roads and Bridges. With this additional development, further justification will be required and access improvements such as provision of a ghost island right turn lane may be required.</p> <b>Internal Highways Comments:</b><br><p>It is recommended that the applicant consult the Welsh Government to determine whether this level of analysis is required the development, and the transport</p>                                                                                        |

| Topic/Question                                                                                                                                                                | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                               |     |    |            | statement is appropriately updated to reflect the suitability or otherwise of the existing junction onto the A4042.                                                                                                                                                                                                   |
| <b>Flood Risk and Drainage</b>                                                                                                                                                |     |    |            |                                                                                                                                                                                                                                                                                                                       |
| 38. Are there concerns that all or part of the site may be unsuitable due to flood risk                                                                                       | Yes |    |            | Zone of surface water flood risk on eastern (lower) boundary of site against highway. Comprises approximately 5% of site.<br><br>SFCA High-level assessment – 0% of the site with FZ 2 or FZ3. 0.78% in FZ2 for Surface Water and 1.79% in FZ3 Surface Water. No significant flood risk considerations to allocation. |
| 39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination                              |     | No |            | Infiltration should be possible on the site with an overflow into a culverted watercourse if required.<br><br>SuDS features should be spread across the site with feature such as rain gardens and swales along the highways, smaller basins across the site and the use of permeable surfacing.                      |
| <b>Tourism</b>                                                                                                                                                                |     |    |            |                                                                                                                                                                                                                                                                                                                       |
| 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                                                                                                                                                                                                                                                                                                                   |
| <b>Ecology</b>                                                                                                                                                                |     |    |            |                                                                                                                                                                                                                                                                                                                       |
| 41. Has an ecological assessment been undertaken?                                                                                                                             | Yes |    |            | Updated Ecological Assessment undertaken: December 2023                                                                                                                                                                                                                                                               |

|                                                                                                                                                                                                          | Whole site suitable | Whole site not suitable | Whole / part of the site may be suitable | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 42. Recommendation from an ecology perspective on intended purpose of the site                                                                                                                           |                     |                         |                                          | Overall Site Value: Medium<br>There will be a negative impact on protected species and other wildlife, habitats and foraging grounds as a result of development of the site.<br>Suitable mitigation should be included in any development proposals.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Topic/Question                                                                                                                                                                                           | Yes                 | No                      | Not Stated                               | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Landscape and GI</b>                                                                                                                                                                                  |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA? | Yes                 |                         |                                          | The landscape sensitivity to change is identified as High / Medium.<br>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 wider valued landscape. The location of site and scale of development in the open countryside in a topographically exposed agricultural greenfield setting may not be able to be integrated effectively into the landscape as an urban extension unless there is a strong emphasis on sympathetic architectural form, less dense development, creation of a sense of place, space and protection for GI, landscape, SUDs and habitat enhancements.<br><b>UPDATED COMMENTS: 14th February 2024</b><br>The landscape visual statement is broadly acceptable. The LVS has outlined the context of the site and provided an acceptable level of assessment of visual amenity. Content and extent of information provided from a Landscape and GI perspective is acceptable for candidate site submission. |
| <b>Heritage / Landscape</b>                                                                                                                                                                              |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

| Topic/Question                                                                                                                                                                             | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?                                                                                             |     | No |            | The Grade II Listed St Helens Church is the nearest listed building located to the north of the site beyond an existing residential area.                                                                                                                                                                                                                                                                |
| 46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?                           |     | No |            | GGAT comments: The HER notes the findspot of a 1st century Roman brooch; not noted if an isolated find or related to other evidence of activity. Desk-based assessment and geophysical survey prior to any determination of an application would inform mitigation, which may include further pre-determination work.<br>GGAT ref: MON2600                                                               |
| 47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?                                                       | Yes |    |            | At its closest, the western boundary of the site is just over 300m away from the eastern boundary of the Bannau Brycheiniog National Park. The site is partially screened by Llanellen Court Farm to the south west.                                                                                                                                                                                     |
| 48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?                                                                                  |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Environmental Health</b>                                                                                                                                                                |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                          |
| 49. Is the proposed land use compatible with neighbouring uses?                                                                                                                            | Yes |    |            | The wider residential area of Llanellen lies to the north of the site with Llanellen Court Farm to the to the southwest. The A4042 trunk road runs parallel to the eastern boundary of the site which is acknowledged by the Candidate Site Promotion document and indicates that noise from the A4042 is an important consideration, but that development is deliberately set back from the trunk road. |
| 50. Is there a possibility that the site is contaminated?                                                                                                                                  |     | No |            | Land Contamination Strategy can be addressed at application stage.                                                                                                                                                                                                                                                                                                                                       |
| 51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA. | Yes |    |            | Additional surveys/ assessments required:<br>Air Quality Impact Assessment, TAN11 Noise Assessment and CEMP.                                                                                                                                                                                                                                                                                             |

| Topic/Question                                                                                                                                                                              | Yes | No | Not Stated | Commentary |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------|
| <b>Economic Development</b>                                                                                                                                                                 |     |    |            |            |
| 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        |

| <b>SA/SEA assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------|---------------------|----------------------------------------------|-----------------------------------|----------------------|-------------------------|----------------------------------|-------------------------|-------------------------|--------------------------|------------------------------|-----------------------------|----------------------|-----------|-----------------------------|
| 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 |
| -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | +                                | --                                   | +                   | ++                                           | -                                 | +                    | +                       | -                                | +                       | +                       | --                       | +                            | -                           | ?                    | ?         | -                           |
| <b>Commentary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
| <p>The site performs most favourably against the Health &amp; Well-being (Leisure &amp; Greenspaces) ISA theme due to its proximity to an area of amenity space. It also performs positively against the Population &amp; Communities (Homes), Health &amp; Well-being, Transport &amp; Movement and a number of Natural Resources (Air, Water Bodies, SPZ, NVZ, Minerals) due to its potential positive contribution to providing homes, access to a public transport service and absence of constraints applying to the site. Several ISA themes have highlighted the potential for a negative impact including proximity to a water body (River Usk) and proximity to a number of biodiversity designations including a SINC adjacent to the site and priority habitat, SSSI, SAC and ancient woodland within close proximity. A small area of surface water flood risk in the eastern corner also highlighted a potential negative impact on the Climate Change ISA theme. Uncertain effect on the Historic Environment and Landscape are noted due to the site's proximity to a listed building and BBNP. Potential significant negative impacts were noted against the Placemaking ISA theme due to the site's proximity to local schools and the natural resources land theme due to the site being a greenfield site containing high agricultural land. Please refer to the full ISA Report for further information on the ISA objective questions and significant effect findings on the Candidate Site.</p> |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |

| <b>Site assessment conclusion</b> |     |    |            |
|-----------------------------------|-----|----|------------|
|                                   | 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 assessment methodology with no fundamental constraints identified, subject to appropriate mitigation measures where relevant. The site meets key policy requirements, including 50% affordable housing demonstrating its viability and deliverability. It is therefore proposed to allocate the site for approximately 26 homes. |
|------------------------------|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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| Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form |                                               |                            |                   |                     |             |
|---------------------------------------------------------------------|-----------------------------------------------|----------------------------|-------------------|---------------------|-------------|
| <b>Candidate Site No.</b>                                           | <b>CS0215</b>                                 | <b>Candidate Site Name</b> | Land at Llanellen | <b>Area (Ha)</b>    | 1.5         |
| <b>Proposal</b>                                                     | Residential development (inc. 50% affordable) |                            |                   | <b>Existing Use</b> | Agriculture |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land/Location</b>                                                                                                                              |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 1. Does the site relate to the existing settlement?                                                                                               | Yes |    |            | The site is located at the south-eastern edge of the existing settlement.                                                                                                                                                                                                                                                                                                                                                  |
| 2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)                                                                   |     | No |            | Greenfield – The site is currently in agricultural use.                                                                                                                                                                                                                                                                                                                                                                    |
| 3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.) | Yes |    |            | The site slopes downwards slightly from South to North and a group of TPOs (comprising 1 Ash and 1 Oak) are located in the south-western corner of the site.                                                                                                                                                                                                                                                               |
| 4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?                                                                               | Yes |    |            | The Predictive ALC maps indicate that the majority of the southern half of the site is covered by Grade 2 BMV land. The maps also indicate that the Grade 2 BMV land stretches 2/3 of the way up the centre of the site.<br><br>The ALC report submitted indicates that the entirety of the site is covered by Grade 2 BMV land with the exception of 2 small parcels in the north of the site which are non-agricultural. |
| 5. Does the proposal result in the loss of amenity open space (DES2)?                                                                             |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 6. Does the proposal result in the loss of community facilities?                                                                                  |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                            |

| Topic/Question                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------|-----|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7. Does the site lie within a Minerals Safeguarding Area?                                                                | Yes |    |            | <p>Yes, the entirety of the site is located in the Superficial Sand and Gravel Deposits Category 1 Safeguarding Area (BGS).</p> <p>The majority of the site is also located within the sub-alluvial Superficial Sand and Gravel Deposits Category 2 Safeguarding Area (BGS). However, there is no requirement to safeguard Category 2 areas.</p> <p>The site is nevertheless located adjacent to the existing settlement of Llanellen and as a consequence mineral extraction would not be feasible in this location.</p> |
| 8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?        |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Accessibility</b>                                                                                                     |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 9. Is the site within an acceptable walking distance of a primary school?                                                |     | No |            | The nearest primary school is in Llanfoist, 1.9 miles away – 39 mins walk.                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 10. Is the site within an acceptable walking distance of a secondary school?                                             |     | No |            | The nearest secondary school is in Abergavenny over 3 miles away.                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 11. Is the site within an acceptable walking distance of community facilities including open space?                      | Yes |    |            | The open space at Llanellen Recreation Ground is under 463m away with the Village Hall 250m away. St Helens Church is 0.1 miles – 3 mins walk.                                                                                                                                                                                                                                                                                                                                                                            |
| 12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials? |     | No |            | Closest shops are located in Abergavenny Town Centre approximately 2.4 miles – 53 mins walk.                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Deliverability &amp; Viability</b>                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 13. Are all landowners aware and in agreement with the proposed candidate site land use?                                 | Yes |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

| Topic/Question                                                                                                                                                                                            | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 14. Is the site wholly in the ownership of the proposer?                                                                                                                                                  | Yes |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?                                                                                                    |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main) | Yes |    |            | Dŵr Cymru Welsh Water response: Critical trunk water main crossing. 25" trunk main – likely minimum of 12m easement.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 17. Is the site capable of connection to an existing mains water/mains sewerage service?                                                                                                                  | Yes |    |            | <p>The FCA confirms that a pre-development enquiry with DCWW concludes that connections can be made to the foul sewer within the immediate vicinity and to the north of the site which drain to the Llanellen Wastewater Treatment Works. It confirms that the flows can be accommodated by the existing public sewerage network.</p> <p>It also confirms that a water supply can be made available and that the site is crossed by a strategic trunk watermain.</p>                                                                                                                                                                   |
| 18. Is there capacity within the mains water/sewerage to serve the proposed development?                                                                                                                  | Yes |    |            | <p>The FCA confirms that the flows can be accommodated by the existing public sewerage network.</p> <p>It also confirms that a water supply can be made available and that the site is crossed by a strategic trunk watermain.</p> <p>Dŵr Cymru Welsh Water response: There are no issues in the foul flows from these sites being accommodated at our Llanellen WwTW. The WwTW does not have an existing phosphorus permit, but the SAGIS modelling has evidenced the requirement to introduce one. This is subject to NRW approval following their review of permits exercise.</p> <p><b>UPDATED COMMENTS: 9th February 2024</b></p> |

| Topic/Question                                                                                                                    | Yes | No                     | Not Stated | Commentary                                                                                                                                                                                                                             |            |   |             |   |           |   |                        |  |                    |   |
|-----------------------------------------------------------------------------------------------------------------------------------|-----|------------------------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---|-------------|---|-----------|---|------------------------|--|--------------------|---|
|                                                                                                                                   |     |                        |            | NRW have completed the phosphorus permit review process and have confirmed that a backstop consent limit of 5mg/l is applicable from 15/02/2024. We are currently compliant with this limit.                                           |            |   |             |   |           |   |                        |  |                    |   |
| 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                     |            | The form states that due to the proximity of the site to the existing settlement and infrastructure network, no capacity issues are anticipated.                                                                                       |            |   |             |   |           |   |                        |  |                    |   |
| 22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?                          | Yes |                        |            | Monmouthshire Housing Association (MHA) are the proposed developer.                                                                                                                                                                    |            |   |             |   |           |   |                        |  |                    |   |
| 23. Is affordable housing included as part of the proposal?                                                                       | Yes |                        |            | Updated viability assessment demonstrates that the proposal is viable at the 50% affordable housing threshold (14.9% BM).<br><br>The proposal comprises of 50% affordable dwellings.                                                   |            |   |             |   |           |   |                        |  |                    |   |
| 24. Can the site be delivered in the RLDP Plan Period?                                                                            | Yes |                        |            | Yes                                                                                                                                                                                                                                    |            |   |             |   |           |   |                        |  |                    |   |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Availability</b>                                                                                                                               |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 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 |            |                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Environmental</b>                                                                                                                              |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?                                               | Yes |    |            | The entirety of the site is within the River Usk Catchment Area.                                                                                                                                                                                                                                                                                                                                                                            |
| 28. If yes, have details been provided of how development will achieve phosphate neutrality?                                                      | Yes |    |            | <p>The FCA suggests that a range of measures will be utilised and considered in conjunction with working collaboratively with the LPA and DCWW. These include:</p> <p>Calculating net increase in phosphates from the proposed development</p> <p>Mitigation through land use changes within and beyond the site in the wider catchment</p> <p>Small scale treatment works within the site for individual plots and /or the whole site.</p> |
| 29. Will the proposal include low or zero carbon energy generating technologies?                                                                  |     | No |            | <p>The submission form states that whilst MHA are committed to delivering low or zero carbon technologies, that details are to be confirmed.</p> <p><b>UPDATED POLICY REQUIREMENTS: October 2024</b></p> <p>Policy changes in the Deposit RLDP now require all new build residential development to be Net Zero compliant outlined in Policy NZ1.</p>                                                                                       |

| Topic/Question                                                                                                                                                                         | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 30. Will appropriate measures be taken as part of the proposal to address climate change?                                                                                              |     |    | Not Stated | The submission form states that MHA are committed to delivering low or carbon zero technologies in their future schemes and in line with WG grant and innovative housing programmes.                                                                                                                                                                                                                                                                            |
| 31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)                                                                                                  | Yes |    |            | The site is approximately 850m from the 'The Bryn' RIGS to the east.                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Economic and Other Benefits</b>                                                                                                                                                     |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Accessibility (Highways, Active Travel and Public Transport)</b>                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?          | Yes |    |            | The highway authority considers that the site can be developed for the intended purpose, any mitigation and improvements will be subject to further detailed review and analysis submitted in support of any future submission (Transport Assessment etc).                                                                                                                                                                                                      |
| 34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?   | No  |    |            | The site sits outside a designated locality.<br><br>It is to be noted that safe cycle parking provision within houses should be made to meet standards set out in AT guidance, this states 1 space per bedroom, secure and ideally covered: <a href="https://gov.wales/sites/default/files/publications/2022-01/active-travel-act-guidance.pdf#page=241">https://gov.wales/sites/default/files/publications/2022-01/active-travel-act-guidance.pdf#page=241</a> |
| 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? |     |    | Not Stated | SSA notes a low frequency and daily frequency bus service is available in Llanellen. <ul style="list-style-type: none"> <li>• Llanellen to Abergavenny 47 (7 buses per day)</li> <li>• Hereford to Cardiff X3 (6 buses per day)</li> <li>• Cardiff to Hereford X3 (7 buses per day)</li> </ul>                                                                                                                                                                  |

| Topic/Question                                                                                                                                                                | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                               |     |    |            | Abergavenny Train Station – 2.1 miles away.                                                                                                                                                                                                                                                                                  |
| 36. Is access required directly on to the trunk road network?                                                                                                                 | Yes |    |            | The proposal provides 3 access options one of which is onto the A4042.                                                                                                                                                                                                                                                       |
| 37. Are there any WG highways comments for this site?                                                                                                                         | Yes |    |            | WG Highways comments: Access strategy required- is access onto county road or via Llanellen Care Home access. If latter, suitable modelling/ justification improvements required prior to inclusion.                                                                                                                         |
| <b>Flood Risk and Drainage</b>                                                                                                                                                |     |    |            |                                                                                                                                                                                                                                                                                                                              |
| 38. Are there concerns that all or part of the site may be unsuitable due to flood risk                                                                                       | Yes |    |            | Patch of Flood Zone 2 and 3 (surface water and small watercourses) in the southern corner of the site. Comprises circa 5% of site area.<br><br>SFCA High-Level Assessment – 0% of the site in FZ2 or FZ3. 1.44% in FZ2 Surface Water and 5.40% in FZ3 surface water. No significant flood risk considerations to allocation. |
| 39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination                              | Yes |    |            | There appears to be a culverted watercourse on the north-western boundary of the site. Much of the flow from this appears to have been diverted. It is not clear whether the lower part of the asset is still intact. This would be the most likely surface water discharge destination if infiltration is not feasible.     |
| <b>Tourism</b>                                                                                                                                                                |     |    |            |                                                                                                                                                                                                                                                                                                                              |
| 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                                                                                                                                                                                                                                                                                                                          |
| <b>Ecology</b>                                                                                                                                                                |     |    |            |                                                                                                                                                                                                                                                                                                                              |
| 41. Has an ecological assessment been undertaken?                                                                                                                             | Yes |    |            | Preliminary Ecological Appraisal 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                                                                                                                           |                     |                         |                                          | <p>Overall site value: High</p> <p>Site is mostly lowland meadow priority habitat (90%), insufficient compensation. There will be a negative impact on protected species and other wildlife, habitats and foraging grounds as a result of development of the site. Suitable mitigation should be included in any development proposals.</p> <p>Additional surveys/assessments required: Reptile presence/absence survey, Bat activity survey (activity transect + automated monitoring), Badger walkover survey</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Topic/Question                                                                                                                                                                                           | Yes                 | No                      | Not Stated                               | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Landscape and GI</b>                                                                                                                                                                                  |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 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                 |                         |                                          | <p>The landscape sensitivity to change is identified as High / Medium</p> <p>The site is located in the open countryside. Policy LC5 requires there to be no significantly adverse landscape effects on landscapes judged as high and outstanding by LANDMAP.</p> <p>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 wider valued landscape. The location of site and scale of development in the open countryside in a relatively exposed agricultural greenfield setting may be able to be integrated effectively into the landscape as an urban extension where there is a strong emphasis on sympathetic architectural form, less dense development, creation of a sense of place, space and protection for GI, landscape, SUDs and habitat enhancements.</p> <p>Additional surveys/assessments required: LVIA, GI Assessment, Landscaping Plan, Landscape Maintenance, Lighting Strategy, GI Management Plan</p> |

| Topic/Question                                                                                                                                                                 | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Heritage / Landscape</b>                                                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                                          |
| 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 |            | The Grade II Listed St Helens Church is the nearest listed building located to the northwest of the site beyond an existing residential area.                                                                                                                                                                                            |
| 46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?               |     | No |            | GGAT response: The HER notes the findspot of a 1st century Roman brooch; not noted if an isolated find or related to other evidence of activity. Desk-based assessment and geophysical survey prior to any determination of an application would inform mitigation, which may include further pre-determination work. GGAT ref: MON2601. |
| 47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?                                           | Yes |    |            | At its closest, the western boundary of the site is just over 500m away from the eastern boundary of the Brecon Beacons National Park. The site is partially screened by the existing settlement at Llanellen and Llanellen Court Farm to the southwest.                                                                                 |
| 48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?                                                                      |     | No |            |                                                                                                                                                                                                                                                                                                                                          |
| <b>Environmental Health</b>                                                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                                          |
| 49. Is the proposed land use compatible with neighbouring uses?                                                                                                                |     | No |            | The wider residential area of Llanellen lies to the northwest of the site with Llanellen Court Farm beyond an agricultural field to the southwest. The A4042 trunk road runs parallel to the eastern boundary of the site.                                                                                                               |

| Topic/Question                                                                                                                                                                              | Yes | No | Not Stated | Commentary                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|----------------------------------------------------------------------------------------------------------------------------|
| 50. Is there a possibility that the site is contaminated?                                                                                                                                   |     | No |            |                                                                                                                            |
| 51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.  | Yes |    |            | Subject to further assessment.<br>Additional surveys/assessments required: Air Quality Impact Assessment, TAN11 Assessment |
| <b>Economic Development</b>                                                                                                                                                                 |     |    |            |                                                                                                                            |
| 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                                                                                                                        |

| <b>SA/SEA assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------|---------------------|----------------------------------------------|-----------------------------------|----------------------|-------------------------|----------------------------------|-------------------------|-------------------------|--------------------------|------------------------------|-----------------------------|----------------------|-----------|-----------------------------|
| 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 |
| -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | +                                | --                                   | +                   | ++                                           | -                                 | +                    | +                       | -                                | +                       | +                       | --                       | +                            | ?                           | ?                    | ?         | -                           |
| <b>Commentary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
| The site performs most positively against the health and wellbeing (green spaces) ISA theme due to the site's proximity to amenity space. It also performs well against the population and communities (homes), health and wellbeing and transport and movement ISA themes due to the potential contribution to homes and access to a PRoW and bus stop. Positive effects are also recorded in relation natural resources (air, SPZ, NVZ, minerals) themes due to those constraints not applying to the land. The site performs less well against four themes including economy and employment, waterbodies and climate change due to the site's proximity to the River Usk and an |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |

area of surface water flood zone on the site. Uncertain effects are noted in relation biodiversity, historic environment and landscape at this stage. Please refer to the full ISA Report for further information on the ISA objective questions and significant effect findings on the Candidate Site.

| Site assessment conclusion   |     |    |                                                                                                                                                    |
|------------------------------|-----|----|----------------------------------------------------------------------------------------------------------------------------------------------------|
|                              | Yes | No | Commentary                                                                                                                                         |
| Progress to RLDP allocation? |     |    | Site not progressing as significant concerns have been raised in relation to ecological impact. Therefore, the site will not be allocated in RLDP. |

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# Llangwm

| Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form |                                       |                     |                         |              |             |
|---------------------------------------------------------------------|---------------------------------------|---------------------|-------------------------|--------------|-------------|
| Candidate Site No.                                                  | CS0283                                | Candidate Site Name | Rockfield Farm, Llangwm | Area (Ha)    | 18.7        |
| Proposal                                                            | Holiday accommodation and agriculture |                     |                         | Existing Use | Agriculture |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land/Location</b>                                                                                                                              |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 1. Does the site relate to the existing settlement?                                                                                               |     | No |            | Site is divorced from any settlement in open countryside; however, submission is proposing a tourism and agricultural scheme.                                                                                                                                                                                                                                                                                                             |
| 2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)                                                                   |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.) |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?                                                                               | Yes |    |            | Predictive ALC Maps indicate the site is predominantly grade 2 with parcels of 3b. 15.5ha (83%) grade 2 and 3.2ha (17%) grade 3b.<br><br>Form notes the predictive ALC as 3a and 3b. It states that a field based ALC will be submitted in due course. No land would be irreversibly lost to agriculture. The proposed log cabins and other accommodation forms are easily removed from the site and the land will revert to agriculture. |
| 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 |            | Small parcel of land within Category 2 Sandstone in the northeast corner. Could be excluded from site.<br>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 |            |                                                                                                                                                                      |
| <b>Accessibility</b>                                                                                                     |     |    |            |                                                                                                                                                                      |
| 9. Is the site within an acceptable walking distance of a primary school?                                                |     |    | N/A        |                                                                                                                                                                      |
| 10. Is the site within an acceptable walking distance of a secondary school?                                             |     |    | N/A        |                                                                                                                                                                      |
| 11. Is the site within an acceptable walking distance of community facilities including open space?                      |     |    | N/A        | Usk is approx. 3 miles away and has a range of services.                                                                                                             |
| 12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials? |     | No |            | Usk is approx. 3 miles away.                                                                                                                                         |
| <b>Deliverability &amp; Viability</b>                                                                                    |     |    |            |                                                                                                                                                                      |
| 13. Are all landowners aware and in agreement with the proposed candidate site land use?                                 | Yes |    |            |                                                                                                                                                                      |

| Topic/Question                                                                                                                                                                                            | Yes | No                     | Not Stated | Commentary                                                                                                                                                                                                                                                                          |            |  |             |   |           |   |                        |  |                    |   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------------|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--|-------------|---|-----------|---|------------------------|--|--------------------|---|
| 14. Is the site wholly in the ownership of the proposer?                                                                                                                                                  | Yes |                        |            |                                                                                                                                                                                                                                                                                     |            |  |             |   |           |   |                        |  |                    |   |
| 15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?                                                                                                    |     | No                     |            |                                                                                                                                                                                                                                                                                     |            |  |             |   |           |   |                        |  |                    |   |
| 16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main) |     | No                     |            | Form notes access improvements through widening of existing entrance or relocating entrance – picked up in accessibility section of form.                                                                                                                                           |            |  |             |   |           |   |                        |  |                    |   |
| 17. Is the site capable of connection to an existing mains water/mains sewerage service?                                                                                                                  |     | No                     |            | The form notes that the site is a rural location with no mains sewer access. A sewage treatment plant with adequate capacity would serve the site.<br><br>Dŵr Cymru Welsh Water response: No public sewerage network in vicinity of site – circa 1300m to nearest connection point. |            |  |             |   |           |   |                        |  |                    |   |
| 18. Is there capacity within the mains water/sewerage to serve the proposed development?                                                                                                                  |     | No                     |            | As above.                                                                                                                                                                                                                                                                           |            |  |             |   |           |   |                        |  |                    |   |
| 19. Is the site capable of connection to electricity?                                                                                                                                                     | Yes |                        |            |                                                                                                                                                                                                                                                                                     |            |  |             |   |           |   |                        |  |                    |   |
| 20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)                                                                                          | Yes |                        |            | <table><tr><td>Gas supply</td><td></td><td>EV Charging</td><td>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   |                        |            |                                                                                                                                                                                                                                                                                     |            |  |             |   |           |   |                        |  |                    |   |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)                 |     | No |            | Form notes that a gas supply would not be required for the site. A significant proportion of the electricity needs could be generated on the site through solar pv and battery storage with additional energy supplied via ground source heat pumps. |
| 22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?                                          | Yes |    |            | Landowner is the potential developer.                                                                                                                                                                                                                |
| 23. Is affordable housing included as part of the proposal?                                                                                       |     |    | N/A        |                                                                                                                                                                                                                                                      |
| 24. Can the site be delivered in the RLDP Plan Period?                                                                                            | Yes |    |            | Nothing stated on the form but a Business Plan accompanies the submission.                                                                                                                                                                           |
| <b>Availability</b>                                                                                                                               |     |    |            |                                                                                                                                                                                                                                                      |
| 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 |            | Planning permission for replacement dwelling on site – DC/2016/01191                                                                                                                                                                                 |
| <b>Environmental</b>                                                                                                                              |     |    |            |                                                                                                                                                                                                                                                      |
| 27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?                                               | Yes |    |            | River Usk Catchment Area                                                                                                                                                                                                                             |

| Topic/Question                                                                                                                                                                       | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 28. If yes, have details been provided of how development will achieve phosphate neutrality?                                                                                         | Yes |    |            | Form notes that all foul water to be collected in a package treatment plant with phosphate reduction capabilities and the outlet sent to a soakaway.<br><br>No supplementary details provided.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 29. Will the proposal include low or zero carbon energy generating technologies?                                                                                                     | Yes |    |            | Solar PV & heat pumps                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 30. Will appropriate measures be taken as part of the proposal to address climate change?                                                                                            | Yes |    |            | Form notes: The site aims to be zero carbon in operation and minimal carbon in construction of accommodation with a range of structures – all materials will be sourced as locally as possible using renewable materials wherever possible. Energy efficiency is an important aspect of the proposal with as much energy generated on the site as possible with battery back-up. It strives to be an exemplar of eco-tourism. Each unit would be allocated a car charging point but the emphasis would be minimisation of private transport – a preference given to the bus network and walking the footpath network.<br><br>Tree planting will be undertaken throughout the site to provide visual mitigation as well as shelter and picnic opportunities for holidaymakers. Young trees will absorb a significant amount of CO2. |
| 31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)                                                                                                |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Economic and Other Benefits</b>                                                                                                                                                   |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 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 |    |            | Business Plan accompanying submission.<br><br>Form notes: Marketing would be undertaken through the site's own website, Airbnb, target marketing via social media and press coverage.<br><br>The site would purposefully be a low impact offering with infrastructure requirements kept to a minimum.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

| Topic/Question                                                                                                                                                                         | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Accessibility (Highways, Active Travel and Public Transport)</b>                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                                                            |
| 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 the actual type and number of tourist units and the subsequent detailed review and analysis submitted in support of any future submission (Transport statement 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?   |     |    |            | It is rural tourism site – insufficient information on the number of units / pitches or a travel plan so unable to comment.                                                                                                                                                                                                                                |
| 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? |     |    | Not stated | SSA notes a daily frequency bus service is available in Llangwm.<br>63 – Llangwm – Usk- Pontypool- Cwmbran (5 buses – 07:21 – 16:40)<br>63 – Cwmbran – Pontypool- Usk- Llangwm (4 buses – 08:48 – 18:11)<br>63 – Llangwm – Shirenewton – Chepstow (5 buses per day 07:21 – 17:19)<br>63 – Chepstow – Shirenewton – Llangwm (4 buses per day 08:25 – 17:47) |
| 36. Is access required directly on to the trunk road network?                                                                                                                          |     | No |            |                                                                                                                                                                                                                                                                                                                                                            |
| 37. Are there any WG highways comments for this site?                                                                                                                                  |     |    | N/A        |                                                                                                                                                                                                                                                                                                                                                            |
| <b>Flood Risk and Drainage</b>                                                                                                                                                         |     |    |            |                                                                                                                                                                                                                                                                                                                                                            |
| 38. Are there concerns that all or part of the site may be unsuitable due to flood risk                                                                                                |     | No |            | High-Level SFCA Assessment: 0.07% in FZ2 and 0.21% in FZ3 rivers. 0.16% FZ2 and 0.03% FZ3 surface water. 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 |            | Several watercourses cross the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Tourism</b>                                                                                                                                                                |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 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 |    |            | <p>The proposal to develop lodge park and glamping accommodation at this location will help distribute the benefits of tourism across less visited parts of Monmouthshire outside of tourism honey pots. It would add to an increasing number of existing self-catering units and glamping sites across the county which offer a range of different types of interesting accommodation units.</p> <p>The proposed development offers great opportunities for walking, cycling, fishing and sustainable travel and to capitalise on current trends for access to space, nature and the great outdoors, sustainable/ eco (with consumers increasingly now looking for B-corp certification), accessible, multigenerational and pet friendly holidays.</p> <p>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 lodge park and glamping accommodation will perform better than the annual and monthly average self-catering occupancy rates for Monmouthshire and Wales.</p> <p>While the proposer states an intention to operate the glamping units year round, this will be subject to demand from visitors for staying in less permanent types of accommodation in all seasons and weather, and ultimately it may not be viable from a business perspective to do so.</p> |
| <b>Ecology</b>                                                                                                                                                                |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 41. Has an ecological assessment been undertaken?                                                                                                                             | Yes |    |            | Ecological Walkover Assessment provided.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

|                                                                                                                                                                                                          | Whole site suitable | Whole site not suitable | Whole / part of the site may be suitable | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 42. Recommendation from an ecology perspective on intended purpose of the site                                                                                                                           |                     |                         |                                          | No comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Topic/Question                                                                                                                                                                                           | Yes                 | No                      | Not Stated                               | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Landscape and GI</b>                                                                                                                                                                                  |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 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? |                     |                         |                                          | <p>The site was not included in the landscape sensitivity.</p> <p>It is considered from a Landscape and GI perspective that development may have an adverse impact on Monmouthshire's valued landscape and its underlying character. The scale of development area in the open countryside in an unspoilt rural agricultural greenfield setting with clear undeveloped vistas to valley floor and rising scarps through field and along hedge lines may not be able to accommodate or fully integrate development effectively into the landscape without creating a significant adverse material change to the underlying landscape character.</p>   |
| <b>Heritage / Landscape</b>                                                                                                                                                                              |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 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                 |                         |                                          | <p>Careful consideration of the wider views into and out of the development, concentration on boundary treatments and permeability of the site, integrating it into the open countryside using GI. The development should accord with best practice for placemaking, sustainability and Urban design.</p> <p><b>Cadw response: Scheduled Monuments</b></p> <ul style="list-style-type: none"> <li>• MM060 Coed-Cwnwr Moated Site</li> <li>• MM061 Llangwm Mound &amp; Bailey Castle</li> <li>• MM062 Gaer Fawr hillfort</li> <li>• MM067 Cwrt y Gaer Ringwork</li> <li>• MM074 Ringwork NE of New House</li> <li>• MM105 Great House Camp</li> </ul> |

| Topic/Question                                                                                                                                                   | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                  |     |    |            | <ul style="list-style-type: none"> <li>MM178 Camp 650m South of Ty Freeman</li> <li>MM322 St. John's Churchyard Cross, Llandenny</li> </ul> <p><b>Registered Parks and Gardens</b></p> <ul style="list-style-type: none"> <li>PGW(Gt)31(MON) Cefn Tilla</li> </ul> <p>The candidate site is located immediately adjacent to scheduled monument MM074 Ringwork NE of New House. The impact of any development in this candidate site on the setting of the scheduled monument will therefore be a material consideration in the determination of any planning application (see Planning Policy Wales 2021, section 6.1.23). Thus before this candidate site can be considered for inclusion in the LDP the applicant should be requested to provide an assessment of the impact of development in this area on the setting of scheduled monument MM074 Ringwork NE of New House, which should be prepared by a competent and qualified historic environment expert in accordance with the methodology outlined in the Welsh Government's best-practice guidance Setting of Historic Assets in Wales (2017).</p> <p>Candidate site should not be included in LDP until the applicant has provided an assessment showing that development will not have a significant adverse impact on the setting of scheduled monument MM074 Ringwork NE of New House.</p> |
| 45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?                                                                   | Yes |    |            | Listed Building and Scheduled Ancient Monument adjoining the site.<br>See above for Cadw's comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity? |     | No |            | GGAT response: The HER notes the Scheduled Monument of Ringwork NE of New House MM074 borders the site. Desk-based assessment and geophysical survey prior to any determination of an application would inform mitigation, which may include further pre-determination work. GGAT ref: MON2603                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 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 |            |                   |
| <b>Environmental Health</b>                                                                                                                                                                 |     |    |            |                   |
| 49. Is the proposed land use compatible with neighbouring uses?                                                                                                                             | Yes |    |            |                   |
| 50. Is there a possibility that the site is contaminated?                                                                                                                                   |     | No |            |                   |
| 51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.  |     |    | N/A        | Not consulted.    |
| <b>Economic Development</b>                                                                                                                                                                 |     |    |            |                   |
| 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 not consulted |

| <b>SA/SEA assessment</b> |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
|--------------------------|----------------------------------|--------------------------------------|---------------------|----------------------------------------------|-----------------------------------|----------------------|-------------------------|----------------------------------|-------------------------|-------------------------|--------------------------|------------------------------|-----------------------------|----------------------|-----------|-----------------------------|
| 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 performs most favourably against the health and well-being and transport and movement ISA themes due to its proximity to PROWs. Positive results are also noted in relation to several natural resources (air, SPZ, NVZ and minerals) and climate change and flooding as the relevant constraints do not apply to the land. The site performs less well against the economy and employment, equalities and diversity and waterbodies themes. Significant potential negative effects are noted in relation to the natural resources (land) ISA theme due to the presence of high agricultural land on the site. The site's proximity to historic and biodiversity assets has also highlighted the potential for significant negative effects in relation to the biodiversity and historic environment ISA themes.

**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 identified settlement boundaries. It is therefore not considered appropriate/necessary to identify site specific tourism related allocations in the RLDP. |

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# Llangybi

| Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form |                         |                            |                                      |                     |             |
|---------------------------------------------------------------------|-------------------------|----------------------------|--------------------------------------|---------------------|-------------|
| <b>Candidate Site No.</b>                                           | <b>CS0019</b>           | <b>Candidate Site Name</b> | Land west of St Cybi Drive, Llangybi | <b>Area (Ha)</b>    | 1.1         |
| <b>Proposal</b>                                                     | Residential (20 houses) |                            |                                      | <b>Existing Use</b> | Agriculture |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------|
| <b>Land/Location</b>                                                                                                                              |     |    |            |                                                                                                                             |
| 1. Does the site relate to the existing settlement?                                                                                               | Yes |    |            | Yes to the west of Llangybi's development boundary.                                                                         |
| 2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)                                                                   |     | No |            |                                                                                                                             |
| 3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.) |     | No |            | Latest aerial indicates minimal vegetation.                                                                                 |
| 4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?                                                                               | Yes |    |            | The Predictive Agricultural Land Classification (ALC) maps identify the site as being mainly Grade 2 BMV and part Grade 3b. |
| 5. Does the proposal result in the loss of amenity open space (DES2)?                                                                             |     | No |            |                                                                                                                             |
| 6. Does the proposal result in the loss of community facilities?                                                                                  |     | No |            |                                                                                                                             |

| Topic/Question                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7. Does the site lie within a Minerals Safeguarding Area?                                                                | Yes |    |            | Yes is within the Sand and Gravel Category 1 mineral safeguarding area, however the site is adjacent to existing development and consequently mineral extraction would not be feasible in this location.                                       |
| 8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?        | Yes |    |            | Yes, the site is located within the Future Wales indicative Green Belt area but is located adjacent to the existing settlement of Llangybi. The boundary of any future Green Belt will be determined by the future Strategic Development Plan. |
| <b>Accessibility</b>                                                                                                     |     |    |            |                                                                                                                                                                                                                                                |
| 9. Is the site within an acceptable walking distance of a primary school?                                                |     | No |            | Nearest in Usk- 4 miles away/1hr 8 minute walk.                                                                                                                                                                                                |
| 10. Is the site within an acceptable walking distance of a secondary school?                                             |     | No |            | Nearest is Monmouth Comprehensive.                                                                                                                                                                                                             |
| 11. Is the site within an acceptable walking distance of community facilities including open space?                      | Yes |    |            | Within 400m of Llangybi's amenity area and public house. 3 minute walk to St Cybi play area.                                                                                                                                                   |
| 12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials? |     | No |            | Nearest shops are within Usk.<br>Morris Garden centre Llanbadoc – 44 minute walk.                                                                                                                                                              |
| <b>Deliverability &amp; Viability</b>                                                                                    |     |    |            |                                                                                                                                                                                                                                                |
| 13. Are all landowners aware and in agreement with the proposed candidate site land use?                                 | Yes |    |            |                                                                                                                                                                                                                                                |
| 14. Is the site wholly in the ownership of the proposer?                                                                 | Yes |    |            |                                                                                                                                                                                                                                                |

| Topic/Question                                                                                                                                                                                            | Yes | No                     | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |            |  |             |  |           |  |                        |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--|-------------|--|-----------|--|------------------------|--|
| 15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?                                                                                                    |     | No                     |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |            |  |             |  |           |  |                        |  |
| 16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main) |     | No                     |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |            |  |             |  |           |  |                        |  |
| 17. Is the site capable of connection to an existing mains water/mains sewerage service?                                                                                                                  | Yes |                        |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |            |  |             |  |           |  |                        |  |
| 18. Is there capacity within the mains water/sewerage to serve the proposed development?                                                                                                                  |     | No                     |            | <p>Welsh Water March 2023- There is limited capacity at our Llangybi WwTW to accommodate the foul flows from these sites. Depending on the confirmed number of sites allocated, an investment scheme may need to be considered for inclusion within a future AMP programme, or alternatively developers can fund any necessary reinforcement works to accommodate their site by firstly undertaking a Developer Impact Assessment (DIA) and subsequently funding any required reinforcement works via a s106 TCPA planning obligation or legal agreement.</p> <p>The WwTW does not have an existing phosphorus permit, but the SAGIS modelling has evidenced the requirement to introduce one. This is subject to NRW approval following their review of permits exercise.</p> |            |  |             |  |           |  |                        |  |
| 19. Is the site capable of connection to electricity?                                                                                                                                                     | Yes |                        |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |            |  |             |  |           |  |                        |  |
| 20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)                                                                                          | Yes |                        |            | <table><tr><td>Gas supply</td><td></td><td>EV Charging</td><td></td></tr><tr><td>Broadband</td><td></td><td>Other (Please specify)</td><td></td></tr></table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Gas supply |  | EV Charging |  | Broadband |  | Other (Please specify) |  |
| Gas supply                                                                                                                                                                                                |     | EV Charging            |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |            |  |             |  |           |  |                        |  |
| Broadband                                                                                                                                                                                                 |     | Other (Please specify) |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |            |  |             |  |           |  |                        |  |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|----------------------------------------------------------------------------|
|                                                                                                                                                   |     |    |            | <div>Landline telephone</div> <div></div> <div></div> <div></div>          |
| 21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)                 |     |    | N/S        | Not stated                                                                 |
| 22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?                                          |     | No |            |                                                                            |
| 23. Is affordable housing included as part of the proposal?                                                                                       |     | No |            | DVM has not been updated to demonstrate provision of 50% affordable homes. |
| 24. Can the site be delivered in the RLDP Plan Period?                                                                                            | Yes |    |            |                                                                            |
| <b>Availability</b>                                                                                                                               |     |    |            |                                                                            |
| 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 |            |                                                                            |
| <b>Environmental</b>                                                                                                                              |     |    |            |                                                                            |
| 27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?                                               | Yes |    |            |                                                                            |

| Topic/Question                                                                                                                                                                       | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 28. If yes, have details been provided of how development will achieve phosphate neutrality?                                                                                         |     | No |            | Submission form suggesting a private treatment plant rather than connecting to the mains.<br><br>Private treatment plant for this size of development is unlikely to be appropriate.<br><br>Further dialogue between NRW and DCWW on environmental capacity within the treatment works is required.                                                                                                                                                                          |
| 29. Will the proposal include low or zero carbon energy generating technologies?                                                                                                     | Yes |    |            | Submission form indicates it will.                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 30. Will appropriate measures be taken as part of the proposal to address climate change?                                                                                            | Yes |    |            | Submission form indicates it will.                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)                                                                                                |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Economic and Other Benefits</b>                                                                                                                                                   |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements? |     | No |            | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Accessibility (Highways, Active Travel and Public Transport)</b>                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 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 |    |            | Access may be achievable off St Cybi Drive, but the site appears to be land locked due to the presence of third party land between St Cybi Drive, Route C204.3 an unclassified residential street.<br><br>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 Statement/Assessment etc |

| Topic/Question                                                                                                                                                                         | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?   | Yes |    |            | The site sits outside a designated locality.<br><br>Further Transport Assessment and Travel Plan required to demonstrate how the development would link to existing footpaths and pavements and promote sustainable travel from and to the site.                                                                                                                                                                                                                        |
| 35. From a public transport perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA? | Yes |    |            | No Public Transport Officer comments have been received. The area 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Flood Risk and Drainage</b>                                                                                                                                                         |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 38. Are there concerns that all or part of the site may be unsuitable due to flood risk                                                                                                | Yes |    |            | SFCA- 0% in FZ2 & fz3 flood risk zones No significant flood risk to allocation<br><br>MCC Drainage Officer- A small area of the site at risk of flooding from this source along the watercourse to the south.                                                                                                                                                                                                                                                           |
| 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 |    |            | Watercourse to the south of the site could be used for discharge.<br><br>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. |

| Topic/Question                                                                                                                                                                | Yes                 | No                      | Not Stated                               | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Tourism</b>                                                                                                                                                                |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Ecology</b>                                                                                                                                                                |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 41. Has an ecological assessment been undertaken?                                                                                                                             | Yes                 |                         |                                          | Yes ecological assessment has been undertaken                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                                                                                                                                                               | Whole site suitable | Whole site not suitable | Whole / part of the site may be suitable | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 42. Recommendation from an ecology perspective on intended purpose of the site                                                                                                |                     |                         |                                          | <p>MCC Ecologist has noted a 'Medium site value' and that whole/part of the site is suitable to be development for the following reasons:</p> <ul style="list-style-type: none"> <li>Protected species recorded / reasonable likely to be found on site but unlikely to prevent development if appropriate mitigation and compensation provided.</li> <li>Reptile mitigation and further GI required.</li> </ul> <p>MCC Ecologist has indicated potential for net benefit for biodiversity at the site.</p> |
| Topic/Question                                                                                                                                                                | Yes                 | No                      | Not Stated                               | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Landscape and GI</b>                                                                                                                                                       |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with                                | Yes                 |                         |                                          | <p>High/Medium landscape sensitivity (2010 study)</p> <p>It is considered from a Landscape and GI perspective that a development of the proposed scale will have an adverse visual impact on Monmouthshire's highly</p>                                                                                                                                                                                                                                                                                     |

| Topic/Question                                                                                                                                                                 | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| appropriate mitigation and further dialogue with the LPA?                                                                                                                      |     |    |            | valued landscape and setting. The scale of development may not be able to be integrated effectively into the landscape and as settlement edge expansion unless there is a strong emphasis on sympathetic architectural form, less dense development located in less visible locations, carefully managed use of space for GI, landscape, SUDs, appropriate lighting and habitat enhancements. |
| <b>Heritage / Landscape</b>                                                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                               |
| 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 not considered to be in close proximity to heritage assets.<br>GGAT- No recorded or known archaeological or historic environment issues.                                                                                                                                                                                                                                              |
| 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?                                                                      |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Environmental Health</b>                                                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                               |
| 49. Is the proposed land use compatible with neighbouring uses?                                                                                                                | Yes |    |            | Residential use is considered compatible. There is existing residential use in close proximity.                                                                                                                                                                                                                                                                                               |

| Topic/Question                                                                                                                                                                              | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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.<br><br>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 |    |            | MCC Environmental Health Officer not consulted at this stage. They would however be consulted at planning application stage and it is likely further mitigation/ consideration of impact upon environmental health will be required. For example, Construction Environmental Management Plans (CEMPs) – to manage the noise/dust impact of development. |
| <b>Economic Development</b>                                                                                                                                                                 |     |    |            |                                                                                                                                                                                                                                                                                                                                                         |
| 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                                                                                                                                                                                                                                                                                                                                                     |

| <b>SA/SEA assessment</b> |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
|--------------------------|----------------------------------|--------------------------------------|---------------------|----------------------------------------------|-----------------------------------|----------------------|-------------------------|----------------------------------|-------------------------|-------------------------|--------------------------|------------------------------|-----------------------------|----------------------|-----------|-----------------------------|
| 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                    | +         | +                           |
| <b>Commentary</b>        |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |

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

The desk top study records that the site performs positively against ISA themes relating to 'Population and Communities – homes' and 'Health and Well-being' themes. This is due to the proposal providing housing (outside a green wedge) in a location that is well connected to open/green /leisure space. The site also performs well for transport and movement as is in walking distance from nearby bus stops (<500m to White Hart Inn bus stop) and 119m from the nearest PRow. The site however, does not perform positively on 'Population, Communities Placemaking', as is not located in close proximity to primary and/or secondary schools, and 'Economy and Employment' as has poor access to existing employment locations.

The site performs 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' considered neutral due to being a relatively small site that are relatively far from heritage assets and screened by existing development. The site is outside a flood risk area and therefore scores positively against 'Climate Change inc. flooding' theme and is not within an AONB or National Park and thus considered to score positively on the 'Landscape' theme.

#### Site assessment conclusion

|                              | Yes | No | Commentary                                                                                                                                                                                                          |
|------------------------------|-----|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Progress to RLDP allocation? |     |    | Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. Therefore, this site will not be allocated in the RLDP. |

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| Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form |                         |                            |                                 |                     |             |
|---------------------------------------------------------------------|-------------------------|----------------------------|---------------------------------|---------------------|-------------|
| <b>Candidate Site No.</b>                                           | <b>CS0020</b>           | <b>Candidate Site Name</b> | Land west of The Chase Llangybi | <b>Area (Ha)</b>    | 1.2         |
| <b>Proposal</b>                                                     | Residential (20 houses) |                            |                                 | <b>Existing Use</b> | Agriculture |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land/Location</b>                                                                                                                              |     |    |            |                                                                                                                                                                       |
| 1. Does the site relate to the existing settlement?                                                                                               | Yes |    |            | Yes to the west of Llangybi's development boundary.                                                                                                                   |
| 2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)                                                                   |     | No |            |                                                                                                                                                                       |
| 3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.) |     | No |            | Latest aerial on Monmaps indicates minimal vegetation.                                                                                                                |
| 4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?                                                                               | Yes |    |            | The Predictive Agricultural Land Classification (ALC) maps identify the site as being mainly Grade 2 BMV and part Grade 3b (non BMV).                                 |
| 5. Does the proposal result in the loss of amenity open space (DES2)?                                                                             |     | No |            |                                                                                                                                                                       |
| 6. Does the proposal result in the loss of community facilities?                                                                                  |     | No |            |                                                                                                                                                                       |
| 7. Does the site lie within a Minerals Safeguarding Area?                                                                                         | Yes |    |            | Yes is within the Sand and Gravel 1, however the site is adjacent to existing development and consequently mineral extraction would not be feasible in this location. |

| Topic/Question                                                                                                           | Yes | No  | Not Stated | Commentary                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------|-----|-----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?        |     | Yes |            | Yes, the site is located within the Future Wales indicative Green Belt area but is located adjacent to the existing settlement of Shirenewton. The boundary of any future Green Belt will be determined by the future Strategic Development Plan. |
| <b>Accessibility</b>                                                                                                     |     |     |            |                                                                                                                                                                                                                                                   |
| 9. Is the site within an acceptable walking distance of a primary school?                                                |     | No  |            | Nearest in Usk- 4 miles away /1hr 8 minute walk.                                                                                                                                                                                                  |
| 10. Is the site within an acceptable walking distance of a secondary school?                                             |     | No  |            | Nearest is Monmouth Comprehensive.                                                                                                                                                                                                                |
| 11. Is the site within an acceptable walking distance of community facilities including open space?                      | Yes |     |            | Within 400m of Llangybi's amenity area and public house. 4 minute walk to St Cybi play area                                                                                                                                                       |
| 12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials? |     | No  |            | Nearest shops are within Usk.<br>Morris Garden centre Llanbadoc – 44 minute walk.                                                                                                                                                                 |
| <b>Deliverability &amp; Viability</b>                                                                                    |     |     |            |                                                                                                                                                                                                                                                   |
| 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                     |            | Welsh Water March 2023- There is limited capacity at our Llangybi WwTW to accommodate the foul flows from these sites. Depending on the confirmed number of sites allocated, an investment scheme may need to be considered for inclusion within a future AMP programme, or alternatively developers can fund any necessary reinforcement works to accommodate their site by firstly undertaking a Developer Impact Assessment (DIA) and subsequently funding any required reinforcement works via a s106 TCPA planning obligation or legal agreement. The WwTW does not have an existing phosphorus permit, but the SAGIS modelling has evidenced the requirement to introduce one. This is subject to NRW approval following their review of permits exercise. |            |  |             |  |           |  |                        |  |                    |  |
| 19. Is the site capable of connection to electricity?                                                                                                                                                     | Yes |                        |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |            |  |             |  |           |  |                        |  |                    |  |
| 20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)                                                                                          | Yes |                        |            | <table><tr><td>Gas supply</td><td></td><td>EV Charging</td><td></td></tr><tr><td>Broadband</td><td></td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td></td></tr></table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Gas supply |  | EV Charging |  | Broadband |  | Other (Please specify) |  | Landline telephone |  |
| Gas supply                                                                                                                                                                                                |     | EV Charging            |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |            |  |             |  |           |  |                        |  |                    |  |
| Broadband                                                                                                                                                                                                 |     | Other (Please specify) |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |            |  |             |  |           |  |                        |  |                    |  |
| Landline telephone                                                                                                                                                                                        |     |                        |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |            |  |             |  |           |  |                        |  |                    |  |
| 21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)                                                                         |     |                        | N/S        | Not stated                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |            |  |             |  |           |  |                        |  |                    |  |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?                                          |     | No |            |                                                                                                                                                                                                                                                                                                            |
| 23. Is affordable housing included as part of the proposal?                                                                                       |     | No |            | DVM has not been updated to demonstrate provision of 50% affordable homes.                                                                                                                                                                                                                                 |
| 24. Can the site be delivered in the RLDP Plan Period?                                                                                            | Yes |    |            |                                                                                                                                                                                                                                                                                                            |
| <b>Availability</b>                                                                                                                               |     |    |            |                                                                                                                                                                                                                                                                                                            |
| 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 |            |                                                                                                                                                                                                                                                                                                            |
| <b>Environmental</b>                                                                                                                              |     |    |            |                                                                                                                                                                                                                                                                                                            |
| 27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?                                               | Yes |    |            |                                                                                                                                                                                                                                                                                                            |
| 28. If yes, have details been provided of how development will achieve phosphate neutrality?                                                      |     | No |            | <p>Submission form suggesting a private treatment plant rather than connecting to the mains.</p> <p>Private treatment plant for this size of development is unlikely to be appropriate.</p> <p>Further dialogue between NRW and DCWW on environmental capacity within the treatment works is required.</p> |

| Topic/Question                                                                                                                                                                       | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 29. Will the proposal include low or zero carbon energy generating technologies?                                                                                                     | Yes |    |            | Submission form indicates it will.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 30. Will appropriate measures be taken as part of the proposal to address climate change?                                                                                            | Yes |    |            | Submission form indicates it will.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)                                                                                                |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Economic and Other Benefits</b>                                                                                                                                                   |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Accessibility (Highways, Active Travel and Public Transport)</b>                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 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 |    |            | <p>A satisfactory access off Ton Road, Route R104 is achievable depending on the location of the proposed access over the site frontage. The loss of Ton Road boundary hedges is expected to accommodate the required visibility splays.</p> <p>The highway authority think that the size and scale of the development will have an impact on the immediate local highway network, the level of mitigation and improvements will be subject to detailed analysis and review undertaken as part of the robust transport assessment</p> |
| 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 |    |            | <p>The site sits outside a designated locality.</p> <p>Further Transport Assessment and Travel Plan required to demonstrate how the development would link to existing footpaths and pavements and promote sustainable travel from and to the site.</p>                                                                                                                                                                                                                                                                               |

| Topic/Question                                                                                                                                                                         | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 35. From a public transport perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA? | Yes |    |            | No Public Transport Officer comments have been received. The area however is served by Public Transport (Bus).                                                                                                                                                                                                                                                                                                                                                     |
| 36. Is access required directly on to the trunk road network?                                                                                                                          |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 37. Are there any WG highways comments for this site?                                                                                                                                  |     |    |            | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Flood Risk and Drainage</b>                                                                                                                                                         |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 38. Are there concerns that all or part of the site may be unsuitable due to flood risk                                                                                                | Yes |    |            | SFCA- 0% in FZ2 & FZ3 flood risk zones No significant flood risk to allocation<br>MCC Drainage Officer- A small area of the site at risk of flooding from this source along the watercourse to the south                                                                                                                                                                                                                                                           |
| 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 |    |            | Watercourse to the south of the site could be used for discharge<br>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. |
| <b>Tourism</b>                                                                                                                                                                         |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Ecology</b>                                                                                                                                                                                           |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 41. Has an ecological assessment been undertaken?                                                                                                                                                        | Yes                 |                         |                                          | Yes ecological assessment has been undertaken.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                                                                                                                                                                                          | Whole site suitable | Whole site not suitable | Whole / part of the site may be suitable | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 42. Recommendation from an ecology perspective on intended purpose of the site                                                                                                                           |                     |                         |                                          | <p>MCC Ecologist Officer has noted a 'Medium site value' and that whole/part of the site is suitable to be development for the following reasons:</p> <ul style="list-style-type: none"> <li>Protected species recorded / reasonable likely to be found on site but unlikely to prevent development if appropriate mitigation and compensation provided.</li> <li>Reptile mitigation and further GI required.</li> <li>Site close to a SINC</li> <li>'Important' hedgerow/s present</li> </ul> <p>Site of existing value for connecting semi-natural habitats in the landscape as identified in the ecological connectivity assessment and/or during field surveys.</p> <p>MCC Ecologist has indicated potential for net benefit for biodiversity at the site has not been demonstrated.</p> |
| Topic/Question                                                                                                                                                                                           | Yes                 | No                      | Not Stated                               | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Landscape and GI</b>                                                                                                                                                                                  |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 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                      |                                          | <p>High/Medium landscape sensitivity (2010 study)</p> <p>It is considered from a Landscape and GI perspective that development at the proposed location will have a significant adverse visual impact on Monmouthshire's highly valued landscape character, setting and relationship with settlement edge. The scale of development and settlement extension in a locally</p>                                                                                                                                                                                                                                                                                                                                                                                                                |

| Topic/Question                                                                                                                                                                 | Yes | No | Not Stated | Commentary                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                |     |    |            | elevated location may not be able to be integrated effectively into the landscape inclusive of impacts on road corridor widening and hedge. |
| <b>Heritage / Landscape</b>                                                                                                                                                    |     |    |            |                                                                                                                                             |
| 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 not consulted at this stage. Site is not considered to be in close proximity to heritage assets.                       |
| 45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?                                                                                 |     | No |            | Penarth House Listed Building approx. 270m to Sout East.<br>GGAT- No recorded or known archaeological or historic environment issues        |
| 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 |            |                                                                                                                                             |
| <b>Environmental Health</b>                                                                                                                                                    |     |    |            |                                                                                                                                             |
| 49. Is the proposed land use compatible with neighbouring uses?                                                                                                                | Yes |    |            | Residential use is considered compatible. There is existing residential use in close proximity.                                             |

| Topic/Question                                                                                                                                                                              | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 50. Is there a possibility that the site is contaminated?                                                                                                                                   | Yes |    |            | Further investigation however is likely to be required at planning application stage.                                                                                                                                                                                                                                                                   |
| 51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.  | Yes |    |            | MCC Environmental Health Officer not consulted at this stage. 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. |
| <b>Economic Development</b>                                                                                                                                                                 |     |    |            |                                                                                                                                                                                                                                                                                                                                                         |
| 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 |
| -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | +                                | --                                   | +                   | ++                                           | -                                 | +                    | +                       | -                                | +                       | +                       | --                       | +                            | ?                           | ?                    | +         | +                           |
| <b>Commentary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
| <p>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.</p> <p>The desk top study records that the site performs positively against ISA themes relating to 'Population and Communities – homes' and 'Health and Well-being' themes. This is due to the proposal providing housing (outside a green wedge) in a location that is well connected to open/green /leisure space. The site also performs well for</p> |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |

transport and movement as is in walking distance from nearby bus stops (<500m to White Hart Inn bus stop) and 136m from the nearest PRow. The site however, does not perform positively on 'Population, Communities Placemaking', as is not located in close proximity to primary and/or secondary schools, and 'Economy and Employment' as has poor access to existing employment locations.

The site performs 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 uncertain due to being a relatively small site that are relatively far from heritage assets- there is uncertainty however in relation to impact on setting of a grade II listed building south east of the site. 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 as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. Landscape concerns have also been identified. Therefore, this site will not be allocated in the RLDP. |

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| Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form |                         |                            |                                  |                     |             |
|---------------------------------------------------------------------|-------------------------|----------------------------|----------------------------------|---------------------|-------------|
| <b>Candidate Site No.</b>                                           | <b>CS0242</b>           | <b>Candidate Site Name</b> | Land North of New House Llangybi | <b>Area (Ha)</b>    | 1.1         |
| <b>Proposal</b>                                                     | Residential (18 houses) |                            |                                  | <b>Existing Use</b> | Agriculture |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land/Location</b>                                                                                                                              |     |    |            |                                                                                                                                                                       |
| 1. Does the site relate to the existing settlement?                                                                                               | Yes |    |            | Yes, to the north of Llangybi's development boundary.                                                                                                                 |
| 2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)                                                                   |     | No |            |                                                                                                                                                                       |
| 3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.) |     | No |            | Latest aerial on Monmaps indicates minimal vegetation.                                                                                                                |
| 4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?                                                                               | Yes |    |            | The Predictive Agricultural Land Classification (ALC) maps identify the site as being mainly Grade 2 BMV.                                                             |
| 5. Does the proposal result in the loss of amenity open space (DES2)?                                                                             |     | No |            |                                                                                                                                                                       |
| 6. Does the proposal result in the loss of community facilities?                                                                                  |     | No |            |                                                                                                                                                                       |
| 7. Does the site lie within a Minerals Safeguarding Area?                                                                                         | Yes |    |            | Yes is within the Sand and Gravel 1, however the site is adjacent to existing development and consequently mineral extraction would not be feasible in this location. |

| Topic/Question                                                                                                           | Yes | No  | Not Stated | Commentary                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------|-----|-----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?        |     | Yes |            | Yes, the site is located within the Future Wales indicative Green Belt area but is located adjacent to the existing settlement of Shirenewton. The boundary of any future Green Belt will be determined by the future Strategic Development Plan. |
| <b>Accessibility</b>                                                                                                     |     |     |            |                                                                                                                                                                                                                                                   |
| 9. Is the site within an acceptable walking distance of a primary school?                                                |     | No  |            | Nearest in Usk- 4 miles away/ 1hr walk.                                                                                                                                                                                                           |
| 10. Is the site within an acceptable walking distance of a secondary school?                                             |     | No  |            | Nearest is Monmouth Comprehensive.                                                                                                                                                                                                                |
| 11. Is the site within an acceptable walking distance of community facilities including open space?                      | Yes |     |            | Within 400m of Llangybi's amenity area and public house. 6 minute walk                                                                                                                                                                            |
| 12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials? |     | No  |            | Nearest Morrison Llanbadoc Usk- 37 minute walk.                                                                                                                                                                                                   |
| <b>Deliverability &amp; Viability</b>                                                                                    |     |     |            |                                                                                                                                                                                                                                                   |
| 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                     |            | Welsh Water March 2023- There is limited capacity at our Llangybi WwTW to accommodate the foul flows from these sites. Depending on the confirmed number of sites allocated, an investment scheme may need to be considered for inclusion within a future AMP programme, or alternatively developers can fund any necessary reinforcement works to accommodate their site by firstly undertaking a Developer Impact Assessment (DIA) and subsequently funding any required reinforcement works via a s106 TCPA planning obligation or legal agreement. The WwTW does not have an existing phosphorus permit, but the SAGIS modelling has evidenced the requirement to introduce one. This is subject to NRW approval following their review of permits exercise. |            |  |             |  |           |  |                        |  |                    |  |
| 19. Is the site capable of connection to electricity?                                                                                                                                                     | Yes |                        |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |            |  |             |  |           |  |                        |  |                    |  |
| 20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)                                                                                          | Yes |                        |            | <table><tr><td>Gas supply</td><td></td><td>EV Charging</td><td></td></tr><tr><td>Broadband</td><td></td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td></td></tr></table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Gas supply |  | EV Charging |  | Broadband |  | Other (Please specify) |  | Landline telephone |  |
| Gas supply                                                                                                                                                                                                |     | EV Charging            |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |            |  |             |  |           |  |                        |  |                    |  |
| Broadband                                                                                                                                                                                                 |     | Other (Please specify) |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |            |  |             |  |           |  |                        |  |                    |  |
| Landline telephone                                                                                                                                                                                        |     |                        |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |            |  |             |  |           |  |                        |  |                    |  |
| 21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)                                                                         |     |                        |            | Not stated                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |            |  |             |  |           |  |                        |  |                    |  |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?                                          |     | No |            |                                                                                                                                                                                                                                                                                                            |
| 23. Is affordable housing included as part of the proposal?                                                                                       |     | No |            | DVM has not been updated to demonstrate provision of 50% affordable homes.                                                                                                                                                                                                                                 |
| 24. Can the site be delivered in the RLDP Plan Period?                                                                                            | Yes |    |            |                                                                                                                                                                                                                                                                                                            |
| <b>Availability</b>                                                                                                                               |     |    |            |                                                                                                                                                                                                                                                                                                            |
| 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 |            |                                                                                                                                                                                                                                                                                                            |
| <b>Environmental</b>                                                                                                                              |     |    |            |                                                                                                                                                                                                                                                                                                            |
| 27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?                                               | Yes |    |            |                                                                                                                                                                                                                                                                                                            |
| 28. If yes, have details been provided of how development will achieve phosphate neutrality?                                                      |     | No |            | <p>Submission form suggesting a private treatment plant rather than connecting to the mains.</p> <p>Private treatment plant for this size of development is unlikely to be appropriate.</p> <p>Further dialogue between NRW and DCWW on environmental capacity within the treatment works is required.</p> |

| Topic/Question                                                                                                                                                                       | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 29. Will the proposal include low or zero carbon energy generating technologies?                                                                                                     | Yes |    |            | Submission form indicates it will.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 30. Will appropriate measures be taken as part of the proposal to address climate change?                                                                                            | Yes |    |            | Submission form indicates it will.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)                                                                                                |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Economic and Other Benefits</b>                                                                                                                                                   |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Accessibility (Highways, Active Travel and Public Transport)</b>                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 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 |    |            | <p>The highway authority considers that an appropriate junction directly from the adjacent un-numbered classified highway can be provided that accords with current local and national design standards for the speed and classification of the road.</p> <p>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).</p> |
| 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 |    |            | <p>The site sits outside a designated locality.</p> <p>The site sits alongside ATNM route MCC-LDC1B, this is a future route. This has a low priority, meaning it should be developed within 15 years.</p>                                                                                                                                                                                                                                                                                                                   |

| Topic/Question                                                                                                                                                                         | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                        |     |    |            | Further Transport Assessment and Travel Plan required to demonstrate how the development would link to existing footpaths and pavements and promote sustainable travel from and to the site.                                                                                                                                                                                                                                             |
| 35. From a public transport perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA? | Yes |    |            | No Public Transport Officer comments have been received. The area 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                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Flood Risk and Drainage</b>                                                                                                                                                         |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 38. Are there concerns that all or part of the site may be unsuitable due to flood risk                                                                                                |     | No |            | SFCA- 0% in FZ2 & fz3 flood risk zones No significant flood risk to allocation                                                                                                                                                                                                                                                                                                                                                           |
| 39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination                                       | Yes |    |            | No clear outfall for surface water<br><br>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. |
| <b>Tourism</b>                                                                                                                                                                         |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Ecology</b>                                                                                                                                                                                           |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 41. Has an ecological assessment been undertaken?                                                                                                                                                        | Yes                 |                         |                                          | Yes ecological assessment has been undertaken                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                                                                                                                                                                                          | Whole site suitable | Whole site not suitable | Whole / part of the site may be suitable | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 42. Recommendation from an ecology perspective on intended purpose of the site                                                                                                                           |                     |                         |                                          | <p>MCC Ecologist Officer has noted a 'Medium site value' and that whole/part of the site is suitable to be development for the following reasons:</p> <ul style="list-style-type: none"> <li>• 'Important' hedgerows present</li> <li>• Site of existing value for connecting semi-natural habitats in the landscape as identified in the ecological connectivity assessment and/or during field surveys.</li> <li>• Protected species reasonable likely to be found on site but unlikely to. prevent development if appropriate mitigation and compensation provided.</li> </ul> <p>MCC Ecologist has indicated potential for net benefit for biodiversity at the site has not been demonstrated.</p> |
| Topic/Question                                                                                                                                                                                           | Yes                 | No                      | Not Stated                               | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Landscape and GI</b>                                                                                                                                                                                  |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 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                      |                                          | <p>High/Medium landscape sensitivity (2010 study).</p> <p>It is considered from a Landscape and GI perspective that a development of the proposed scale will have a significant adverse visual impact on Monmouthshire's highly valued landscape and setting as well as that of the settlement edge. The scale of development may not be able to be integrated effectively into the landscape as settlement edge expansion, impacting on edge character, setting and relationship with landscape vistas.</p>                                                                                                                                                                                           |

| Topic/Question                                                                                                                                                                 | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Heritage / Landscape</b>                                                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA? |     | No |            | <p>Detrimental to the character and appearance of the setting of Listed Buildings and Registered Park &amp; Garden.</p> <p>GGAT- Includes orchard shown on Tithe, borders managed features of withy beds and ponds, associated with New House Farm just outside boundary to the south. Historic Environmental Record details extensive prehistoric artefacts and cropmarks, and enclosure of potential Iron Age / Roman date in the field and surrounding fields. Desk-based assessment and geophysical survey prior to any determination of an application would inform mitigation, which may include further pre-determination work.</p>                                                                                                                                                                                                                                                                                                                                                                      |
| 45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?                                                                                 | Yes |    |            | <p>New House- immediately south of the site is a Listed Building.</p> <p>Cadw comments- Candidate site is located some 310m southeast of PGW(Gt)27(MON) Llangibby House and visible from it. The impact of any development in this candidate site on the registered historic park and garden will therefore be a material consideration in the determination of any planning application (see Planning Policy Wales 2021, section 6.1.19). Thus before this candidate site can be considered for inclusion in the LDP the applicant should be requested to provide an assessment of the impact of development in this area on PGW(Gt)27(MON) Llangibby House historic park and garden which should be prepared by a competent and qualified historic environment expert.</p> <p>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 PGW(Gt)27(MON) Llangibby House historic park and garden.</p> |
| 46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?               |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

| Topic/Question                                                                                                                                                                             | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?                                                       |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?                                                                                  |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Environmental Health</b>                                                                                                                                                                |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 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 |    |            | MCC Environmental Health Officer comments that: The site appears to be greenfield however it is adjacent to a land use, that might have resulted in contamination. In addition, the construction of the adjacent housing estates could also have resulted in made ground/contamination of the proposed site. 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 |    |            | 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<br><br>Further mitigation/ consideration of impact upon environmental health will be required at planning application stage. For example, Construction Environmental Management Plans (CEMPS) – to manage the noise/dust impact of development.               |
| <b>Economic Development</b>                                                                                                                                                                |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 52. From an economic development perspective, is the site suitable to be developed for its                                                                                                 |     |    |            | 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 |
|----------------------|----------------------------------|--------------------------------------|---------------------|----------------------------------------------|-----------------------------------|----------------------|-------------------------|----------------------------------|-------------------------|-------------------------|--------------------------|------------------------------|-----------------------------|----------------------|-----------|-----------------------------|
| -                    | +                                | --                                   | +                   | ++                                           | -                                 | +                    | +                       | -                                | +                       | +                       | --                       | +                            | ?                           | --                   | +         | +                           |

**Commentary**

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

The desk top study records that the site performs positively against ISA themes relating to 'Population and Communities – homes' and 'Health and Well-being' themes. This is due to the proposal providing housing (outside a green wedge) in a location that is well connected to open/green /leisure space. The site also performs well for transport and movement as is in walking distance from nearby bus stops (<200m to White Hart Inn bus stop) and intersects with a PRoW. The site however, does not perform positively on 'Population, Communities Placemaking', as is not located in close proximity to primary and/or secondary schools, and 'Economy and Employment' as has poor access to existing employment locations.

The site performs less well against 'Natural Resources – land' as the site is wholly greenfield and contains BMV agricultural land and the 'Historic Environment' as is only 15m away from a grade II \* listed building. The 'Biodiversity/Geodiversity' impact is considered uncertain due to being within 1km of designated sites. The site is outside a flood risk area and therefore scores positively against 'Climate Change inc. flooding' theme and is not within an AONB or National Park and thus considered to score positively on the 'Landscape' theme.

**Site assessment conclusion**

|  | Yes | No | Commentary |
|--|-----|----|------------|
|--|-----|----|------------|

|                              |  |    |                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------|--|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Progress to RLDP allocation? |  | No | Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. Landscape concerns have also been identified and Cadw raised concerns in relation to the impact of any development upon the nearby listed building and registered historic park and garden. Therefore, this site will not be allocated in the RLDP. |
|------------------------------|--|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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# Llanishen

| Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form |                           |                            |                                   |                     |             |
|---------------------------------------------------------------------|---------------------------|----------------------------|-----------------------------------|---------------------|-------------|
| <b>Candidate Site No.</b>                                           | <b>CS0221</b>             | <b>Candidate Site Name</b> | Land at Penarth Farm<br>Llanishen | <b>Area (Ha)</b>    | 0.1         |
| <b>Proposal</b>                                                     | Residential – 6 dwellings |                            |                                   | <b>Existing Use</b> | Agriculture |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------|
| <b>Land/Location</b>                                                                                                                              |     |    |            |                                                                                                                               |
| 1. Does the site relate to the existing settlement?                                                                                               | Yes |    |            | Site is wholly within the development boundary as it relates to an LDP allocation (SAH11(ix)(b)).                             |
| 2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)                                                                   |     | No |            | No the site relates to agricultural land.                                                                                     |
| 3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.) |     | No |            |                                                                                                                               |
| 4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?                                                                               | Yes |    |            | No ALC Report Submitted. The Agricultural Land Classification (ALC) predictive maps identify the site to be Grade 2 BMV Land. |
| 5. Does the proposal result in the loss of amenity open space (DES2)?                                                                             |     | No |            |                                                                                                                               |
| 6. Does the proposal result in the loss of community facilities?                                                                                  |     | No |            |                                                                                                                               |

| Topic/Question                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------|-----|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7. Does the site lie within a Minerals Safeguarding Area?                                                                |     | No |            | The entirety of the site is located within the Sandstone Category 2 Safeguarding Area (BGS).<br><br>The site is nevertheless located adjacent to the existing settlement of Llanishen and therefore mineral extraction would not be feasible in this location. |
| 8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?        |     | No |            |                                                                                                                                                                                                                                                                |
| <b>Accessibility</b>                                                                                                     |     |    |            |                                                                                                                                                                                                                                                                |
| 9. Is the site within an acceptable walking distance of a primary school?                                                |     | No |            | The nearest Primary School is Trellech Primary School, 2.3 miles away. Trellech Primary School is the catchment Primary School.                                                                                                                                |
| 10. Is the site within an acceptable walking distance of a secondary school?                                             |     | No |            | The nearest Secondary School is in Monmouth.                                                                                                                                                                                                                   |
| 11. Is the site within an acceptable walking distance of community facilities including open space?                      | Yes |    |            | The site is located approximately a 2 minute walk (150m) from the village hall and recreation open space/Children's play area. The public house is located approximately 2 minutes from the site (160m) and the site is 4 minutes (320m) from the Church.      |
| 12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials? | Yes |    |            | The Village shop (part of the garage) is located within a minutes' walk of the site (70m).                                                                                                                                                                     |
| <b>Deliverability &amp; Viability</b>                                                                                    |     |    |            |                                                                                                                                                                                                                                                                |
| 13. Are all landowners aware and in agreement with the proposed candidate site land use?                                 | Yes |    |            |                                                                                                                                                                                                                                                                |

| Topic/Question                                                                                                                                                                                            | Yes | No                     | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                     |            |   |             |  |           |   |                        |  |                    |   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---|-------------|--|-----------|---|------------------------|--|--------------------|---|
| 14. Is the site wholly in the ownership of the proposer?                                                                                                                                                  | Yes |                        |            | Site owned by MCC                                                                                                                                                                                                                                                                                                              |            |   |             |  |           |   |                        |  |                    |   |
| 15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?                                                                                                    |     | No                     |            | Form states that initial legal due diligence has been carried out and there is no restriction that would prohibit development of the site as a whole.                                                                                                                                                                          |            |   |             |  |           |   |                        |  |                    |   |
| 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 |                        |            | The form notes yes to mains water supply but no to mains sewerage.<br>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 |                        |            | There are no issues in the foul flows from this site being accommodated at our Llanishen WwTW. The WwTW does not have an existing phosphorus permit, and because the discharge is <20m3 per day then we do not expect it to require one in future. 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></td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table>                                                                                          | Gas supply | x | EV Charging |  | Broadband | x | Other (Please specify) |  | Landline telephone | x |
| Gas supply                                                                                                                                                                                                | x   | EV Charging            |            |                                                                                                                                                                                                                                                                                                                                |            |   |             |  |           |   |                        |  |                    |   |
| Broadband                                                                                                                                                                                                 | x   | Other (Please specify) |            |                                                                                                                                                                                                                                                                                                                                |            |   |             |  |           |   |                        |  |                    |   |
| Landline telephone                                                                                                                                                                                        | x   |                        |            |                                                                                                                                                                                                                                                                                                                                |            |   |             |  |           |   |                        |  |                    |   |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)                 |     |    | Not Stated |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?                                          | Yes |    |            | Form states that MCC would consider funding and constructing the residential development. RSL's provide an alternative developer option for the scheme.                                                                                                                                                                                                                                                                                                              |
| 23. Is affordable housing included as part of the proposal?                                                                                       | Yes |    |            | The form states that the site is allocated within the current LDP as a rural 60/40 site. The new proposal for a 100% affordable site will help to contribute towards providing rural affordable housing in the local area.                                                                                                                                                                                                                                           |
| 24. Can the site be delivered in the RLDP Plan Period?                                                                                            | Yes |    |            | Proposed timescale – 6 dwellings in 2024/25.                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Availability</b>                                                                                                                               |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?                | Yes |    |            | The proposed residential area is allocated as a 60:40 site in the Adopted LDP, SAH11(ix)(b) Land adjacent Church Road, Llanishen for around 5 dwellings. The form states that issues/concerns with regards to access and the consequences/impact on the wider farm operations has prevented delivery thus far. New site proposals for solar, housing and agricultural/community uses have enabled a more holistic approach for the whole site area to be considered. |
| 26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past? |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

| Topic/Question                                                                                                                                                                       | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Environmental</b>                                                                                                                                                                 |     |    |            |                                                                                                                                                                                                                                                                                                                   |
| 27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?                                                                                  | Yes |    |            | Site falls within the River Usk Catchment Area.                                                                                                                                                                                                                                                                   |
| 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 |    |            | Form states that there will be a fabric first approach to housing/construction methods. Will meet DQR affordable housing requirements and Part L Building Regs as minimum, although potential for other low carbon energy measures to be incorporated within the scheme, including off-take from the solar farm.. |
| 30. Will appropriate measures be taken as part of the proposal to address climate change?                                                                                            | Yes |    |            |                                                                                                                                                                                                                                                                                                                   |
| 31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)                                                                                                |     | No |            |                                                                                                                                                                                                                                                                                                                   |
| <b>Economic and Other Benefits</b>                                                                                                                                                   |     |    |            |                                                                                                                                                                                                                                                                                                                   |
| 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.                                                                                                                                                                                                                                                                     |
| <b>Accessibility (Highways, Active Travel and Public Transport)</b>                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                   |
| 33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?        |     | No |            | The highway authority considers that the local highway network is incapable of accommodating the proposed developments.<br>Additional surveys/assessments required:                                                                                                                                               |

| Topic/Question                                                                                                                                                                         | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                        |     |    |            | <p>A robust and detailed transport statement for the proposed housing that will also require detailed analysis of the local highway network and consideration of the Active Travel Act and PPW 11.</p> <ul style="list-style-type: none"> <li>• Proposed capacity mitigation and highway improvements proposals</li> <li>• Detailed access junction drawings in accordance with current design standards</li> <li>• Detailed internal layout drawings in accordance with current design standards</li> <li>• A robust and detailed Construction Traffic Management Plan will be required to support any future consideration of the proposed sustainable/renewable energy application.</li> </ul> |
| 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?   |     |    |            | <p>Transport plan only covers solar farm so unable to comment on residential side</p> <p>The site sits outside a designated locality</p> <p>It is to be noted that safe cycle parking provision within houses should be made to meet standards set out in AT guidance, this states 1 space per bedroom, secure and ideally covered: <a href="https://gov.wales/sites/default/files/publications/2022-01/active-travel-act-guidance.pdf#page=241">https://gov.wales/sites/default/files/publications/2022-01/active-travel-act-guidance.pdf#page=241</a></p>                                                                                                                                       |
| 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? |     |    |            | <p>Llanishen has a daily frequency bus service with the following routes:</p> <p>65 – Monmouth – Mitchel Troy – Penallt – The Narth – Trellech-Llanishen (5 buses per day 07:45-17:30)</p> <p>65 – Llanishen – Trellech – The Narth – Penallt – Mitchel Troy – Monmouth (6 buses per day 07:21 – 17:36)</p> <p>65 – Chepstow – Devauden- Llanishen (6 buses per day 07:00 – 17:15)</p> <p>65 – Llanishen – Devauden – Chepstow (5 buses per day 08:20-18:03)</p>                                                                                                                                                                                                                                  |
| 36. Is access required directly on to the trunk road network?                                                                                                                          |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

| Topic/Question                                                                                                                                                                | Yes                        | No                             | Not Stated                                      | Commentary                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|--------------------------------|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 37. Are there any WG highways comments for this site?                                                                                                                         |                            |                                |                                                 | N/A                                                                                                                                                                                                                                                  |
| <b>Flood Risk and Drainage</b>                                                                                                                                                |                            |                                |                                                 |                                                                                                                                                                                                                                                      |
| 38. Are there concerns that all or part of the site may be unsuitable due to flood risk                                                                                       |                            | No                             |                                                 |                                                                                                                                                                                                                                                      |
| 39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination                              | Yes                        |                                |                                                 | No clear outfall for surface water                                                                                                                                                                                                                   |
| <b>Tourism</b>                                                                                                                                                                |                            |                                |                                                 |                                                                                                                                                                                                                                                      |
| 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                                                                                                                                                                                                                                                  |
| <b>Ecology</b>                                                                                                                                                                |                            |                                |                                                 |                                                                                                                                                                                                                                                      |
| 41. Has an ecological assessment been undertaken?                                                                                                                             |                            | No                             |                                                 | Preliminary Ecological Appraisal submitted but this only covers CS0222.                                                                                                                                                                              |
|                                                                                                                                                                               | <b>Whole site suitable</b> | <b>Whole site not suitable</b> | <b>Whole / part of the site may be suitable</b> | <b>Commentary</b>                                                                                                                                                                                                                                    |
| 42. Recommendation from an ecology perspective on intended purpose of the site                                                                                                |                            |                                |                                                 | Overall site value: Medium<br>Preliminary Ecological Appraisal required before allocation.<br>Additional surveys/assessments required: Preliminary Ecological Survey, Bat Activity Surveys, Breeding Bird Surveys, Reptiles Surveys, Dormice Surveys |

|                                                                                                                                                                                                          |     |    |            | Summary of biodiversity constraints: Potential presence of priority habitats, Potential presence of protected species, Existing connectivity network, Proximity to numerous SINC including Holly Meadow, Twyn-Gorse, The Lodge Meadows and Prysg Wood 1.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Topic/Question                                                                                                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Landscape and GI</b>                                                                                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 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 |    |            | <p>The landscape sensitivity to change is identified as High / Medium (2010 Study)</p> <p>The site is located in the open countryside. Policy LC5 requires there to be no significantly adverse landscape effects on landscapes judged as high and outstanding by LANDMAP. Policy LC4 seeks to protect the Wye Valley AONB from inappropriate development in order to maintain its unique character, special landscape qualities and local distinctiveness</p> <p>It is considered from a Landscape and GI perspective that development of the proposed scale may have an adverse visual impact on Monmouthshire's wider valued landscape and intrinsic values of the AONB and village character. The scale of development in a locally topographically exposed agricultural greenfield setting may not be able to be integrated effectively into the landscape unless there is a strong emphasis on sympathetic layout, sympathetic development on skyline, space for GI, landscape, SUDs and habitat enhancements.</p> <p>Additional surveys/assessments required: LVA, GI Assessment, Landscaping Plan, Landscape Maintenance, Lighting Strategy, GI Management Plan</p> |
| <b>Heritage / Landscape</b>                                                                                                                                                                              |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?                           | Yes |    |            | Careful consideration of the wider views into and out of the development, concentration on boundary treatments and permeability of the site, integrating it into the open countryside using GI. The development should accord with best practice for placemaking, sustainability and Urban design.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?                                                                                                           |     | No |            | Heritage Proforma- Close Proximity to LB's                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

| Topic/Question                                                                                                                                                   | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                  |     |    |            | <p>Hygga Farm complex, Pant Glas complex, Penarth Farm and Dukes Farm spread around the eastern and northern perimeter to the site.</p> <p>Residential development adjacent to the settlement will not have an impact on the setting of the LB's</p> <p>Solar may have an impact of views to and from the assets. However the solar farms will be temporary in nature compared to the life of the listed buildings which will retain a sufficient buffer from the edge of the site to the buildings themselves.</p> |
| 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 there are no recorded or known archaeological or historic environment issues.                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?                             | Yes |    |            | Site is within the Wye Valley AONB.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?                                                        |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Environmental Health</b>                                                                                                                                      |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 49. Is the proposed land use compatible with neighbouring uses?                                                                                                  | Yes |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 50. Is there a possibility that the site is contaminated?                                                                                                        |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 51. From an environmental health perspective is the site suitable to be developed for its intended                                                               |     |    |            | Not Applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

| Topic/Question                                                                                                                                                                              | Yes | No | Not Stated | Commentary |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------|
| purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.                                                                                                     |     |    |            |            |
| <b>Economic Development</b>                                                                                                                                                                 |     |    |            |            |
| 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                    | --        | +                           |
| <b>Commentary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
| <p>The colour coding relates to the desk top GIS assessment of the site which note the site performs most positively against the ISA theme relating to health &amp; well-being-leisure and green spaces. The site also performs well against the population &amp; communities – homes theme, health and well-being (general), transport &amp; movement, climate change and the majority of natural resources themes (air, source protection zones, nitrate vulnerable zones and minerals). The site performs less well against equalities, diversity and inclusion as it falls amongst the 30-40% least deprived LSOAs in Wales. It also performs less well against the economy and employment and the natural resources – water bodies theme as it is located in the River Usk catchment area. The site also has the potential for a significant negative effect on the natural resources theme relating to land as a result of the site being wholly greenfield land, being best and most versatile land and being used for agriculture. The site also has potential for a significant negative impact on population and communities- placemaking as the site is located over 3km to the nearest primary school and over 10km from the Monmouth Comprehensive school. The impact on the historic environment is considered to be neutral and the impact on the biodiversity &amp; geodiversity theme is uncertain at this stage.</p> |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |

| Site assessment conclusion   |     |    |                                                                                                                                                                                                                                                                                                                          |
|------------------------------|-----|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              | Yes | No | Commentary                                                                                                                                                                                                                                                                                                               |
| Progress to RLDP allocation? |     |    | Site only relates to 6 dwellings and is located within the existing Village Development Boundary due to its current allocation in the Adopted LDP. Should be considered as part of the settlement boundary review rather than as an allocation. Concerns over capacity of local highway network to accommodate the site. |

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| Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form |                          |                            |                                   |                     |             |
|---------------------------------------------------------------------|--------------------------|----------------------------|-----------------------------------|---------------------|-------------|
| <b>Candidate Site No.</b>                                           | <b>CS0222</b>            | <b>Candidate Site Name</b> | Land at Penarth Farm<br>Llanishen | <b>Area (Ha)</b>    | 8.6         |
| <b>Proposal</b>                                                     | Renewable energy (Solar) |                            |                                   | <b>Existing Use</b> | Agriculture |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land/Location</b>                                                                                                                              |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                       |
| 1. Does the site relate to the existing settlement?                                                                                               |     | No |            | The site is separated from the existing development boundary of the nearest settlement of Llanishen however, it relates to an appropriate non-residential use in the countryside.                                                                                                                                                                                                                     |
| 2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)                                                                   |     | No |            | Agricultural                                                                                                                                                                                                                                                                                                                                                                                          |
| 3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.) | Yes |    |            | Land topography slopes south-west, from higher ground towards the farm buildings and Church Road. A geotechnical report has been submitted and an Environmental Risk Assessment undertaken, this shows an overall risk of low/medium. There are a number of TPOs within the boundary of the site as well as an area of woodland comprising Oak and Silver Birch.                                      |
| 4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?                                                                               | Yes |    |            | An ALC Report has been submitted, this shows that over half of the site is Grade 2 BMV (11ha, 60.1%), 3ha (16.4%) is Grade 3a BMV and the remaining 23.5% (4.3ha) is Grade 3b BMV. However, this covers 18.3ha of land, whereas the solar proposal is on approximately 8.6 ha. Approximate BMV on the solar site is roughly: 4.75ha (55%) grade 2, 1.08ha (12%) grade 3a and 2.8ha (33%) on grade 3b. |
| 5. Does the proposal result in the loss of amenity open space (DES2)?                                                                             |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                       |
| 6. Does the proposal result in the loss of community facilities?                                                                                  |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                       |

| Topic/Question                                                                                                           | Yes | No | Not Stated | Commentary                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------|
| 7. Does the site lie within a Minerals Safeguarding Area?                                                                |     | No |            | The entirety of the site is located within the Sandstone Category 2 Minerals Safeguarding Area (BGS). |
| 8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?        |     | No |            |                                                                                                       |
| <b>Accessibility</b>                                                                                                     |     |    |            |                                                                                                       |
| 9. Is the site within an acceptable walking distance of a primary school?                                                |     |    |            | N/A                                                                                                   |
| 10. Is the site within an acceptable walking distance of a secondary school?                                             |     |    |            | N/A                                                                                                   |
| 11. Is the site within an acceptable walking distance of community facilities including open space?                      |     |    |            | N/A                                                                                                   |
| 12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials? |     |    |            | N/A                                                                                                   |
| <b>Deliverability &amp; Viability</b>                                                                                    |     |    |            |                                                                                                       |
| 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 |    |            | Site owned by MCC                                                                                     |

| 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                     |            | Form states that initial legal due diligence has been carried out and there is no restriction that would prohibit development of the site as a whole.                                                                                                                 |            |   |             |  |           |   |                        |  |                    |   |
| 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 |                        |            | The form as submitted notes yes to mains water supply but no to mains sewerage. 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?                                                                                                                  |     |                        | Not stated |                                                                                                                                                                                                                                                                       |            |   |             |  |           |   |                        |  |                    |   |
| 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></td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table>                                 | Gas supply | x | EV Charging |  | Broadband | x | Other (Please specify) |  | Landline telephone | x |
| Gas supply                                                                                                                                                                                                | x   | EV Charging            |            |                                                                                                                                                                                                                                                                       |            |   |             |  |           |   |                        |  |                    |   |
| Broadband                                                                                                                                                                                                 | x   | Other (Please specify) |            |                                                                                                                                                                                                                                                                       |            |   |             |  |           |   |                        |  |                    |   |
| Landline telephone                                                                                                                                                                                        | x   |                        |            |                                                                                                                                                                                                                                                                       |            |   |             |  |           |   |                        |  |                    |   |
| 21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)                                                                         |     |                        | Not Stated | Form states that grid connection costs are known and connectivity is to be secured with WPD. Possible for the farm to utilise a small proportion of onsite generation. MCC continues to work with Welsh Government Energy Service to identify appropriate off-takers. |            |   |             |  |           |   |                        |  |                    |   |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?                                          | Yes |    |            | Form states that MCC would consider funding and constructing the solar development and that they are in negotiations with regional off-takers for the solar generation.     |
| 23. Is affordable housing included as part of the proposal?                                                                                       |     |    |            | N/A                                                                                                                                                                         |
| 24. Can the site be delivered in the RLDP Plan Period?                                                                                            |     |    | Not stated | The solar farm will require grid connectivity. MCC are working with the Welsh Government Energy Service and WPD to secure connectivity and identify appropriate off-takers. |
| <b>Availability</b>                                                                                                                               |     |    |            |                                                                                                                                                                             |
| 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 |            |                                                                                                                                                                             |
| <b>Environmental</b>                                                                                                                              |     |    |            |                                                                                                                                                                             |
| 27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?                                               | Yes |    |            | More than half of the site falls within the River Usk Catchment Area.                                                                                                       |
| 28. If yes, have details been provided of how development will achieve phosphate neutrality?                                                      |     |    | N/A        |                                                                                                                                                                             |
| 29. Will the proposal include low or zero carbon energy generating technologies?                                                                  | Yes |    |            | Proposal is an energy generating proposal.                                                                                                                                  |

| Topic/Question                                                                                                                                                                       | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 30. Will appropriate measures be taken as part of the proposal to address climate change?                                                                                            | Yes |    |            | Proposal is an energy generating proposal.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)                                                                                                |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Economic and Other Benefits</b>                                                                                                                                                   |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 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? |     |    |            | The form states that 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Accessibility (Highways, Active Travel and Public Transport)</b>                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 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 |            | <p>The highway authority considers that the site is not suitable to be developed for its intended purpose.</p> <p>The highways team refer to comments on nearby site CS0221. This notes the proposed renewable energy site is accessible from the public highway at various locations abutting the sites boundary. It notes that the local highway network other than the B4293 are considered incapable of accommodation the proposed construction traffic required to deliver or de-commission the proposed renewable energy site.</p> <p>A robust and detailed Construction Traffic Management Plan will be required to support any future consideration of the proposed sustainable/renewable energy application.</p> |
| 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 |    |            | Transport plan only covers solar farm. Discussed with active travel team and no concerns over development of solar farm in relation to active travel.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

| 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? |     |    |            | N/A                                                                                      |
| 36. Is access required directly on to the trunk road network?                                                                                                                          |     | No |            |                                                                                          |
| 37. Are there any WG highways comments for this site?                                                                                                                                  |     |    |            | N/A                                                                                      |
| <b>Flood Risk and Drainage</b>                                                                                                                                                         |     |    |            |                                                                                          |
| 38. Are there concerns that all or part of the site may be unsuitable due to flood risk                                                                                                |     | No |            | High level SFCA Assessment notes no significant flood risk considerations to allocation. |
| 39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination                                       | Yes |    |            | The drainage team have noted no clear outfall for surface water.                         |
| <b>Tourism</b>                                                                                                                                                                         |     |    |            |                                                                                          |
| 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                                                                                      |
| <b>Ecology</b>                                                                                                                                                                         |     |    |            |                                                                                          |
| 41. Has an ecological assessment been undertaken?                                                                                                                                      | Yes |    |            | Preliminary Ecological Appraisal 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                                                                                                                           |                     |                         |                                          | <p>Overall site value: Medium</p> <p>Mitigation/enhancement likely to require reconsideration to account for Phase 2 surveys, barn owl mitigation and to provide increased ecological connectivity.</p> <p>Additional surveys/assessments required: NVC survey of broadleaved woodland habitat; Further bat roost surveys of trees; Dormouse nest-tube surveys; Breeding Bird Surveys (full suite); Barn Owl Scoping Surveys; HSI of existing pond north of site</p> <p>Summary of biodiversity constraints: Presence of priority habitats (woodland and hedgerows); Presence of confirmed (barn owl) and likely (bats, dormice, breeding birds) protected species; Existing connectivity network; Proximity to numerous SINC including Holly Meadow, Twyn-Gorse, The Lodge Meadows and Prysg Wood 1.</p>                                                                  |
| Topic/Question                                                                                                                                                                                           | Yes                 | No                      | Not Stated                               | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Landscape and GI</b>                                                                                                                                                                                  |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 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                 |                         |                                          | <p>The landscape sensitivity to change is identified as High / Medium (2010 Study)</p> <p>The site is located in the open countryside. Policy LC5 requires there to be no significantly adverse landscape effects on landscapes judged as high and outstanding by LANDMAP. Policy LC4 seeks to protect the Wye Valley AONB from inappropriate development in order to maintain its unique character, special landscape qualities and local distinctiveness</p> <p>It is considered from a Landscape and GI perspective that development of the proposed scale may have an adverse visual impact on Monmouthshire's wider valued landscape and intrinsic values of the AONB. The scale of development in the open countryside in a topographically exposed agricultural greenfield setting may be able to be integrated effectively into the landscape as an solar farm</p> |

| Topic/Question                                                                                                                                                                 | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                |     |    |            | <p>where there is a strong emphasis on sympathetic layout, less dense development on skyline, space for GI, landscape, SUDs and habitat enhancements.</p> <p>Additional surveys/assessments required: EIA, GI Assessment, Trees, Landscaping Plan, Landscape Maintenance, Lighting Strategy, GI Management Plan</p> <p>Concerns raised by AONB Office and robustness of the submitted LVIA.</p> <p>References 6.3.8 of PPW, AONBs are to be afforded the highest status of protection from inappropriate developments.</p>                                                |
| <b>Heritage / Landscape</b>                                                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 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 |    |            | <p>Solar may have an impact on views to and from the assets. However, the solar farms will be temporary in nature compared to the life of the listed buildings which will retain a sufficient buffer from the edge of the site to the buildings themselves.</p> <p>Careful consideration of the wider views into and out of the development, concentration on boundary treatments and permeability of the site, integrating it into the open countryside using GI. The development should accord with best practice for placemaking, sustainability and Urban design.</p> |
| 45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?                                                                                 |     | No |            | <p>Heritage Proforma- Close Proximity to LB's</p> <p>Hygga Farm complex, Pant Glas complex, Penarth Farm and Dukes Farm spread around the eastern and northern perimeter to the site.</p> <p>Solar may have an impact of views to and from the assets. However the solar farms will be temporary in nature compared to the life of the listed buildings which will retain a sufficient buffer from the edge of the site to the buildings themselves.</p>                                                                                                                  |
| 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 |            | <p>GGAT note that the HER notes potential mill site. Desk-based assessment and geophysical survey prior to any determination of an application would inform mitigation, which may include further pre-determination work.</p>                                                                                                                                                                                                                                                                                                                                             |

| Topic/Question                                                                                                                                                                              | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?                                                        | Yes |    |            | Site is within the Wye Valley AONB. Concerns raised by AONB Office and robustness of the submitted LVIA. References 6.3.8 of PPW, AONBs are to be afforded the highest status of protection from inappropriate developments. |
| 48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?                                                                                   |     | No |            |                                                                                                                                                                                                                              |
| <b>Environmental Health</b>                                                                                                                                                                 |     |    |            |                                                                                                                                                                                                                              |
| 49. Is the proposed land use compatible with neighbouring uses?                                                                                                                             | Yes |    |            |                                                                                                                                                                                                                              |
| 50. Is there a possibility that the site is contaminated?                                                                                                                                   |     | No |            | Geotechnical report indicates low/medium risk. Monmaps does not identify site being within a contaminated area.                                                                                                              |
| 51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.  |     |    |            | Not Applicable                                                                                                                                                                                                               |
| <b>Economic Development</b>                                                                                                                                                                 |     |    |            |                                                                                                                                                                                                                              |
| 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                                    | 0                   | 0                                            | -                                 | 0                    | +                       | -                                | +                       | +                       | --                       | +                            | --                          | 0                    | --        | +                           |
| Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
| <p>The colour coding relates to the desk top GIS assessment of the site which note the site performs well against climate change along with the natural resources themes relating to minimising exposure to air pollution, source protection zones, nitrate vulnerable zones and minerals. The site performs less well against equalities, diversity and inclusion as it falls amongst the 30-40% least deprived LSOAs in Wales. It also performs less well against the natural resources water bodies theme owing to part of the site being located in the River Wye catchment area. A number of themes are not applicable as the proposed use relates to renewable energy uses rather than residential. The site has the potential for a significant negative effect on the natural resources – land theme as it relates to a greenfield site, best and most versatile agricultural land and being used for agriculture. It also has the potential for a significant negative effect on the biodiversity &amp; geodiversity and landscape themes as it is located in close proximity to ancient woodland, a SINC and is located in the Wye Valley Area of Outstanding Natural Beauty.</p> |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |

| Site assessment conclusion   |     |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------------------------|-----|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              | Yes | No | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Progress to RLDP allocation? |     |    | The site is not being progressed as an allocation due to its location in the Wye Valley National Landscape (AONB) and PPW's policy position that the AONB designation should be afforded the highest protection. In addition, 67% of the site relates to Best and Most Versatile agricultural land, with the Minister for Climate Change letter of 1 <sup>st</sup> March 2022 noting that significant weight should be given to protecting BMV land where solar arrays are proposed and the availability of more suitable alternatives. |

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# Llanover

| Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form |                                                                                  |                            |                                                 |                     |                     |
|---------------------------------------------------------------------|----------------------------------------------------------------------------------|----------------------------|-------------------------------------------------|---------------------|---------------------|
| <b>Candidate Site No.</b>                                           | <b>CS0139</b>                                                                    | <b>Candidate Site Name</b> | Land at Former Petrol Filling Station, Llanover | <b>Area (Ha)</b>    | 2.13                |
| <b>Proposal</b>                                                     | Commercial development of 4 buildings including: a farm shop and business space. |                            |                                                 | <b>Existing Use</b> | Agricultural Fields |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land/Location</b>                                                                                                                              |     |    |            |                                                                                                                                                                                                                                                                                      |
| 1. Does the site relate to the existing settlement?                                                                                               | Yes |    |            | The site is located at the north-western edge of the existing settlement.                                                                                                                                                                                                            |
| 2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)                                                                   |     | No |            | Greenfield – The site is currently in agricultural use.                                                                                                                                                                                                                              |
| 3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.) | Yes |    |            | The site slopes from east to west however this is not considered to be a constraint as the developable area of the site is proposed to the east where levels are relatively more even. There are also two separate TPOs on site. One for a Beech tree and the other for an Oak tree. |
| 4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?                                                                               | Yes |    |            | No ALC report has been submitted, however, the predictive ALC maps indicate that the entirety of the site is within Grade 2 BMV agricultural land. 2.13ha – 100% grade 2.                                                                                                            |
| 5. Does the proposal result in the loss of amenity open space (DES2)?                                                                             |     | No |            |                                                                                                                                                                                                                                                                                      |
| 6. Does the proposal result in the loss of community facilities?                                                                                  |     | No |            |                                                                                                                                                                                                                                                                                      |

| 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 |            |                                                                                                                                                                                                                                                 |
| <b>Accessibility</b>                                                                                                     |     |    |            |                                                                                                                                                                                                                                                 |
| 9. Is the site within an acceptable walking distance of a primary school?                                                |     |    | N/A        | The nearest primary school is in Penperlleni.                                                                                                                                                                                                   |
| 10. Is the site within an acceptable walking distance of a secondary school?                                             |     |    | N/A        | The nearest secondary school is in Abergavenny.                                                                                                                                                                                                 |
| 11. Is the site within an acceptable walking distance of community facilities including open space?                      | Yes |    |            | The open space and children's play area at Llanover Recreation Ground is just over 450m away with the village hall just under 350m away – approx. 3 mins walk. The Church (St. Bartholomew's) is just under 1.5miles away via the PROW network. |
| 12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials? |     | No |            | Abergavenny Town centre is 5.5 miles away.                                                                                                                                                                                                      |
| <b>Deliverability &amp; Viability</b>                                                                                    |     |    |            |                                                                                                                                                                                                                                                 |
| 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 |    |            | Dŵr Cymru Welsh Water response: Critical trunk main crossing. 25" & 6" trunk mains – likely minimum of 12m easement for 25" main.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 17. Is the site capable of connection to an existing mains water/mains sewerage service?                                                                                                                  | Yes |    |            | The Candidate Site form indicates that due to the modest nature of the proposal and the proximity of the site to the existing settlement, that connections can be made to the existing infrastructure and services.<br><br>Dŵr Cymru Welsh Water response: site connects to the Llanover WwTW.                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 18. Is there capacity within the mains water/sewerage to serve the proposed development?                                                                                                                  | Yes |    |            | The Candidate Site form indicates that due to the modest nature of the proposal and the proximity of the site to the existing settlement, that connections can be made to the existing infrastructure and services. The flood risk and drainage statement confirm that a pre-planning consultation with DCWW took place and that foul flows can be accommodated in the existing foul sewer and a water supply can be made available. It is acknowledged that the Llanover Wastewater treatment works do not have a phosphate permit and that this will need further consideration by the LPA.<br><br>Dŵr Cymru Welsh Water response: There are no issues in the foul flows from the site being accommodated at the Llanover WwTW. |
| 19. Is the site capable of connection to electricity?                                                                                                                                                     | Yes |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

| Topic/Question                                                                                                                                    | Yes | No                     | Not Stated | Commentary                                                                                                                                                                                                                                                                                             |            |   |             |   |           |   |                        |  |                    |   |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---|-------------|---|-----------|---|------------------------|--|--------------------|---|--|--|
| 20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)                                  | Yes |                        |            | <table border="1"> <tr> <td>Gas supply</td><td>x</td><td>EV Charging</td><td>X</td></tr> <tr> <td>Broadband</td><td>x</td><td>Other (Please specify)</td><td></td></tr> <tr> <td>Landline telephone</td><td>x</td><td></td><td></td></tr> </table>                                                     | Gas supply | x | EV Charging | X | Broadband | x | Other (Please specify) |  | Landline telephone | x |  |  |
| Gas supply                                                                                                                                        | x   | EV Charging            | X          |                                                                                                                                                                                                                                                                                                        |            |   |             |   |           |   |                        |  |                    |   |  |  |
| Broadband                                                                                                                                         | x   | Other (Please specify) |            |                                                                                                                                                                                                                                                                                                        |            |   |             |   |           |   |                        |  |                    |   |  |  |
| Landline telephone                                                                                                                                | x   |                        |            |                                                                                                                                                                                                                                                                                                        |            |   |             |   |           |   |                        |  |                    |   |  |  |
| 21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)                 |     | No                     |            | The Candidate Site form indicates that due to the modest nature of the proposal and the proximity of the site to the existing settlement, that connections can be made to the existing infrastructure and services and where upgrades are required contributions can come via a Section 106 Agreement. |            |   |             |   |           |   |                        |  |                    |   |  |  |
| 22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?                                          | Yes |                        |            | The Candidate Site form indicates that the proposal and site have been subject to the interest of a number of independent local developers.                                                                                                                                                            |            |   |             |   |           |   |                        |  |                    |   |  |  |
| 23. Is affordable housing included as part of the proposal?                                                                                       |     |                        | N/A        | The proposal is for a commercial development.                                                                                                                                                                                                                                                          |            |   |             |   |           |   |                        |  |                    |   |  |  |
| 24. Can the site be delivered in the RLDP Plan Period?                                                                                            | Yes |                        |            |                                                                                                                                                                                                                                                                                                        |            |   |             |   |           |   |                        |  |                    |   |  |  |
| <b>Availability</b>                                                                                                                               |     |                        |            |                                                                                                                                                                                                                                                                                                        |            |   |             |   |           |   |                        |  |                    |   |  |  |
| 25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?                |     | No                     |            |                                                                                                                                                                                                                                                                                                        |            |   |             |   |           |   |                        |  |                    |   |  |  |
| 26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past? |     | No                     |            |                                                                                                                                                                                                                                                                                                        |            |   |             |   |           |   |                        |  |                    |   |  |  |

| Topic/Question                                                                                                                                                                       | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Environmental</b>                                                                                                                                                                 |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?                                                                                  | Yes |    |            | <p>The entirety of the site is within the River Usk Catchment Area.</p> <p>Dŵr Cymru Welsh Water response: The WWTW does not have an existing phosphorus permit, but the SAGIS modelling has evidenced the requirement to introduce one. This is subject to NRW approval following their review of permits exercise.</p> <p>Further dialogue between NRW and DCWW on environmental capacity within the treatment works is required.</p> |
| 28. If yes, have details been provided of how development will achieve phosphate neutrality?                                                                                         | Yes |    |            | The Candidate Site form indicates that another Candidate Site submitted by the same proposer can be used to construct a wetland area (CS0243) to generate phosphate credits for this scheme.                                                                                                                                                                                                                                            |
| 29. Will the proposal include low or zero carbon energy generating technologies?                                                                                                     | Yes |    |            | The development will utilise suitable building practices and technology aimed at reducing the carbon footprint of the development at every stage and throughout the supply chain.                                                                                                                                                                                                                                                       |
| 30. Will appropriate measures be taken as part of the proposal to address climate change?                                                                                            | Yes |    |            | The scheme will be designed in a way to help reduce energy demand considering; layout and design, building layout, energy efficient buildings and construction materials.                                                                                                                                                                                                                                                               |
| 31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)                                                                                                |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Economic and Other Benefits</b>                                                                                                                                                   |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements? |     | No |            | The Candidate site form indicates that the proposed access is off an existing road with readily available services and a generally level site with minimal infrastructure costs.                                                                                                                                                                                                                                                        |

| Topic/Question                                                                                                                                                                         | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Accessibility (Highways, Active Travel and Public Transport)</b>                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 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 |    |            | <p>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).</p> <p>Additional surveys/assessments required:</p> <p>A robust and detailed transport statement/assessment.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 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 |    |            | <p>Cannot comment as not enough information however answer to Q 7 will help when provided</p> <p>‘A detailed Transport Statement will be produced with the detailed design proposals for the development evolve. However, Llanover is well connected by bus routes and pedestrian routes connecting the site to the settlement. A pedestrian link to the bus stops will be provided.’</p> <p>The site sits outside a designated locality</p> <p>It is to be noted that safe cycle parking provision within houses should be made to meet standards set out in AT guidance, this states 1 space per bedroom, secure and ideally covered: <a href="https://gov.wales/sites/default/files/publications/2022-01/active-travel-act-guidance.pdf#page=241">https://gov.wales/sites/default/files/publications/2022-01/active-travel-act-guidance.pdf#page=241</a></p> |
| 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? |     |    | Not Stated | <p>SSA notes low frequency bus service:</p> <ul style="list-style-type: none"> <li>• Hereford to Cardiff – X3 (6 buses per day);</li> <li>• Cardiff to Hereford – X3 (7 buses per day)</li> </ul> <p>Abergavenny train station is less than 5 miles away.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 36. Is access required directly on to the trunk road network?                                                                                                                          | Yes |    |            | <p>The proposed access for the site is on Tre Elidyr, however the access from Tre Elidyr onto the A4042 will need improvement to service the development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

| Topic/Question                                                                                                                                                                | Yes                        | No                             | Not Stated                                      | Commentary                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|--------------------------------|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 37. Are there any WG highways comments for this site?                                                                                                                         | Yes                        |                                |                                                 | WG Highways response: No direct access onto A4042. Utilise existing county road access with significant improvement that would include connections to existing bus stops/crossings/footways.                                                                  |
| <b>Flood Risk and Drainage</b>                                                                                                                                                |                            |                                |                                                 |                                                                                                                                                                                                                                                               |
| 38. Are there concerns that all or part of the site may be unsuitable due to flood risk                                                                                       | Yes                        |                                |                                                 | Area of Zone 3 surface water flood risk in east of site, approximately 5% of site. Smaller area of Zone 2 in north of site.<br><br>SFCA High Level Assessment – 0.77% FZ2 & 3.23% FZ3 surface water – no significant flood risk considerations to allocation. |
| 39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination                              | Yes                        |                                |                                                 | Ordnance survey mapping shows no easily reachable watercourses.                                                                                                                                                                                               |
| <b>Tourism</b>                                                                                                                                                                |                            |                                |                                                 |                                                                                                                                                                                                                                                               |
| 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                                                                                                                                                                                                                                                           |
| <b>Ecology</b>                                                                                                                                                                |                            |                                |                                                 |                                                                                                                                                                                                                                                               |
| 41. Has an ecological assessment been undertaken?                                                                                                                             | Yes                        |                                |                                                 | Preliminary Ecological Appraisals undertaken.                                                                                                                                                                                                                 |
|                                                                                                                                                                               | <b>Whole site suitable</b> | <b>Whole site not suitable</b> | <b>Whole / part of the site may be suitable</b> | <b>Commentary</b>                                                                                                                                                                                                                                             |
| 42. Recommendation from an ecology perspective on intended purpose of the site                                                                                                |                            |                                |                                                 | Overall site value: Medium                                                                                                                                                                                                                                    |

|                                                                                                                                                                                                          |     |    |            | <p>Veteran oak tree to be retained within site, walkover surveys out of date, further GI/buffer planting.</p> <p>Additional surveys/assessments required: Update Walkover Survey</p> <p>There will be a negative impact on protected species and other wildlife, habitats and foraging grounds as a result of development of the site.</p> <p>Suitable mitigation should be included in any development proposals.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Topic/Question                                                                                                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Landscape and GI</b>                                                                                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 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 |    |            | <p>The landscape sensitivity to change is identified as High / Medium (2010 Study)</p> <p>The site is located in the open countryside. Policy LC5 requires there to be no significantly adverse landscape effects on landscapes judged as high and outstanding by LANDMAP.</p> <p>It is considered from a Landscape and GI perspective that a development of the proposed scale in the setting may have an adverse visual impact on Monmouthshire's wider valued landscape and conservation area values. However the scale of development in the open countryside in an agricultural greenfield setting may be able to be integrated effectively into the landscape as an urban extension where there is a strong emphasis on sympathetic architectural form and use of materials, less dense development i.e. appropriate to setting and scale, creation of a sense of place, space for GI, landscape, SUDs and habitat enhancements.</p> <p>Additional surveys/assessments required: LVIA, GI Assessment, Trees, Landscaping Plan, Landscape Maintenance, Lighting Strategy, GI Management Plan</p> |
| <b>Heritage / Landscape</b>                                                                                                                                                                              |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?                           |     | No |            | <p>Development within the field would have a detrimental impact on the setting of the CA, LB's and RP&amp;G.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

| Topic/Question | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                |     |    |            | <p>Development within this field would have a harmful impact on the setting of the CA by removing this important buffer between the estate village and open countryside and obscuring important views into and out of the CA.</p> <p>Numerous listed buildings within the village and on the edge adjacent to the site. The field forms part of their setting and development would have an adverse impact on their setting and value.</p> <p><b>Cadw response:</b></p> <p><u>Scheduled Monuments</u></p> <ul style="list-style-type: none"> <li>• MM086 Castle Arnold</li> <li>• MM123 Llangattock Nigh Usk Churchyard Cross</li> <li>• MM307 St. Bartholomew's Churchyard Cross, Llanover</li> </ul> <p><u>Registered Parks and Gardens</u></p> <ul style="list-style-type: none"> <li>• PGW(Gt)10(MON) Pant y Goitre House</li> <li>• PGW(Gt)41(MON) Llanover Park</li> </ul> <p><u>Registered Historic Landscape</u></p> <ul style="list-style-type: none"> <li>• HLW (Gt) 1 Blaenavon</li> </ul> <p><u>World Heritage Site</u></p> <ul style="list-style-type: none"> <li>• Blaenavon Industrial Landscape</li> </ul> <p>Candidate site is located some 15m west of PGW(Gt)41(MON) Llanover Park and visible from it. The impact of any development in this candidate site on the registered historic park and garden will therefore be a material consideration in the determination of any planning application (see Planning Policy Wales 2021, section 6.1.19). Thus, before this candidate site can be considered for inclusion in the LDP the applicant should be requested to provide an assessment of the impact of development in this area on PGW(Gt)41(MON) Llanover Park historic park and garden which should be prepared by a competent and qualified historic environment expert.</p> |

| Topic/Question                                                                                                                                                   | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                  |     |    |            | <b>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 PGW(Gt)41(MON) Llanover Park historic park and garden.</b>                                                                                                                                                                                                                                                                                                                       |
| 45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?                                                                   | Yes |    |            | The sites northern boundary is immediately adjacent to a Grade II listed water trough opposite Porth Pen Y Parc. Adjacent to the southern boundary of the site are the Tre Elidyr group of cottages both Grade II listed and the Grade II listed Police House. Opposite the site and immediately the other side of the A4042 are Porth Pen Y Parc, a Grade II listed property with Grade II listed walls and gates. Ty Saer Coed and Ty Saer Maen are also opposite the southeastern corner of the site and proposed access. Both are Grade II listed. |
| 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 entirety of the site is located within the Llanover Conservation Area. The site is also in close proximity to the Historic Parks and Gardens at Llanover Park which lie beyond the A4042 to the east of the site.<br><br>GGAT response: Eastern boundary adjacent to the road bordering the Registered Park and Garden of Llanover Park PGW(Gt)41(MON) Cadw must be consulted and a Heritage Impact Assessment undertaken to ascertain the impact of the proposal on the setting of the Park. GGAT Ref: MON2609                                    |
| 47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?                             | Yes |    |            | At its closest, the western boundary of the site is approximately 160m away from the eastern boundary of the Brecon Beacons National Park which is on higher ground. The site is partially screened by low hedgerows and a line of trees along the BBNP border.                                                                                                                                                                                                                                                                                        |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Environmental Health</b>                                                                                                                                                                 |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 49. Is the proposed land use compatible with neighbouring uses?                                                                                                                             |     | No |            | The southern boundary of the site is adjacent to the Llanover Business Centre an established commercial office park. There are some residential properties to the south and east, including one immediately adjacent to the proposed site access. The eastern boundary of the site runs parallel to the A4042.                                                                                                                                                                                                                                                                  |
| 50. Is there a possibility that the site is contaminated?                                                                                                                                   | Yes |    |            | The site was previously occupied by a petrol filling station however traces of the previous use have since been removed.                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 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 |    |            | Subject to further assessments.<br>Additional surveys/assessments required: TAN11 Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Economic Development</b>                                                                                                                                                                 |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 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? |     |    |            | Llanover Business Centre, which is adjacent to this site, is an established business location which addresses the need for employment space in the Abergavenny area. The current stock of B1 premises in Abergavenny is limited, with low vacancy rates. Vacancy rates for B1 premises in Monmouth and Raglan are also low and there is a need for additional stock to accommodate the needs of new businesses and the growth of existing businesses.<br><br>This is therefore considered a suitable site for B1 use and there is potential demand for sites in this use class. |

| <b>SA/SEA assessment</b> |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
|--------------------------|----------------------------------|--------------------------------------|---------------------|----------------------------------------------|-----------------------------------|----------------------|-------------------------|----------------------------------|-------------------------|-------------------------|--------------------------|------------------------------|-----------------------------|----------------------|-----------|-----------------------------|
| 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 |

|    |   |   |   |   |   |   |   |   |   |   |    |   |   |    |   |   |
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**Commentary**

The site performs most favourably against the Economy & Employment ISA theme due to the proposed new employment use. It also performs positively against the several Natural Resources (Air, SPZ, NVZ & Minerals) ISA themes due to the relevant constraints not applying to the land. Potential significant effects are noted against the Natural Resources (Water Bodies) theme due to its proximity to the canal and the Biodiversity & Geodiversity theme due to its proximity to priority habitats. The Climate Change (Flooding) theme also scores negatively due to the presence of some surface water flood risk on the site, although it is noted that this is isolated to the south-eastern part of the site. Potential significant negative effects are recorded in relation to the Historic Environment ISA theme due to the site being located within the Llanover Conservation Area and its proximity to several listed buildings. Similarly, significant negative effects are noted in relation to the Natural Resources (Land) theme due to the site containing high value agricultural land. Please refer to the full ISA Report for further information on the ISA objective questions and significant effect findings on the Candidate Site.

**Site assessment conclusion**

|                              | Yes | No | Commentary                                                                                                                                                                                                                                               |
|------------------------------|-----|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Progress to RLDP allocation? |     | No | The site is not progressing as an allocation due to heritage concerns regarding the impact on the Llanover Conservation Area, nearby Listed Buildings and the Llanover Historic Park and Garden. Therefore, this site will not be allocated in the RLDP. |

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## Llanvair Discoed

| Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form |                                         |                            |                                        |                     |                           |
|---------------------------------------------------------------------|-----------------------------------------|----------------------------|----------------------------------------|---------------------|---------------------------|
| <b>Candidate Site No.</b>                                           | <b>CS0017</b>                           | <b>Candidate Site Name</b> | Land at Village Farm, Llanvair Discoed | <b>Area (Ha)</b>    | 0.63                      |
| <b>Proposal</b>                                                     | Residential – approximately 6 dwellings |                            |                                        | <b>Existing Use</b> | Formerly used for grazing |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land/Location</b>                                                                                                                              |     |    |            |                                                                                                                                                                                                                                        |
| 1. Does the site relate to the existing settlement?                                                                                               | Yes |    |            | Site is located edge of settlement.                                                                                                                                                                                                    |
| 2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)                                                                   |     | No |            | Greenfield – currently in agricultural use.                                                                                                                                                                                            |
| 3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.) |     | No |            | There are no known physical constraints.                                                                                                                                                                                               |
| 4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?                                                                               | Yes |    |            | No ALC Report submitted. The Agricultural Land Classification (ALC) predictive maps identify the eastern area of site, approximately 25% (0.16ha) is Grade 2 BMV land, remainder, approximately 75% (0.47ha) is Grade 3b non 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?                                                                | Yes |    |            | Yes, the entirety of the site is located in the Limestone Carboniferous Category 1 Safeguarding Area (BGS). The entirety of the site is also located within Sandstone Category 2 Safeguarding Area (BGS).<br><br>The site is nevertheless located in close proximity to the settlement of Llanvair Discoed and as a consequence mineral extraction would not be feasible in this location. |
| 8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?        | Yes |    |            |                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Accessibility</b>                                                                                                     |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                            |
| 9. Is the site within an acceptable walking distance of a primary school?                                                |     | No |            | Nearest/catchment school Primary School is Shirenewton – 1 hr 9 min walk/2.9 miles                                                                                                                                                                                                                                                                                                         |
| 10. Is the site within an acceptable walking distance of a secondary school?                                             |     | No |            | Nearest Secondary School is Chepstow – 7 miles away                                                                                                                                                                                                                                                                                                                                        |
| 11. Is the site within an acceptable walking distance of community facilities including open space?                      | Yes |    |            | Children's play area, Church, and recreation open space are all within 800m of the centre of the site along footways.                                                                                                                                                                                                                                                                      |
| 12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials? |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Deliverability &amp; Viability</b>                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                            |
| 13. Are all landowners aware and in agreement with the proposed candidate site land use?                                 | Yes |    |            |                                                                                                                                                                                                                                                                                                                                                                                            |

| Topic/Question                                                                                                                                                                                            | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 14. Is the site wholly in the ownership of the proposer?                                                                                                                                                  |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?                                                                                                    |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main) |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 17. Is the site capable of connection to an existing mains water/mains sewerage service?                                                                                                                  |     | No |            | <p>Form notes that whilst the site is capable of connection to a mains water supply it isn't capable of a connection to mains sewerage.</p> <p><b>Welsh Water comments-</b> No public sewerage network in vicinity of site- circa 1300m to nearest connection point.</p> <p>Llanvair Discoed also falls within a Source Protection Zone (SPZ). NRW's Rep (1412) to the PS states that 'any development site in SPZs need to connect with the public sewer network, the capacity of which to accommodate strategic growth, if feasible'</p> |
| 18. Is there capacity within the mains water/sewerage to serve the proposed development?                                                                                                                  |     | No |            | Form notes that at present it is understood that there is no mains sewer, therefore, the review of alternative/sustainable energy would be key to the detailed design process.                                                                                                                                                                                                                                                                                                                                                             |
| 19. Is the site capable of connection to electricity?                                                                                                                                                     | Yes |    |            | Form notes that the site is capable of connection to electricity                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

| Topic/Question                                                                                                                                    | Yes | No                     | Not Stated | Commentary                                                                                                                                                                                                                            |            |  |             |   |           |   |                        |  |                    |   |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--|-------------|---|-----------|---|------------------------|--|--------------------|---|
| 20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)                                  | Yes |                        |            | <table><tr><td>Gas supply</td><td></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 at present it is understood that there is no gas supply, therefore, the review of alternative/sustainable energy would be key to the detailed design process.                                                         |            |  |             |   |           |   |                        |  |                    |   |
| 22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?                                          | Yes |                        |            | Form states that there are ongoing private discussions.                                                                                                                                                                               |            |  |             |   |           |   |                        |  |                    |   |
| 23. Is affordable housing included as part of the proposal?                                                                                       | Yes |                        |            | Form states that the promoter would be willing to discuss housing mix with the council as part of the candidate site process.                                                                                                         |            |  |             |   |           |   |                        |  |                    |   |
| 24. Can the site be delivered in the RLDP Plan Period?                                                                                            | Yes |                        |            | All dwellings delivered in 2023/24                                                                                                                                                                                                    |            |  |             |   |           |   |                        |  |                    |   |
| Availability                                                                                                                                      |     |                        |            |                                                                                                                                                                                                                                       |            |  |             |   |           |   |                        |  |                    |   |
| 25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?                |     | No                     |            |                                                                                                                                                                                                                                       |            |  |             |   |           |   |                        |  |                    |   |
| 26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past? |     | No                     |            |                                                                                                                                                                                                                                       |            |  |             |   |           |   |                        |  |                    |   |

| Topic/Question                                                                                                                                                                       | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Environmental</b>                                                                                                                                                                 |     |    |            |                                                                                                                                                                                                                                                                                   |
| 27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?                                                                                  |     | No |            |                                                                                                                                                                                                                                                                                   |
| 28. If yes, have details been provided of how development will achieve phosphate neutrality?                                                                                         |     |    |            | N/A                                                                                                                                                                                                                                                                               |
| 29. Will the proposal include low or zero carbon energy generating technologies?                                                                                                     | Yes |    |            | Form states that there is potential to provide sustainable technologies as part of the detailed housing design.                                                                                                                                                                   |
| 30. Will appropriate measures be taken as part of the proposal to address climate change?                                                                                            | Yes |    |            | Form states that given its semi-rural location the site could provide ground source heat pump, sustainable drainage etc. The site is south facing site offering potential for a range of technologies such as solar panels.                                                       |
| 31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)                                                                                                |     | No |            |                                                                                                                                                                                                                                                                                   |
| <b>Economic and Other Benefits</b>                                                                                                                                                   |     |    |            |                                                                                                                                                                                                                                                                                   |
| 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.                                                                                                                                                                                                                                     |
| <b>Accessibility (Highways, Active Travel and Public Transport)</b>                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                   |
| 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 think that the size and scale of the development will have an impact on the immediate local highway network, the level of mitigation and improvements will be subject to detailed analysis and review undertaken as part of the robust transport statement. |

| Topic/Question                                                                                                                                                                         | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?   | Yes |    |            | <p>Not enough information to comment site is rural and outside of a main settlement and is also small 6 houses</p> <p>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).</p> <p>It is to be noted that safe cycle parking provision within houses should be made to meet standards set out in AT guidance, this states 1 space per bedroom, secure and ideally covered: <a href="https://gov.wales/sites/default/files/publications/2022-01/active-travel-act-guidance.pdf#page=241">https://gov.wales/sites/default/files/publications/2022-01/active-travel-act-guidance.pdf#page=241</a></p> |
| 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? |     |    |            | No Public Transport Officer comments have been received. The area however is served by Public Transport (Daily Bus service).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 36. Is access required directly on to the trunk road network?                                                                                                                          |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 37. Are there any WG highways comments for this site?                                                                                                                                  |     |    |            | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Flood Risk and Drainage</b>                                                                                                                                                         |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 38. Are there concerns that all or part of the site may be unsuitable due to flood risk                                                                                                |     | No |            | SFCA- 0% in flood risk zones No significant flood risk to allocation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination                                       |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

| Topic/Question                                                                                                                                                                | Yes                 | No                      | Not Stated                               | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Tourism</b>                                                                                                                                                                |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Ecology</b>                                                                                                                                                                |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 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                                                                                                |                     |                         |                                          | <p>Overall site value: Medium</p> <p>Scale of application acceptable but further work required to ensure biodiversity net benefit is provided.</p> <p>Additional surveys/assessments required: Preliminary Ecological Appraisal, Breeding Birds, Bats (Roosting), Badger, Reptiles.</p> <p>Summary of biodiversity constraints: Potential for protected species, Proximity to Wern Brake SINC, Existing connectivity value</p> |
| Topic/Question                                                                                                                                                                | Yes                 | No                      | Not Stated                               | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Landscape and GI</b>                                                                                                                                                       |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 43. From a landscape and green infrastructure perspective, is the site suitable to be developed for its intended purpose as submitted, or with                                | Yes                 |                         |                                          | <p>The landscape sensitivity to change is identified as High / Medium (2010 Study)</p> <p>Policy LC5 requires there to be no significantly adverse landscape effects on landscapes judged as high and outstanding by LANDMAP.</p>                                                                                                                                                                                              |

| Topic/Question                                                                                                                                                                 | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| appropriate mitigation and further dialogue with the LPA?                                                                                                                      |     |    |            | <p>It is considered from a Landscape and GI perspective that a development of the proposed scale will not have a significant adverse visual impact on Monmouthshire's highly valued landscape and setting. The scale of development may not be able to be integrated effectively into the landscape unless there is a strong emphasis on sympathetic architectural form, less dense development, space for GI, landscape, SUDs and habitat enhancements.</p> <p>Additional surveys/assessments required: GI Assessment, Trees, Landscaping Plan, Landscape Maintenance, Lighting Strategy, GI Management Plan</p> |
| <b>Heritage / Landscape</b>                                                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 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? |     |    |            | Not consulted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?                                                                                 |     | No |            | Llanvair Castle Scheduled Ancient Monument is 200m from the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?               |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 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                                                                                                                                                                                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Environmental Health</b>                                                                                                                                                                 |     |    |            |                                                                                                                                                                                                                                                                                                                                       |
| 49. Is the proposed land use compatible with neighbouring uses?                                                                                                                             | Yes |    |            | Residential use is considered compatible. There is existing residential use in close proximity.                                                                                                                                                                                                                                       |
| 50. Is there a possibility that the site is contaminated?                                                                                                                                   |     | No |            | Further investigation, however, is likely to be required at planning application stage.<br>Potential to contaminate the Groundwater SPZ.                                                                                                                                                                                              |
| 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.  |     |    |            | 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. |
| <b>Economic Development</b>                                                                                                                                                                 |     |    |            |                                                                                                                                                                                                                                                                                                                                       |
| 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                                                                                                                                                                                                                                                                                                                                   |

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

**Commentary**

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

The desk top study records that the site performs positively against ISA themes relating to 'Population and Communities – homes' and 'Health and Well-being' themes. This is due to the proposal providing housing (outside a green wedge) in a location that is well connected to open/green /leisure space. The site also performs well for transport and movement as is in walking distance from nearby bus stops (<500m to nearest bus stop in Llanvair Discoed) and <100m from a PRow. The site, however, does not perform positively on 'Population, Communities Placemaking', as is not located in close proximity to primary and/or secondary schools, and 'Economy and Employment' as has poor access to existing employment locations.

The site performs less well against 'Natural Resources – land' as the site is wholly greenfield and contains BMV agricultural land and Natural Resources-Minerals – as within the mineral safeguarding area for limestone. It also performs negatively against Natural Resources – Water bodies and SPZ as is within close proximity to the Wye catchment area and intersects with a Groundwater Source Protection Zone. The 'Biodiversity/Geodiversity' impact is considered uncertain due to being within 1km of designated sites and has the potential for a negative effect on the historic environment due to being 36m from a SAM and 61m from a grade II listed building. 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 as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. The site also is not able to connect to the public sewerage system and is within a groundwater Source Protect Zone (SPZ), meaning that its development would result in an unacceptable impact on the water environment. Therefore, this site will not be allocated in the RLDP. |

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# Mathern

| Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form |                               |                            |                                    |                     |             |
|---------------------------------------------------------------------|-------------------------------|----------------------------|------------------------------------|---------------------|-------------|
| <b>Candidate Site No.</b>                                           | <b>CS0026</b>                 | <b>Candidate Site Name</b> | Land West of Bailey's Hay, Mathern | <b>Area (Ha)</b>    | 2.5         |
| <b>Proposal</b>                                                     | Residential (Approx 50 units) |                            |                                    | <b>Existing Use</b> | Agriculture |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land/Location</b>                                                                                                                              |     |    |            |                                                                                                                                                                                            |
| 1. Does the site relate to the existing settlement?                                                                                               | Yes |    |            | Th site is adjacent to the development boundary of Mathern – part of the site is allocation SAH11 (xi) for approx. 15 units within the current adopted LDP, which has yet to come forward. |
| 2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)                                                                   |     | No |            |                                                                                                                                                                                            |
| 3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.) |     | No |            |                                                                                                                                                                                            |
| 4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?                                                                               | Yes |    |            | The Predictive Agricultural Land Classification (ALC) maps identify the site as being mainly Grade 2 BMV and part Grade 3a BMV.                                                            |
| 5. Does the proposal result in the loss of amenity open space (DES2)?                                                                             |     | No |            |                                                                                                                                                                                            |
| 6. Does the proposal result in the loss of community facilities?                                                                                  |     | No |            |                                                                                                                                                                                            |

| Topic/Question                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7. Does the site lie within a Minerals Safeguarding Area?                                                                | Yes |    |            | Yes is within the Sand and Gravel 1, however the site is adjacent to existing development and consequently mineral extraction would not be feasible in this location.                                                                         |
| 8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?        | Yes |    |            | Yes, the site is located within the Future Wales indicative Green Belt area but is located adjacent to the existing settlement of Mathern. The boundary of any future Green Belt will be determined by the future Strategic Development Plan. |
| <b>Accessibility</b>                                                                                                     |     |    |            |                                                                                                                                                                                                                                               |
| 9. Is the site within an acceptable walking distance of a primary school?                                                |     | No |            | Nearest Catchment primary school in The Dell Primary- Chepstow – over 2000m away/ 45 minute walk.                                                                                                                                             |
| 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 |    |            | Within 400m of community facilities in Mathern- amenity open space and public house- approximately a 7 minute walk.                                                                                                                           |
| 12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials? | Yes |    |            | Pwllmeyric garage approximately 500m away- 8 minute walk                                                                                                                                                                                      |
| <b>Deliverability &amp; Viability</b>                                                                                    |     |    |            |                                                                                                                                                                                                                                               |
| 13. Are all landowners aware and in agreement with the proposed candidate site land use?                                 | Yes |    |            |                                                                                                                                                                                                                                               |
| 14. Is the site wholly in the ownership of the proposer?                                                                 | Yes |    |            |                                                                                                                                                                                                                                               |

| Topic/Question                                                                                                                                                                                            | Yes | No                     | Not Stated | Commentary                                                                                                                                                                                                                         |            |  |             |  |           |  |                        |  |                    |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--|-------------|--|-----------|--|------------------------|--|--------------------|--|
| 15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?                                                                                                    |     | No                     |            |                                                                                                                                                                                                                                    |            |  |             |  |           |  |                        |  |                    |  |
| 16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main) |     | No                     |            |                                                                                                                                                                                                                                    |            |  |             |  |           |  |                        |  |                    |  |
| 17. Is the site capable of connection to an existing mains water/mains sewerage service?                                                                                                                  | Yes |                        |            | Welsh Water comments- There are no issues in the foul flows being accommodated at our Newport Nash WwTW.                                                                                                                           |            |  |             |  |           |  |                        |  |                    |  |
| 18. Is there capacity within the mains water/sewerage to serve the proposed development?                                                                                                                  | Yes |                        |            | No concerns raised by Welsh Water.                                                                                                                                                                                                 |            |  |             |  |           |  |                        |  |                    |  |
| 19. Is the site capable of connection to electricity?                                                                                                                                                     |     |                        |            | Not stated                                                                                                                                                                                                                         |            |  |             |  |           |  |                        |  |                    |  |
| 20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)                                                                                          | Yes |                        |            | <table><tr><td>Gas supply</td><td></td><td>EV Charging</td><td></td></tr><tr><td>Broadband</td><td></td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td></td></tr></table> | Gas supply |  | EV Charging |  | Broadband |  | Other (Please specify) |  | Landline telephone |  |
| Gas supply                                                                                                                                                                                                |     | EV Charging            |            |                                                                                                                                                                                                                                    |            |  |             |  |           |  |                        |  |                    |  |
| Broadband                                                                                                                                                                                                 |     | Other (Please specify) |            |                                                                                                                                                                                                                                    |            |  |             |  |           |  |                        |  |                    |  |
| Landline telephone                                                                                                                                                                                        |     |                        |            |                                                                                                                                                                                                                                    |            |  |             |  |           |  |                        |  |                    |  |
| 21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)                                                                         |     |                        |            | Not stated                                                                                                                                                                                                                         |            |  |             |  |           |  |                        |  |                    |  |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?                                          | Yes |    |            | Submission Form states yes (not further detail provided).                                                                                                                                        |
| 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 |    |            |                                                                                                                                                                                                  |
| <b>Availability</b>                                                                                                                               |     |    |            |                                                                                                                                                                                                  |
| 25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?                | Yes |    |            | Yes. SAH11(xi).<br>Submission form states that the site has not been delivered due to viability owing to the small size of the existing allocation and the level of affordable housing required. |
| 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 |            |                                                                                                                                                                                                  |
| <b>Environmental</b>                                                                                                                              |     |    |            |                                                                                                                                                                                                  |
| 27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?                                               |     | No |            |                                                                                                                                                                                                  |
| 28. If yes, have details been provided of how development will achieve phosphate neutrality?                                                      |     |    |            | N/A                                                                                                                                                                                              |
| 29. Will the proposal include low or zero carbon energy generating technologies?                                                                  | Yes |    |            | Submission form states it will and will include: Sustainable Drainage System; solar panels and air source heat pumps for each unit.                                                              |

| Topic/Question                                                                                                                                                                       | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 30. Will appropriate measures be taken as part of the proposal to address climate change?                                                                                            | Yes |    |            | Submission form states it will and will include: Sustainable Drainage System; solar panels and air source heat pumps for each unit.                                                                                                                                                                                                                                                                                                                                                                |
| 31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)                                                                                                |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Economic and Other Benefits</b>                                                                                                                                                   |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Accessibility (Highways, Active Travel and Public Transport)</b>                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 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 |    |            | Access can be provided directly off Mathern Road, Route 143 A un-numbered classified public highway. The existing field access location is not considered to be capable of improvement nor is access via Bailey Hayes acceptable.<br><br>The highway authority considers that the site can be developed for the intended purpose, any mitigation and improvements will be subject to further detailed review and analysis submitted in support of any future submission (Transport Assessment etc) |
| 34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA? | Yes |    |            | The site sits alongside ATNM route MCC-C14A, this is a future route. This has low priority, meaning it should be developed within 15 years.<br><br>Yes – although 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                                                                               | Yes |    |            | No Public Transport Officer comments have been received. The area however is served by Public Transport (Bus).                                                                                                                                                                                                                                                                                                                                                                                     |

| Topic/Question                                                                                                                                                                | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| as submitted, or with appropriate mitigation and further dialogue with the LPA?                                                                                               |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 36. Is access required directly on to the trunk road network?                                                                                                                 |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 37. Are there any WG highways comments for this site?                                                                                                                         |     |    |            | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Flood Risk and Drainage</b>                                                                                                                                                |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 38. Are there concerns that all or part of the site may be unsuitable due to flood risk                                                                                       |     | N  |            | SFCA- 0% in flood risk zones No significant flood risk to allocation.                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination                              |     | N  |            | MCC Drainage Officer- Watercourse to the west of the site could be used for discharge<br><br>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. |
| <b>Tourism</b>                                                                                                                                                                |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Ecology</b>                                                                                                                                                                |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 41. Has an ecological assessment been undertaken?                                                                                                                             |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

|                                                                                                                                                                                                          | Whole site suitable | Whole site not suitable | Whole / part of the site may be suitable | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 42. Recommendation from an ecology perspective on intended purpose of the site                                                                                                                           |                     |                         |                                          | <p>MCC Ecologist has noted a 'Medium site value' and that whole/part of the site is suitable to be development for the following reasons:</p> <ul style="list-style-type: none"> <li>• Important hedgerows present</li> <li>• Protected species recorded / reasonable likely to be found on site but unlikely to prevent development if appropriate mitigation and compensation provided.</li> <li>• Site of existing value for connecting semi-natural habitats in the landscape as identified in the ecological connectivity assessment and/or during field surveys.</li> </ul> <p>Requires Phase 1 and 2 ecology surveys to inform any application. Proposals (Est 50 units) likely to need to be significantly scaled down to achieve appropriate mitigation and net benefit. Net benefit has not been demonstrated with the submission.</p> |
| Topic/Question                                                                                                                                                                                           | Yes                 | No                      | Not Stated                               | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Landscape and GI</b>                                                                                                                                                                                  |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 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                      |                                          | <p>High/medium landscape sensitivity (2010 study)</p> <p>It is considered from a Landscape and GI perspective that development of the site may have an adverse visual impact on Monmouthshire's wider valued landscape and create a significant material change to the LCA and that of the existing settlement character of Mathern. The scale of development in the open countryside in a topographically open exposed agricultural greenfield setting may not be able to be integrated effectively into the landscape as an urban settlement extension and maintain the intrinsic underlying characteristics of the LCA</p>                                                                                                                                                                                                                    |
| <b>Heritage / Landscape</b>                                                                                                                                                                              |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 44. From a heritage perspective, is the site suitable to be developed for its intended purpose                                                                                                           | Yes                 |                         |                                          | Heritage Officer comments- Careful consideration of the wider views into and out of the development, concentration on boundary treatments and permeability of                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

| Topic/Question                                                                                                                                                   | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| as submitted, or with appropriate mitigation and further dialogue with the LPA?                                                                                  |     |    |            | the site, integrating it into the open countryside using GI. The development should accord with best practice for placemaking, sustainability and Urban design                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?                                                                   | Yes |    |            | <p>Heritage Officer Comments- Listed Building (Mathern war memorial) to the NE corner should be protected during any construction, development would have a limited impact on the setting.</p> <p>Cadw comments- Candidate site is located some 440m west of PGW(Gt)51(MON) Wyelands historic park and garden: However, views between the candidate site and the historic park and garden are blocked by intervening dwellings and vegetation. Development in the candidate site should therefore have no effect on the setting of PGW(Gt)51(MON) Wyelands historic park and garden.</p>                                                                                                                                                                                                                                                                            |
| 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 |    |            | <p>Mathern Conservation Area to the south east</p> <p>Wyelands Registered Garden to the north east</p> <p><b>Heritage Officer comments</b> - The development is adjacent to the edge of the modern houses to the north west of the village. The modern fringe of development forms a buffer from the core of the conservation area of the character area 2, the village of Newton Green. Development to this western end is not considered to have a substantial detrimental harm to the character or appearance of the CA at this point</p> <p>Sufficiently far from any SAM's to not have a detrimental impact.</p> <p>Close proximity to Wyelands RP&amp;G, however separated by the hamlet of Newton Green, the development should consider views into and out of the RP&amp;G and require the substantial use of GI to integrate into the wider landscape.</p> |
| 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 |            | Outside an existing designated Green Wedge- boundary of GW to the north/north of Mathern Road.                                                                                                                                                                                                                                                          |
| <b>Environmental Health</b>                                                                                                                                                                 |     |    |            |                                                                                                                                                                                                                                                                                                                                                         |
| 49. Is the proposed land use compatible with neighbouring uses?                                                                                                                             | Yes |    |            | Residential use is considered compatible. There is existing residential use in close proximity.                                                                                                                                                                                                                                                         |
| 50. Is there a possibility that the site is contaminated?                                                                                                                                   |     | No |            | Unlikely- further investigation however is likely to be required at planning application stage.                                                                                                                                                                                                                                                         |
| 51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.  | Yes |    |            | MCC Environmental Health Officer not consulted at this stage. 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. |
| <b>Economic Development</b>                                                                                                                                                                 |     |    |            |                                                                                                                                                                                                                                                                                                                                                         |
| 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                                                                                                                                                                                                                                                                                                                                                     |

| <b>SA/SEA assessment</b> |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
|--------------------------|----------------------------------|--------------------------------------|---------------------|----------------------------------------------|-----------------------------------|----------------------|-------------------------|----------------------------------|-------------------------|-------------------------|--------------------------|------------------------------|-----------------------------|----------------------|-----------|-----------------------------|
| 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 desktop study records that the site performs positively against ISA themes relating to 'Population and Communities – homes' and health and well-being themes. This is due to the proposal providing housing (outside a green wedge) in a location that is well connected to open/green /leisure space. The site also performs well for transport and movement as is in walking distance from nearby bus stops (<200m to Mathern village hall bus stop). The site however does not perform positively on community placemaking as is not located in close proximity to primary and/or secondary schools. It has a neutral score for economy and employment as is considered to have reasonable access to existing employment being <1,600m from employment opportunities at protected employment site New House.

The site performs less well against natural resources land as the site is BMV agricultural land. It also does not score well under the historic environment due to being within Mathern's conservation area and close proximity to listed buildings. The biodiversity/geodiversity impact is considered uncertain due to being within 1km of designated sites. Landscape impact is also considered uncertain due to being a greenfield site and is in close proximity to the Wye Valley AONB. The site is outside a flood risk area and therefore scores positively against Climate Change inc. flooding theme.

**Site assessment conclusion**

|                              | Yes | No | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------------|-----|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Progress to RLDP allocation? |     |    | Site is not progressing as although the site meets key policy requirements including 50% affordable housing and net zero carbon homes, the proposed scale and size of the site is too large for a Main Rural Settlement. There are also concerns in relation to negative landscape impact associated with the proposed scale of the site within a wide open landscape, along with its close proximity to Mathern's Conservation Area. The site search sequence has identified that there are more suitable sites available for residential development within our Main Rural Settlements to accommodate identified housing need. Therefore, this site will not be allocated in the RLDP. |

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| Monmouthshire RLDLP: Second Call for Candidate Sites Assessment Form |                                 |                            |                                  |                     |             |
|----------------------------------------------------------------------|---------------------------------|----------------------------|----------------------------------|---------------------|-------------|
| <b>Candidate Site No.</b>                                            | <b>CS0053</b>                   | <b>Candidate Site Name</b> | Land to the east of Cherry Trees | <b>Area (Ha)</b>    | 0.52        |
| <b>Proposal</b>                                                      | Residential (Approx 5-10 units) |                            |                                  | <b>Existing Use</b> | Agriculture |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land/Location</b>                                                                                                                              |     |    |            |                                                                                                                                                                                                                                                                                                                                                 |
| 1. Does the site relate to the existing settlement?                                                                                               | Yes |    |            | Is adjacent to the development boundary of Mathern.                                                                                                                                                                                                                                                                                             |
| 2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)                                                                   |     | No |            |                                                                                                                                                                                                                                                                                                                                                 |
| 3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.) | Yes |    |            | The site is covered by an Area TPO (designated in 1965) and contains a number of Category A Lime trees. These are identified within the enclosed Outline Arboricultural Report for the above site. It is however considered that with a sensitive design, the A category trees could be retained within any development proposals for the site. |
| 4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?                                                                               | Yes |    |            | The Predictive Agricultural Land Classification (ALC) maps identify the site as being mainly Grade 2 BMV.                                                                                                                                                                                                                                       |
| 5. Does the proposal result in the loss of amenity open space (DES2)?                                                                             | Yes |    |            | Yes- Mathern playing fields.<br>The Area of Amenity Importance (AAI) Review, concluded that this area should remain as amenity importance in the RLDLP Deposit.                                                                                                                                                                                 |
| 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?        | Yes |    |            | Yes, the site is located within the Future Wales indicative Green Belt area but is located adjacent to the existing settlement of Mathern. The boundary of any future Green Belt will be determined by the future Strategic Development Plan. |
| <b>Accessibility</b>                                                                                                     |     |    |            |                                                                                                                                                                                                                                               |
| 9. Is the site within an acceptable walking distance of a primary school?                                                | Yes |    |            | Nearest catchment primary school in Chepstow – Pembroke school approximate 1800m walk away – this can be walked via a Home Farmland/ under the A466.                                                                                          |
| 10. Is the site within an acceptable walking distance of a secondary school?                                             |     | No |            | Chepstow Secondary School more than 2000m away.                                                                                                                                                                                               |
| 11. Is the site within an acceptable walking distance of community facilities including open space?                      | Yes |    |            | Within 400m of community facilities in Mathern- amenity open space and public house.                                                                                                                                                          |
| 12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials? | Yes |    |            | Pwllmeyric garage is approximately 1200m away/ 20 minute walk away.                                                                                                                                                                           |
| <b>Deliverability &amp; Viability</b>                                                                                    |     |    |            |                                                                                                                                                                                                                                               |
| 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 |                        |            | The site is covered by an Area TPO (designated in 1965) and contains a number of Category A Lime trees. These are identified within the enclosed Outline Arboricultural Report for the above site. It is however considered that with a sensitive design, the A category trees could be retained within any development proposals for the site. |            |  |             |  |           |  |                        |  |                    |  |
| 17. Is the site capable of connection to an existing mains water/mains sewerage service?                                                                                                                  | Yes |                        |            | Welsh Water comments- There are no issues in the foul flows being accommodated at our Newport Nash WwTW.                                                                                                                                                                                                                                        |            |  |             |  |           |  |                        |  |                    |  |
| 18. Is there capacity within the mains water/sewerage to serve the proposed development?                                                                                                                  | Yes |                        |            | No concerns raised by Welsh Water- can be accommodated at Newport Nash WwTW.                                                                                                                                                                                                                                                                    |            |  |             |  |           |  |                        |  |                    |  |
| 19. Is the site capable of connection to electricity?                                                                                                                                                     |     |                        | N/S        |                                                                                                                                                                                                                                                                                                                                                 |            |  |             |  |           |  |                        |  |                    |  |
| 20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)                                                                                          | Yes |                        |            | <table><tr><td>Gas supply</td><td></td><td>EV Charging</td><td></td></tr><tr><td>Broadband</td><td></td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td></td></tr></table>                                                                                                              | Gas supply |  | EV Charging |  | Broadband |  | Other (Please specify) |  | Landline telephone |  |
| Gas supply                                                                                                                                                                                                |     | EV Charging            |            |                                                                                                                                                                                                                                                                                                                                                 |            |  |             |  |           |  |                        |  |                    |  |
| Broadband                                                                                                                                                                                                 |     | Other (Please specify) |            |                                                                                                                                                                                                                                                                                                                                                 |            |  |             |  |           |  |                        |  |                    |  |
| Landline telephone                                                                                                                                                                                        |     |                        |            |                                                                                                                                                                                                                                                                                                                                                 |            |  |             |  |           |  |                        |  |                    |  |
| 21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)                                                                         |     |                        | N/S        |                                                                                                                                                                                                                                                                                                                                                 |            |  |             |  |           |  |                        |  |                    |  |
| 22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?                                                                                                  | Yes |                        |            | Submission form states interest has been shown in the site from a number of local independent builders                                                                                                                                                                                                                                          |            |  |             |  |           |  |                        |  |                    |  |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 23. Is affordable housing included as part of the proposal?                                                                                       | Yes |    |            | Site proposal is less than 10 units therefore DVM not required as part of the Candidate Site assessment process.<br><br>The submission form notes willing to work with the Council in relation to affordable housing provision.                                  |
| 24. Can the site be delivered in the RLDP Plan Period?                                                                                            | Yes |    |            |                                                                                                                                                                                                                                                                  |
| <b>Availability</b>                                                                                                                               |     |    |            |                                                                                                                                                                                                                                                                  |
| 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 |            |                                                                                                                                                                                                                                                                  |
| <b>Environmental</b>                                                                                                                              |     |    |            |                                                                                                                                                                                                                                                                  |
| 27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?                                               |     | No |            |                                                                                                                                                                                                                                                                  |
| 28. If yes, have details been provided of how development will achieve phosphate neutrality?                                                      |     |    |            | N/A                                                                                                                                                                                                                                                              |
| 29. Will the proposal include low or zero carbon energy generating technologies?                                                                  | Yes |    |            | Submission form notes that development of the site is capable of utilising suitable building practices and energy efficient technology to reduce the carbon footprint of the development at every stage of the project lifecycle and throughout the supply chain |

| Topic/Question                                                                                                                                                                       | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 30. Will appropriate measures be taken as part of the proposal to address climate change?                                                                                            | Yes |    |            | <p>The development of the site will address climate change pragmatically by considering the energy hierarchy in the detailed design proposals for the site. New homes will be delivered which include consideration of the following factors to reduce the overall energy demand of the development:</p> <ul style="list-style-type: none"> <li>• Site layout and design;</li> <li>• Building layout;</li> <li>• Energy efficient building fabric; and</li> <li>• In home energy efficiency measurements.</li> </ul>                                                                                                                                                                                                                                              |
| 31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)                                                                                                |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Economic and Other Benefits</b>                                                                                                                                                   |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Accessibility (Highways, Active Travel and Public Transport)</b>                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 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 |    |            | <p>The highway authority considers that the proposed development would not be detrimental to the safety and capacity of the immediate highway network although significant improvements to Mathern Road will be required depending on the agreed location of the vehicular means of access.</p> <p>Mathern Road R143 is considered capable of accommodating the increased traffic movements although Route R144 is not considered acceptable to accommodate any additional traffic movement.</p> <p>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)</p> |

| Topic/Question                                                                                                                                                                         | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?   | Yes |    |            | The site sits alongside ATNM cycling route MCC-C05B, this is a future route. This has medium priority, meaning it should be developed within 10 years.<br><br>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 |    |            | No Public Transport Officer comments have been received. The area 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Flood Risk and Drainage</b>                                                                                                                                                         |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 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.<br><br>Part of the site however is within surface water Flood Zone 2 and 3.<br><br>Noted by MCC Drainage Officer- There is surface water flooding along the south west boundary of the site – likely overland flow route.                                                                                                                                                                                                                                |
| 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 |    |            | Noted by MCC Drainage Officer that not apparent suitable discharge location if infiltration is not suitable.<br><br>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. |

| Topic/Question                                                                                                                                                                | Yes                 | No                      | Not Stated                               | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Tourism</b>                                                                                                                                                                |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Ecology</b>                                                                                                                                                                |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 41. Has an ecological assessment been undertaken?                                                                                                                             | Yes                 |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                                                                                                                                                               | 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                                                                                                |                     |                         |                                          | <p>MCC Ecologist has noted a 'Medium site value' and that whole/part of the site is suitable to be development for the following reasons:</p> <ul style="list-style-type: none"> <li>Sites of existing value for connecting semi-natural habitats in the landscape as identified in the ecological connectivity assessment and/or during field surveys.</li> <li>Protected species recorded / reasonable likely to be found on site but unlikely to prevent development if appropriate mitigation and compensation provided.</li> </ul> <p>MCC Ecologist has indicated potential for net benefit for biodiversity at the site.</p> |
| Topic/Question                                                                                                                                                                | Yes                 | No                      | Not Stated                               | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Landscape and GI</b>                                                                                                                                                       |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 43. From a landscape and green infrastructure perspective, is the site suitable to be developed                                                                               |                     | No                      |                                          | High 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?                                                                       |     |    |            | <p>The site is subject to group TPO's, within an area of amenity importance, partially within the boundary of an historic park and garden and in Mathern conservation area.</p> <p>It is considered from a Landscape and GI perspective that development of the site at the scale proposed may have an adverse visual impact on Monmouthshire's wider valued landscape and impact and compromise existing GI assets such as mature hedge, TPO boundaries which form a visual buffer between settlement and principle road corridor to the south.</p> |
| <b>Heritage / Landscape</b>                                                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 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 |    |            | <p><b>MCC Heritage Officer comments :</b> Careful consideration of the wider views into and out of the development, concentration on boundary treatments and permeability of the site, integrating it into the open countryside using GI. The development should accord with best practice for placemaking, sustainability and Urban design.</p> <p>Any development within the Wyelands RP&amp;G should be resisted as this is considered to erode the edges of the important parkland setting of Wyelands Estate.</p>                               |
| 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 |    |            | <p>The site is in close proximity to Mathern Conservation Area and part of the eastern section of the site within the boundary Wyelands Registered garden (RP&amp;G).</p> <p>MCC Heritage Officer comments- located to the edge of the modern fringe of development to the south, However not read in context with the main Conservation Area. Any development within RP&amp; G should be resisted. Development on the front portion of the site could be acceptable if located adjacent to the road and M48 only.</p>                               |

| 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?                                                                                   | Yes |    |            | Yes is within a designated green wedge between the settlements of Chepstow, Pwllmeyric and Mathern within the adopted LDP.<br><br>It is relevant to note that a Green Wedge Review has been undertaken and as a result the parcel of land has remained as Green Wedge designation for the Deposit RLDP.                                                 |
| <b>Environmental Health</b>                                                                                                                                                                 |     |    |            |                                                                                                                                                                                                                                                                                                                                                         |
| 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 purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.  | Yes |    |            | MCC Environmental Health Officer not consulted at this stage. They would however be consulted at planning application stage and it is likely further mitigation/ consideration of impact upon environmental health will be required. For example, Construction Environmental Management Plans (CEMPs) – to manage the noise/dust impact of development. |
| <b>Economic Development</b>                                                                                                                                                                 |     |    |            |                                                                                                                                                                                                                                                                                                                                                         |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
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| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
| <p>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.</p> <p>The desktop study records that the site performs negatively against ISA themes relating to 'Population and Communities – homes and placemaking' and health and well-being themes. This is due to the proposal providing housing within a green wedge, not in close proximity to schools and in a location that is not well connected to open/green /leisure space. The site does perform well however for transport and movement as is in walking distance from nearby bus stops (&lt;50m to Mathern road bus stop). The site has a neutral score for economy and employment as is considered to have reasonable access to existing employment being &lt;1,600m from employment opportunities at protected employment site New House.</p> <p>The site performs less well against natural resources land as the site is BMV agricultural land. It also does not score well under the historic environment due to being within Mathern's conservation area and close proximity to listed buildings. The biodiversity/geodiversity impact is considered uncertain due to being within 1km of designated sites. Landscape impact however it is also considered positive due to being outside the Wye Valley AONB and National Park. The site is also within flood risk area and therefore scores negatively against Climate Change inc. flooding theme.</p> |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |

| Site assessment conclusion   |     |    |                                                                                                                                                                                                                     |
|------------------------------|-----|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              | Yes | No | Commentary                                                                                                                                                                                                          |
| Progress to RLDP allocation? |     |    | Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. Therefore, this site will not be allocated in the RLDP. |

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# Portskewett

| Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form |                          |                            |                               |                     |             |
|---------------------------------------------------------------------|--------------------------|----------------------------|-------------------------------|---------------------|-------------|
| <b>Candidate Site No.</b>                                           | <b>CS0066</b>            | <b>Candidate Site Name</b> | Bridge View Farm, Portskewett | <b>Area (Ha)</b>    | 16          |
| <b>Proposal</b>                                                     | Renewable energy (Solar) |                            |                               | <b>Existing Use</b> | Agriculture |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land/Location</b>                                                                                                                              |     |    |            |                                                                                                                                                     |
| 1. Does the site relate to the existing settlement?                                                                                               |     | No |            | The site is separated from the existing development boundary of nearest settlement(s) of Portskewett and Mathern, however is a non-residential use. |
| 2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)                                                                   |     | No |            | Agricultural/greenfield land.                                                                                                                       |
| 3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.) |     | No |            | Site appears fairly level.<br>A geoenvironmental report has been undertaken- environmental risk assessment concludes low/medium.                    |
| 4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?                                                                               | Yes |    |            | An ALC Survey has been submitted, which confirms the site is fully covered by Grade 2 BMV agricultural land.                                        |
| 5. Does the proposal result in the loss of amenity open space (DES2)?                                                                             |     | No |            | No but PROW 376 Crosses the north west corner of the site.                                                                                          |
| 6. Does the proposal result in the loss of community facilities?                                                                                  |     | No |            |                                                                                                                                                     |

| Topic/Question                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7. Does the site lie within a Minerals Safeguarding Area?                                                                | Yes |    |            | Part of the western area of the site is within the Limestone Category 1 safeguarding area.                                                                                                                                                                                                                                                     |
| 8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?        |     | No |            | In accordance with the indicative Green Belt diagram in Future Wales, MCC policy officers have interpreted the area south of the M4 to be outside the greenbelt area. This site is, therefore, considered to be outside the indicative Green Belt. The boundary of any future Green Belt will be determined by the Strategic Development Plan. |
| <b>Accessibility</b>                                                                                                     |     |    |            |                                                                                                                                                                                                                                                                                                                                                |
| 9. Is the site within an acceptable walking distance of a primary school?                                                |     |    |            | N/A                                                                                                                                                                                                                                                                                                                                            |
| 10. Is the site within an acceptable walking distance of a secondary school?                                             |     |    |            | N/A                                                                                                                                                                                                                                                                                                                                            |
| 11. Is the site within an acceptable walking distance of community facilities including open space?                      |     |    |            | N/A                                                                                                                                                                                                                                                                                                                                            |
| 12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials? |     | No |            |                                                                                                                                                                                                                                                                                                                                                |
| <b>Deliverability &amp; Viability</b>                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                                                |
| 13. Are all landowners aware and in agreement with the proposed candidate site land use?                                 | Yes |    |            | Site owned by MCC.                                                                                                                                                                                                                                                                                                                             |
| 14. Is the site wholly in the ownership of the proposer?                                                                 | Yes |    |            |                                                                                                                                                                                                                                                                                                                                                |

| Topic/Question                                                                                                                                                                                            | Yes | No                     | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                               |            |  |             |  |           |  |                        |  |                    |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--|-------------|--|-----------|--|------------------------|--|--------------------|--|
| 15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?                                                                                                    |     | No                     |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |            |  |             |  |           |  |                        |  |                    |  |
| 16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main) |     | No                     |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |            |  |             |  |           |  |                        |  |                    |  |
| 17. Is the site capable of connection to an existing mains water/mains sewerage service?                                                                                                                  | Yes |                        |            | Welsh Water – there are no issues in foul flows being accommodated at our Newport Nash WwTw.<br>CS submission form indicates ‘no connection to mains sewerage’                                                                                                                                                                                                                                                                                           |            |  |             |  |           |  |                        |  |                    |  |
| 18. Is there capacity within the mains water/sewerage to serve the proposed development?                                                                                                                  | Yes |                        |            | Welsh Water – have not indicated any concerns in their response                                                                                                                                                                                                                                                                                                                                                                                          |            |  |             |  |           |  |                        |  |                    |  |
| 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 |                        |            | Grid connection costs are known and connectivity is to be secured with WPD. Possible for tourism to utilise a small proportion of onsite generation. The site is well located for connectivity to adjacent offtakers. <table><tr><td>Gas supply</td><td></td><td>EV Charging</td><td></td></tr><tr><td>Broadband</td><td></td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td></td></tr></table> | Gas supply |  | EV Charging |  | Broadband |  | Other (Please specify) |  | Landline telephone |  |
| Gas supply                                                                                                                                                                                                |     | EV Charging            |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |            |  |             |  |           |  |                        |  |                    |  |
| Broadband                                                                                                                                                                                                 |     | Other (Please specify) |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |            |  |             |  |           |  |                        |  |                    |  |
| Landline telephone                                                                                                                                                                                        |     |                        |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |            |  |             |  |           |  |                        |  |                    |  |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)                 |     |    | Not Stated |                                                                                                                                                                                                                       |
| 22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?                                          | Yes |    |            | MCC proposes to own the tourism offering, as well as fund and construct the solar development. We are in negotiations with regional offtakers for the generation.                                                     |
| 23. Is affordable housing included as part of the proposal?                                                                                       |     |    |            | N/A                                                                                                                                                                                                                   |
| 24. Can the site be delivered in the RLDP Plan Period?                                                                                            |     |    | Not stated | 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. |
| <b>Availability</b>                                                                                                                               |     |    |            |                                                                                                                                                                                                                       |
| 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 |            |                                                                                                                                                                                                                       |
| <b>Environmental</b>                                                                                                                              |     |    |            |                                                                                                                                                                                                                       |
| 27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?                                               |     | No |            |                                                                                                                                                                                                                       |

| Topic/Question                                                                                                                                                                       | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 28. If yes, have details been provided of how development will achieve phosphate neutrality?                                                                                         |     |    |            | N/A                                                                                                                                                                                                                                                                                                                                                              |
| 29. Will the proposal include low or zero carbon energy generating technologies?                                                                                                     | Yes |    |            | Proposal is energy generating.                                                                                                                                                                                                                                                                                                                                   |
| 30. Will appropriate measures be taken as part of the proposal to address climate change?                                                                                            | Yes |    |            | Proposal is energy generating.                                                                                                                                                                                                                                                                                                                                   |
| 31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)                                                                                                |     | No |            |                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Economic and Other Benefits</b>                                                                                                                                                   |     |    |            |                                                                                                                                                                                                                                                                                                                                                                  |
| 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.                                                                                                                                            |
| <b>Accessibility (Highways, Active Travel and Public Transport)</b>                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                                                                  |
| 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 think that the size and scale of the solar farm development will have an impact on the immediate local highway network, the level of mitigation and improvements will be subject to detailed analysis and review undertaken as part of the robust transport statement and CTMP.                                                            |
| 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 |    |            | <p>The site sits alongside ATNM cycling route MCC-S04C (DL), this is a future route. This has low/medium/high priority, meaning it should be developed within 15 years.</p> <p>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)</p> |

| 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 |    |            | Low frequency (hourly) Bus route 74 does go via the entrance to the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 36. Is access required directly on to the trunk road network?                                                                                                                          |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 37. Are there any WG highways comments for this site?                                                                                                                                  |     |    |            | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Flood Risk and Drainage</b>                                                                                                                                                         |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 38. Are there concerns that all or part of the site may be unsuitable due to flood risk                                                                                                |     | N  |            | MCC Drainage Officer- Not within flood zone boundary but in close proximity to site boundary – FCA would need to show site not at risk<br><br>Surface water ponding along the access road to the south of the site – likely overland flow route<br><br>SFCA- less than 2% within surface water flood zone. No significant flood risk to allocation.                                                                                                                                                                                                                 |
| 39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination                                       | Yes |    |            | MCC Drainage Officer- Surface water discharge point potentially to south of farm yard – permission and connection would need to be negotiated with landowner.<br><br>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. |
| <b>Tourism</b>                                                                                                                                                                         |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 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?                                                                                                                             |                            |                                |                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Ecology</b>                                                                                                                                                                                           |                            |                                |                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 41. Has an ecological assessment been undertaken?                                                                                                                                                        | Yes                        |                                |                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                                                                                                                                                                                          | <b>Whole site suitable</b> | <b>Whole site not suitable</b> | <b>Whole / part of the site may be suitable</b> | <b>Commentary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 42. Recommendation from an ecology perspective on intended purpose of the site                                                                                                                           |                            |                                |                                                 | <p>MCC Ecologist has noted a 'medium site value' for the following reasons:</p> <ul style="list-style-type: none"> <li>Proximity to protected sites.</li> </ul> <p>MCC ecologist has indicated that part/ whole of the site may be suitable for its intended purpose with updated surveys required.</p> <p>Net benefit for biodiversity has not been demonstrated.</p>                                                                                                                                                                                                                                     |
| Topic/Question                                                                                                                                                                                           | Yes                        | No                             | Not Stated                                      | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Landscape and GI</b>                                                                                                                                                                                  |                            |                                |                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 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                             |                                                 | <p>MCC Landscape Officer- It is considered from a Landscape and GI perspective that a development of the proposed scale will have an adverse visual impact on Monmouthshire's wider valued landscape and that of the intrinsic values of the Gwent levels historic landscape. The scale of development in the open countryside in a topographically exposed agricultural greenfield setting that is typical of the Gwent levels landscape character may not be able to be integrated effectively into the landscape and may cumulatively add to the gradual material change to the historic landscape.</p> |

| Topic/Question                                                                                                                                                                 | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Heritage / Landscape</b>                                                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 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 |    |            | <p><b>Cadw</b>- Candidate site is located inside the boundaries of the registered Gwent Levels landscape of outstanding historic interest. The impact of any development in this candidate site on the registered historic landscape will therefore be a material consideration in the determination of any planning application (see Planning Policy Wales 2021, section 6.1.21). Thus, before this candidate site can be considered for inclusion in the LDP the applicant should be requested to provide an assessment of the impact of development in this area on the registered Gwent Levels landscape of outstanding historic interest which should be prepared by a competent and qualified historic environment expert.</p> <p>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 registered Gwent Level landscape of outstanding historic interest</p> |
| 45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?                                                                                 | Yes |    |            | <p>MCC Heritage Officer comments:</p> <p>Listed Building to the west of the site, Ifton Hill House, Dairy and Cottage G II. The former medieval house, altered and extended in the 17th and 19th Century faces the site with its curtilage and amenity space to the rear. The building enjoys open aspects to the front, set in a rural context on the Gwent Levels. The western boundary of the solar farm would be approx. 140m west of the front of the LB. However, a solar farm will maintain wider views across the landscape and by its very nature is low level. It is also (in the context of the LB) a temporary feature within the landscape and so the impact is considered to be slight and temporary.</p>                                                                                                                                                                                                                                                              |
| 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 |    |            | <p>Within the Historic Gwent levels, within archaeological sensitive area, Registered Park – St Pierre approx. 100m north of the site.</p> <p><b>Heritage Officer comments:</b></p> <p>Sufficiently far from SAM's not to have a detrimental impact.</p> <p>Sufficient proximity from any CA not to have an impact</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

| Topic/Question                                                                                                                                                                             | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                            |     |    |            | Close to the boundary of St Pierre RP&G, any development close to the RP&G should be carefully considered where the boundaries are close. Issues of glint and glare can affect views into and out of the RP&G, however as above the solar farm is considered to be a temporary feature and have a slight and temporary impact. |
| 47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?                                                       | Yes |    |            | Within the Historic Gwent levels.                                                                                                                                                                                                                                                                                              |
| 48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?                                                                                  |     | No |            |                                                                                                                                                                                                                                                                                                                                |
| <b>Environmental Health</b>                                                                                                                                                                |     |    |            |                                                                                                                                                                                                                                                                                                                                |
| 49. Is the proposed land use compatible with neighbouring uses?                                                                                                                            | Yes |    |            |                                                                                                                                                                                                                                                                                                                                |
| 50. Is there a possibility that the site is contaminated?                                                                                                                                  | Yes |    |            | Potential for land contamination.<br><br>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 |    |            | Further mitigation/ consideration of impact upon environmental health will be required at planning application stage. For example, Construction Environmental Management Plans (CEMPS) – to manage the noise/dust impact of development.                                                                                       |
| <b>Economic Development</b>                                                                                                                                                                |     |    |            |                                                                                                                                                                                                                                                                                                                                |
| 52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with                                                          |     |    |            | N/A                                                                                                                                                                                                                                                                                                                            |

| Topic/Question                                            | Yes | No | Not Stated | Commentary |
|-----------------------------------------------------------|-----|----|------------|------------|
| 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                                | 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 proposal performs well against natural resources themes relating to minimising exposure to air pollution, source protection zones and minerals as well as landscape as the site is outside an AONB/National Park. The site performs less well against equalities, diversity and inclusion as it falls amongst the 10-20% least deprived LSOAs in Wales. The site has the potential for a significant negative effect on the historic environment due to being within the Gwent Levels and also within the natural resources – land theme as it primarily relates to best and most versatile agricultural land. There is an uncertain impact upon biodiversity & geodiversity as the site is within 1km of a designated site. A number of themes are not applicable as the proposed use relates to renewable energy rather than residential.

**Site assessment conclusion**

|                              | Yes | No | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------|-----|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Progress to RLDP allocation? |     |    | The site is not being progressed as an allocation due to concerns raised in relation to the site's location on the Gwent Levels. In addition, the site is wholly Grade 2 BMV land, with the Minister for Climate Change letter of 1st March 2022 noting that significant weight should be given to protecting BMV land where solar arrays are proposed and the availability of more suitable alternatives. Therefore, the site will not be allocated in the RLDP. |

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| Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form |               |                            |                                  |                     |             |
|---------------------------------------------------------------------|---------------|----------------------------|----------------------------------|---------------------|-------------|
| <b>Candidate Site No.</b>                                           | <b>CS0259</b> | <b>Candidate Site Name</b> | Bridge View Farm,<br>Portskewett | <b>Area (Ha)</b>    | 4.1         |
| <b>Proposal</b>                                                     | Tourism       |                            |                                  | <b>Existing Use</b> | Agriculture |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land/Location</b>                                                                                                                              |     |    |            |                                                                                                                                                     |
| 1. Does the site relate to the existing settlement?                                                                                               |     | No |            | The site is separated from the existing development boundary of nearest settlement(s) of Portskewett and Mathern, however is a non-residential use. |
| 2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)                                                                   |     | No |            | Agricultural/greenfield land.                                                                                                                       |
| 3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.) |     | No |            | Site appears fairly level.<br>A geoenvironmental report has been undertaken- environmental risk assessment concludes low/medium.                    |
| 4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?                                                                               | Yes |    |            | An ALC Survey has been submitted, which confirms the site is fully covered by Grade 2 BMV agricultural land.                                        |
| 5. Does the proposal result in the loss of amenity open space (DES2)?                                                                             |     | No |            | No, PRoW 376 Crosses north west corner of the site.                                                                                                 |
| 6. Does the proposal result in the loss of community facilities?                                                                                  |     | No |            |                                                                                                                                                     |
| 7. Does the site lie within a Minerals Safeguarding Area?                                                                                         | Yes |    |            | Part of the western area of the site is within the Limestone Category 1 safeguarding area.                                                          |

| Topic/Question                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?        |     | No |            | In accordance with the indicative Green Belt diagram in Future Wales, MCC policy officers have interpreted the area south of the M4 to be outside the greenbelt area. This site is, therefore, considered to be outside the indicative Green Belt. The boundary of any future Green Belt will be determined by the Strategic Development Plan. |
| <b>Accessibility</b>                                                                                                     |     |    |            |                                                                                                                                                                                                                                                                                                                                                |
| 9. Is the site within an acceptable walking distance of a primary school?                                                |     |    |            | N/A                                                                                                                                                                                                                                                                                                                                            |
| 10. Is the site within an acceptable walking distance of a secondary school?                                             |     |    |            | N/A                                                                                                                                                                                                                                                                                                                                            |
| 11. Is the site within an acceptable walking distance of community facilities including open space?                      |     |    |            | N/A                                                                                                                                                                                                                                                                                                                                            |
| 12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials? |     | No |            | Spar in Portskewett is an approximate 30 minute walk.                                                                                                                                                                                                                                                                                          |
| <b>Deliverability &amp; Viability</b>                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                                                |
| 13. Are all landowners aware and in agreement with the proposed candidate site land use?                                 | Yes |    |            | Site owned by MCC.                                                                                                                                                                                                                                                                                                                             |
| 14. Is the site wholly in the ownership of the proposer?                                                                 | Yes |    |            |                                                                                                                                                                                                                                                                                                                                                |

| Topic/Question                                                                                                                                                                                            | Yes | No                     | Not Stated | Commentary                                                                                                                                                                                                                         |            |  |             |  |           |  |                        |  |                    |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--|-------------|--|-----------|--|------------------------|--|--------------------|--|
| 15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?                                                                                                    |     | No                     |            |                                                                                                                                                                                                                                    |            |  |             |  |           |  |                        |  |                    |  |
| 16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main) |     | No                     |            |                                                                                                                                                                                                                                    |            |  |             |  |           |  |                        |  |                    |  |
| 17. Is the site capable of connection to an existing mains water/mains sewerage service?                                                                                                                  | Yes |                        |            | Welsh Water – there are no issues in foul flows being accommodated at our Newport Nash WwTw<br>CS submission form indicates ‘no connection to mains sewerage’                                                                      |            |  |             |  |           |  |                        |  |                    |  |
| 18. Is there capacity within the mains water/sewerage to serve the proposed development?                                                                                                                  | Yes |                        |            | Welsh Water – have not indicated any concerns in their response                                                                                                                                                                    |            |  |             |  |           |  |                        |  |                    |  |
| 19. Is the site capable of connection to electricity?                                                                                                                                                     | Yes |                        |            |                                                                                                                                                                                                                                    |            |  |             |  |           |  |                        |  |                    |  |
| 20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)                                                                                          | Yes |                        |            | <table><tr><td>Gas supply</td><td></td><td>EV Charging</td><td></td></tr><tr><td>Broadband</td><td></td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td></td></tr></table> | Gas supply |  | EV Charging |  | Broadband |  | Other (Please specify) |  | Landline telephone |  |
| Gas supply                                                                                                                                                                                                |     | EV Charging            |            |                                                                                                                                                                                                                                    |            |  |             |  |           |  |                        |  |                    |  |
| Broadband                                                                                                                                                                                                 |     | Other (Please specify) |            |                                                                                                                                                                                                                                    |            |  |             |  |           |  |                        |  |                    |  |
| Landline telephone                                                                                                                                                                                        |     |                        |            |                                                                                                                                                                                                                                    |            |  |             |  |           |  |                        |  |                    |  |
| 21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)                                                                         |     |                        | Not Stated |                                                                                                                                                                                                                                    |            |  |             |  |           |  |                        |  |                    |  |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?                                          | Yes |    |            | MCC proposes to own the tourism offering, as well as fund and construct the solar development. We are in negotiations with regional off takers for the generation. |
| 23. Is affordable housing included as part of the proposal?                                                                                       |     |    |            | N/A                                                                                                                                                                |
| 24. Can the site be delivered in the RLDP Plan Period?                                                                                            |     |    | Not stated |                                                                                                                                                                    |
| <b>Availability</b>                                                                                                                               |     |    |            |                                                                                                                                                                    |
| 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 |            |                                                                                                                                                                    |
| <b>Environmental</b>                                                                                                                              |     |    |            |                                                                                                                                                                    |
| 27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?                                               |     | No |            |                                                                                                                                                                    |
| 28. If yes, have details been provided of how development will achieve phosphate neutrality?                                                      |     |    |            | N/A                                                                                                                                                                |
| 29. Will the proposal include low or zero carbon energy generating technologies?                                                                  | Yes |    |            | Proposal is for the tourism element to be run off the solar park as proposed under CS0066.                                                                         |

| Topic/Question                                                                                                                                                                       | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 30. Will appropriate measures be taken as part of the proposal to address climate change?                                                                                            | Yes |    |            | Proposal is for the tourism element to be run off the solar park as proposed under CS0066.                                                                                                                                                                                                                                                                                  |
| 31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)                                                                                                |     | No |            |                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Economic and Other Benefits</b>                                                                                                                                                   |     |    |            |                                                                                                                                                                                                                                                                                                                                                                             |
| 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 |    |            | Will be developed by MCC.                                                                                                                                                                                                                                                                                                                                                   |
| <b>Accessibility (Highways, Active Travel and Public Transport)</b>                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                                                                             |
| 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 sustainable tourism use is considered likely to be accommodated on the immediate local highway network<br><br>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 statements etc) |
| 34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA? | Yes |    |            | The site sits alongside ATNM cycling route MCC-S04C (DL), this is a future route. This has low/medium/high priority, meaning it should be developed within 15 years.<br><br>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                                                                               | Yes |    |            | Low frequency (hourly) Bus route 74 does go via the entrance to the site.                                                                                                                                                                                                                                                                                                   |

| Topic/Question                                                                                                                                   | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| as submitted, or with appropriate mitigation and further dialogue with the LPA?                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 36. Is access required directly on to the trunk road network?                                                                                    |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 37. Are there any WG highways comments for this site?                                                                                            |     |    |            | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Flood Risk and Drainage</b>                                                                                                                   |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 38. Are there concerns that all or part of the site may be unsuitable due to flood risk                                                          | Yes |    |            | <p>MCC Drainage Officer- Some areas of FZ2&amp;3 from the sea on the eastern side of the farm buildings 15-20%</p> <p>Some areas of FZ2&amp;3 from surface water on the eastern side of the farm buildings 15-20%</p> <p>Development would need to consider not utilising this area</p> <p>SCFA- 15% within Flood Zone 3 and 8% within surface water flooding zone. It is commented that 'site may be suitable for allocation provided that a sequential approach is adopted for the site layout and design and that the highly vulnerable aspects of the development are situated outside of the risk of flooding.'</p> |
| 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 |            | <p><b>MCC Drainage Officer-</b> Watercourse to the east of the site could be utilised.</p> <p>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.</p>                                                                                                                         |
| <b>Tourism</b>                                                                                                                                   |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 40. From a tourism perspective, is the site suitable to be developed for its intended purpose as                                                 | Yes |    |            | The proposed development would help distribute tourism benefits more evenly across Monmouthshire and help encourage walkers of the Wales Coast Path and                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

| Topic/Question                                                                                                                                                                                           | Yes                 | No                      | Not Stated                               | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| submitted, or with appropriate mitigation and further dialogue with the LPA?                                                                                                                             |                     |                         |                                          | visitors exploring the Gwent Levels to stay overnight, thereby converting day to staying visitors and increasing their value to the local economy.<br><br>The development of new touring caravan, glamping, camping and self-catering capacity in this location would also support the development of Caldicot Castle and Country Park as a key visitor attraction and events venue.                                                                                                                                                                            |
| <b>Ecology</b>                                                                                                                                                                                           |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 41. Has an ecological assessment been undertaken?                                                                                                                                                        | Yes                 |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                                                                                                                                                                                          | Whole site suitable | Whole site not suitable | Whole / part of the site may be suitable | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 42. Recommendation from an ecology perspective on intended purpose of the site                                                                                                                           |                     |                         |                                          | MCC Ecologist has noted a 'medium site value' for the following reasons: <ul style="list-style-type: none"> <li>Proximity to protected sites</li> </ul> MCC ecologist has indicated that part/ whole of the site may be suitable for its intended purpose with updated surveys required.<br><br>Net benefit for biodiversity has not been demonstrated.                                                                                                                                                                                                         |
| Topic/Question                                                                                                                                                                                           | Yes                 | No                      | Not Stated                               | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Landscape and GI</b>                                                                                                                                                                                  |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 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                 |                         |                                          | <b>MCC Landscape Officer-</b> It is considered from a Landscape and GI perspective that a development of the proposed scale may have an adverse visual impact on monmouthshires wider valued landscape and that of the intrinsic values of the Gwent levels historic landscape. The scale of development in the open countryside in a topographically exposed agricultural greenfield setting that is typical of the Gwent levels landscape character may cumulatively add to the gradual material change to the historic landscape if developed insensitively. |

| Topic/Question                                                                                                                                                                 | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                |     |    |            | However tourism development may be able to be integrated effectively into the landscape where there is a strong emphasis on sympathetic layout, well screened and integrated development, creation of a sense of place, space for GI, landscape, SUDs and habitat enhancements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Heritage / Landscape</b>                                                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 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 |    |            | <p><b>Cadw</b>- Candidate site is located inside the boundaries of the registered Gwent Levels landscape of outstanding historic interest. The impact of any development in this candidate site on the registered historic landscape will therefore be a material consideration in the determination of any planning application (see Planning Policy Wales 2021, section 6.1.21). Thus, before this candidate site can be considered for inclusion in the LDP the applicant should be requested to provide an assessment of the impact of development in this area on the registered Gwent Levels landscape of outstanding historic interest which should be prepared by a competent and qualified historic environment expert.</p> <p>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 registered Gwent Level landscape of outstanding historic interest.</p> |
| 45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?                                                                                 | Yes |    |            | <p><b>MCC Heritage Officer</b>- Listed Building to the west of the site, Ifton Hill House, Dairy and Cottage G II. The former medieval house, altered and extended in the 17th and 19th Century faces the site with its curtilage and amenity space to the rear. The building enjoys open aspects to the front, set in a rural context on the Gwent Levels. The site is approx. 500m west of the LB. However, there is sufficient breathing space between the Listed Building and the site to maintain this open aspect. Development should be carefully considered in accordance with general landscape design to ensure that it integrates within its context.</p>                                                                                                                                                                                                                                                                                                                  |
| 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 |    |            | <p><b>MCC Heritage Officer</b>- Sufficient proximity from any Conservation Area not to have an impact</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

| Topic/Question                                                                                                                                                                             | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                            |     |    |            | <p>Within the Historic Gwent levels, within archaeological sensitive area, Registered Park – St Pierre approx. 100m north of the site.</p> <p>Close to the boundary of St Pierre RP&amp;G, any development close to the RP&amp;G should be carefully considered where the boundaries are close. General design considerations and use of GI can mitigate any harm.</p> |
| 47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?                                                       | Yes |    |            | Within the Historic Gwent levels landscape.                                                                                                                                                                                                                                                                                                                            |
| 48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?                                                                                  |     | No |            |                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Environmental Health</b>                                                                                                                                                                |     |    |            |                                                                                                                                                                                                                                                                                                                                                                        |
| 49. Is the proposed land use compatible with neighbouring uses?                                                                                                                            | Yes |    |            |                                                                                                                                                                                                                                                                                                                                                                        |
| 50. Is there a possibility that the site is contaminated?                                                                                                                                  | Yes |    |            | <p>Potential for land contamination.</p> <p>The developer would need to investigate the site and submit their own remediation strategy, if necessary, in accordance with "Land Contamination Risk Management.</p>                                                                                                                                                      |
| 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 mitigation/ consideration of impact upon environmental health will be required at planning application stage. For example, Construction Environmental Management Plans (CEMPS) – to manage the noise/dust impact of development.                                                                                                                               |

| Topic/Question                                                                                                                                                                              | Yes | No | Not Stated | Commentary                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|---------------------------------------------------|
| <b>Economic Development</b>                                                                                                                                                                 |     |    |            |                                                   |
| 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 |    |            | Proposal supports Monmouthshire's tourism economy |

| <b>SA/SEA assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------|---------------------|----------------------------------------------|-----------------------------------|----------------------|-------------------------|----------------------------------|-------------------------|-------------------------|--------------------------|------------------------------|-----------------------------|----------------------|-----------|-----------------------------|
| 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                    | +                       | -                                | +                       | +                       | --                       | +                            | ?                           | --                   | +         | -                           |
| <b>Commentary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
| <p>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.</p> <p>The site performs most positively against the ISA theme relating to economy &amp; employment as it proposes new employment (tourism). The site also performs well against landscape 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 10-20% least deprived LSOAs in Wales. It also performs less well against the natural resources water bodies and climate change themes owing to its location within a flood risk area. The site has the potential for a significant negative effect on the historic environment due to being within the Gwent Levels and also within the natural resources – land theme as it primarily relates to best and most versatile agricultural land. There is an uncertain impact upon biodiversity &amp; geodiversity as the site is within 1km of a designated site. A number of themes are not applicable as the proposed use relates to tourism use rather than residential.</p> |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |

| 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 identified settlement boundaries. It is therefore not considered appropriate/necessary to identify site specific tourism related allocations in the RLDP. |

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# Pwllmeyric

| Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form |                                  |                            |                                  |                     |             |
|---------------------------------------------------------------------|----------------------------------|----------------------------|----------------------------------|---------------------|-------------|
| <b>Candidate Site No.</b>                                           | <b>CS0030</b>                    | <b>Candidate Site Name</b> | Land off Chapel Lane, Pwllmeyric | <b>Area (Ha)</b>    | 4.37        |
| <b>Proposal</b>                                                     | Residential (Approx 50-60 units) |                            |                                  | <b>Existing Use</b> | Agriculture |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land/Location</b>                                                                                                                              |     |    |            |                                                                                                                                            |
| 1. Does the site relate to the existing settlement?                                                                                               | Yes |    |            | Yes, the site is adjacent to the development boundaries of Pwllmeyric and Mathern.                                                         |
| 2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)                                                                   |     | No |            |                                                                                                                                            |
| 3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.) | Yes |    |            | The site is sloping.                                                                                                                       |
| 4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?                                                                               | Yes |    |            | The Predictive Agricultural Land Classification (ALC) maps identify the site as being mainly Grade 2 BMV and a small area of Grade 3a BMV. |
| 5. Does the proposal result in the loss of amenity open space (DES2)?                                                                             |     | No |            | No.<br>PRoW goes through the site 373/40/1.                                                                                                |
| 6. Does the proposal result in the loss of community facilities?                                                                                  |     | No |            |                                                                                                                                            |

| Topic/Question                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------|-----|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7. Does the site lie within a Minerals Safeguarding Area?                                                                | Yes |    |            | Yes, located within a Sand and Gravel Category 1 and 2 minerals safeguarding area, however, the site is adjacent to the existing settlement of Pwllmeyric and consequently mineral extraction would not be feasible in this location.             |
| 8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?        | Yes |    |            | Yes, the site is located within the Future Wales indicative Green Belt area but is located adjacent to the existing settlements of Pwllmeyric. The boundary of any future Green Belt will be determined by the future Strategic Development Plan. |
| <b>Accessibility</b>                                                                                                     |     |    |            |                                                                                                                                                                                                                                                   |
| 9. Is the site within an acceptable walking distance of a primary school?                                                |     | No |            | Nearest primary school in Chepstow approx.. 2500m- Pembroke 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 |    |            | Within 800m of community facilities in Mathern and public house.                                                                                                                                                                                  |
| 12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials? | Yes |    |            | Pwllmeyric garage approximately 500m away.                                                                                                                                                                                                        |
| <b>Deliverability &amp; Viability</b>                                                                                    |     |    |            |                                                                                                                                                                                                                                                   |
| 13. Are all landowners aware and in agreement with the proposed candidate site land use?                                 | Yes |    |            |                                                                                                                                                                                                                                                   |
| 14. Is the site wholly in the ownership of the proposer?                                                                 | Yes |    |            |                                                                                                                                                                                                                                                   |

| Topic/Question                                                                                                                                                                                            | Yes | No                     | Not Stated | Commentary                                                                                                                                                                                                                                     |            |  |             |  |           |  |                        |  |                    |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--|-------------|--|-----------|--|------------------------|--|--------------------|--|--|--|
| 15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?                                                                                                    |     | No                     |            |                                                                                                                                                                                                                                                |            |  |             |  |           |  |                        |  |                    |  |  |  |
| 16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main) |     | No                     |            |                                                                                                                                                                                                                                                |            |  |             |  |           |  |                        |  |                    |  |  |  |
| 17. Is the site capable of connection to an existing mains water/mains sewerage service?                                                                                                                  | Yes |                        |            | Welsh Water comments- There are no issues in the foul flows being accommodated at our Newport Nash WwTW.                                                                                                                                       |            |  |             |  |           |  |                        |  |                    |  |  |  |
| 18. Is there capacity within the mains water/sewerage to serve the proposed development?                                                                                                                  | Yes |                        |            |                                                                                                                                                                                                                                                |            |  |             |  |           |  |                        |  |                    |  |  |  |
| 19. Is the site capable of connection to electricity?                                                                                                                                                     |     |                        | N/S        |                                                                                                                                                                                                                                                |            |  |             |  |           |  |                        |  |                    |  |  |  |
| 20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)                                                                                          | Yes |                        |            | <table border="1"> <tr> <td>Gas supply</td><td></td><td>EV Charging</td><td></td></tr> <tr> <td>Broadband</td><td></td><td>Other (Please specify)</td><td></td></tr> <tr> <td>Landline telephone</td><td></td><td></td><td></td></tr> </table> | Gas supply |  | EV Charging |  | Broadband |  | Other (Please specify) |  | Landline telephone |  |  |  |
| Gas supply                                                                                                                                                                                                |     | EV Charging            |            |                                                                                                                                                                                                                                                |            |  |             |  |           |  |                        |  |                    |  |  |  |
| Broadband                                                                                                                                                                                                 |     | Other (Please specify) |            |                                                                                                                                                                                                                                                |            |  |             |  |           |  |                        |  |                    |  |  |  |
| Landline telephone                                                                                                                                                                                        |     |                        |            |                                                                                                                                                                                                                                                |            |  |             |  |           |  |                        |  |                    |  |  |  |
| 21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)                                                                         |     |                        |            | Not stated                                                                                                                                                                                                                                     |            |  |             |  |           |  |                        |  |                    |  |  |  |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|---------------------------------------------------------------------------|
| 22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?                                          |     | No |            |                                                                           |
| 23. Is affordable housing included as part of the proposal?                                                                                       |     | No |            | DVM has not been updated to demonstrate provision of 50% affordable homes |
| 24. Can the site be delivered in the RLDP Plan Period?                                                                                            | Yes |    |            |                                                                           |
| <b>Availability</b>                                                                                                                               |     |    |            |                                                                           |
| 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 |            |                                                                           |
| <b>Environmental</b>                                                                                                                              |     |    |            |                                                                           |
| 27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?                                               |     | No |            |                                                                           |
| 28. If yes, have details been provided of how development will achieve phosphate neutrality?                                                      |     |    |            | N/A                                                                       |
| 29. Will the proposal include low or zero carbon energy generating technologies?                                                                  | Yes |    |            |                                                                           |

| Topic/Question                                                                                                                                                                       | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 30. Will appropriate measures be taken as part of the proposal to address climate change?                                                                                            | Yes |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)                                                                                                |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Economic and Other Benefits</b>                                                                                                                                                   |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Accessibility (Highways, Active Travel and Public Transport)</b>                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 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 |    |            | <p>MCC Highways Officer comments that the existing sub-standard agricultural field access off Chapel Lane is not considered suitable to accommodate the development. A suitable means of access can be provided directly off Mathern Road, Route R143 an un-numbered classified public highway subject to the national speed limit where it abuts the proposed site and via Chapel Lane an unclassified public highway with significant improvements.</p> <p>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).</p> |
| 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 |    |            | <p>The site sits alongside ATNM cycling route MCC-C14A, this is a future route. This has low priority, meaning it should be developed within 15 years.</p> <p>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.</p>                                                                                                                                                                                                                                                                       |

| Topic/Question                                                                                                                                                                         | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 35. From a public transport perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA? | Yes |    |            | No Public Transport Officer comments have been received. The area however is served by Public Transport (Bus).                                                                                                                                                                                                                                                                                                                                                         |
| 36. Is access required directly on to the trunk road network?                                                                                                                          |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 37. Are there any WG highways comments for this site?                                                                                                                                  |     |    |            | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Flood Risk and Drainage</b>                                                                                                                                                         |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 38. Are there concerns that all or part of the site may be unsuitable due to flood risk                                                                                                | Yes |    |            | SFCA- Small area of the western section of the site within Flood Zones 3 and Surface Water Zones 2 & 3 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 |            | Watercourse to the west of the site could be used for discharge.<br><br>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. |
| <b>Tourism</b>                                                                                                                                                                         |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Ecology</b>                                                                                                                                                                                           |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 41. Has an ecological assessment been undertaken?                                                                                                                                                        | Yes                 |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                                                                                                                                                                                          | 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                                                                                                                           |                     |                         |                                          | <p>MCC Ecologist has noted a 'Medium site value' and that whole/part of the site is suitable to be development for the following reasons:</p> <ul style="list-style-type: none"> <li>• Site close to a SINC</li> <li>• Presence of Priority Habitat (Section 7) within the candidate site (except hedgerow)</li> <li>• 'Important' hedgerow/s present</li> <li>• Veteran / over mature tree(s) present</li> <li>• Protected species recorded / reasonable likely to be found on site but unlikely to prevent development if appropriate mitigation and compensation provided.</li> </ul> <p>MCC Ecologist has indicated potential for net benefit for biodiversity at the site has not been demonstrated.</p> |
| Topic/Question                                                                                                                                                                                           | Yes                 | No                      | Not Stated                               | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Landscape and GI</b>                                                                                                                                                                                  |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 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                      |                                          | <p>Medium landscape sensitivity (2010 study)</p> <p>MCC Landscape Officer comments that it is considered from a Landscape and GI perspective that development of the proposed scale in this location will have a significant adverse visual impact on Monmouthshire's wider valued landscape and on the green wedge designation designed to reduce settlement coalescence. The scale of development in the open countryside in a topographically exposed</p>                                                                                                                                                                                                                                                  |

| Topic/Question                                                                                                                                                                 | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                |     |    |            | agricultural greenfield setting will not be able to be integrated effectively into the landscape as an urban extension.                                                                                                                                                                                 |
| <b>Heritage / Landscape</b>                                                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                         |
| 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 |    |            | No comments received from MCC heritage officer. Development however unlikely to prevent development if appropriate design and assessment is undertaken.                                                                                                                                                 |
| 45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?                                                                                 | Yes |    |            | Mounton Brook House to the north west.<br>Mathern war memorial to south east.                                                                                                                                                                                                                           |
| 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 |    |            | Mathern Conservation Area to the east of the site and Wyelands Registered Garden to the north east.                                                                                                                                                                                                     |
| 47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?                                           |     | No |            |                                                                                                                                                                                                                                                                                                         |
| 48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?                                                                      | Yes |    |            | Yes is within a designated green wedge between the settlements of Chepstow, Pwllmeyric and Mathern within the adopted LDP.<br><br>It is relevant to note that a Green Wedge Review has been undertaken and as a result the parcel of land has remained as Green Wedge designation for the Deposit RLDP. |
| <b>Environmental Health</b>                                                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                         |
| 49. Is the proposed land use compatible with neighbouring uses?                                                                                                                | Yes |    |            | Residential use is considered compatible. There is existing residential use in close proximity.                                                                                                                                                                                                         |

| Topic/Question                                                                                                                                                                              | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 50. Is there a possibility that the site is contaminated?                                                                                                                                   | Yes |    |            | Unlikely- further investigation however is likely to be required at planning application stage                                                                                                                                                                                                                                                          |
| 51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.  | Yes |    |            | MCC Environmental Health Officer not consulted at this stage. 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. |
| <b>Economic Development</b>                                                                                                                                                                 |     |    |            |                                                                                                                                                                                                                                                                                                                                                         |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | --                               | -                                    | +                   | ++                                           | -                                 | +                    | +                       | -                                | +                       | +                       | --                       | -                            | ?                           | --                   | ?         | -                           |
| <b>Commentary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
| <p>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.</p> <p>The desktop study records that the site performs negatively against ISA themes relating to 'Population and Communities – homes and placemaking' due to the proposal providing housing within a green wedge, not in close proximity to schools. The site however does perform positively to health and well-being themes being in a location</p> |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |

that is well connected to open/green /leisure space and within 800m of a health service or active travel route. The site does perform well for transport and movement as is in walking distance from nearby bus stops (<300m to New Inn and Mathern Village Hall bus stops) and intersects with three PRoWs. The site has a neutral score for economy and employment as is considered to have reasonable access to existing employment being <1,600m from employment opportunities at protected employment site New House.

The site performs less well against natural resources land and minerals as the site is BMV agricultural land and within a mineral safeguarding area. It also does not score well under the historic environment due to being within Mathern's conservation area and close proximity to listed buildings and archaeologically sensitive areas. The biodiversity/geodiversity impact and landscape impact is considered uncertain due to being within 1km of designated sites and a greenfield site in close proximity to the Wye Valley AONB National Landscape. The site is also within flood risk area and therefore scores negatively against Climate Change inc. flooding theme.

| Site assessment conclusion   |     |    |                                                                                                                                                                                                                        |
|------------------------------|-----|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              | Yes | No | Commentary                                                                                                                                                                                                             |
| Progress to RLDP allocation? |     |    | Site is not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. Therefore, this site will not be allocated in the RLDP. |

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| Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form |                                     |                            |                                      |                     |             |
|---------------------------------------------------------------------|-------------------------------------|----------------------------|--------------------------------------|---------------------|-------------|
| <b>Candidate Site No.</b>                                           | <b>CS0229</b>                       | <b>Candidate Site Name</b> | Land opposite Chepstow Garden Centre | <b>Area (Ha)</b>    | 13.72       |
| <b>Proposal</b>                                                     | Carbon neutral hotel and solar farm |                            |                                      | <b>Existing Use</b> | Agriculture |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land/Location</b>                                                                                                                              |     |    |            |                                                                                                                                                                      |
| 1. Does the site relate to the existing settlement?                                                                                               |     | No |            | The site is separated from the existing development boundary of nearest settlement(s) of Pwllmeyric and Mathern, however the proposals is for a non-residential use. |
| 2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)                                                                   |     | No |            |                                                                                                                                                                      |
| 3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.) |     | No |            | Fairly level site.                                                                                                                                                   |
| 4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?                                                                               | Yes |    |            | The Predictive Agricultural Land Classification (ALC) maps identify the site as being mainly Grade 2 BMV and a small area of Grade 3a BMV.                           |
| 5. Does the proposal result in the loss of amenity open space (DES2)?                                                                             |     | No |            | No.<br>PROW goes through the site 373/35/1                                                                                                                           |
| 6. Does the proposal result in the loss of community facilities?                                                                                  |     | No |            |                                                                                                                                                                      |
| 7. Does the site lie within a Minerals Safeguarding Area?                                                                                         | Yes |    |            | Yes, located within a Sand and Gravel Category 1 and 2 minerals safeguarding area, however, the site is in close proximity to existing settlements of Pwllmeyric and |

| Topic/Question                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------|-----|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                          |     |    |            | Mathen and consequently mineral extraction would not be feasible in this location                                                                                                                                                                 |
| 8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?        | Yes |    |            | Yes, the site is located within the Future Wales indicative Green Belt area but is located adjacent to the existing settlements of Pwllmeyric. The boundary of any future Green Belt will be determined by the future Strategic Development Plan. |
| <b>Accessibility</b>                                                                                                     |     |    |            |                                                                                                                                                                                                                                                   |
| 9. Is the site within an acceptable walking distance of a primary school?                                                |     |    |            | N/A                                                                                                                                                                                                                                               |
| 10. Is the site within an acceptable walking distance of a secondary school?                                             |     |    |            | N/A                                                                                                                                                                                                                                               |
| 11. Is the site within an acceptable walking distance of community facilities including open space?                      | Yes |    |            | Walkable within 10 minutes to amenity/community facilities within Mathern.                                                                                                                                                                        |
| 12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials? | Yes |    |            | Pwllmeyric garage/Londis stores immediately adjacent to the western boundary of the site with the A48.<br>Also farm shop/ local produce available from Chepstow garden centre.                                                                    |
| <b>Deliverability &amp; Viability</b>                                                                                    |     |    |            |                                                                                                                                                                                                                                                   |
| 13. Are all landowners aware and in agreement with the proposed candidate site land use?                                 | Yes |    |            |                                                                                                                                                                                                                                                   |
| 14. Is the site wholly in the ownership of the proposer?                                                                 | Yes |    |            |                                                                                                                                                                                                                                                   |

| Topic/Question                                                                                                                                                                                            | Yes | No                     | Not Stated  | Commentary                                                                                                                                                                                                                                     |            |  |             |  |           |  |                        |  |                    |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--|-------------|--|-----------|--|------------------------|--|--------------------|--|--|--|
| 15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?                                                                                                    |     | No                     |             |                                                                                                                                                                                                                                                |            |  |             |  |           |  |                        |  |                    |  |  |  |
| 16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main) |     | No                     |             |                                                                                                                                                                                                                                                |            |  |             |  |           |  |                        |  |                    |  |  |  |
| 17. Is the site capable of connection to an existing mains water/mains sewerage service?                                                                                                                  | Yes |                        |             | Welsh Water- No issues in the foul flows being accommodated at out Newport Nash WwTW.                                                                                                                                                          |            |  |             |  |           |  |                        |  |                    |  |  |  |
| 18. Is there capacity within the mains water/sewerage to serve the proposed development?                                                                                                                  | Yes |                        |             | Welsh Water- No issues in the foul flows being accommodated at out Newport Nash WwTW.                                                                                                                                                          |            |  |             |  |           |  |                        |  |                    |  |  |  |
| 19. Is the site capable of connection to electricity?                                                                                                                                                     |     |                        | Not Stated  | Not Stated                                                                                                                                                                                                                                     |            |  |             |  |           |  |                        |  |                    |  |  |  |
| 20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)                                                                                          |     |                        | Not Stated  | <table border="1"> <tr> <td>Gas supply</td><td></td><td>EV Charging</td><td></td></tr> <tr> <td>Broadband</td><td></td><td>Other (Please specify)</td><td></td></tr> <tr> <td>Landline telephone</td><td></td><td></td><td></td></tr> </table> | Gas supply |  | EV Charging |  | Broadband |  | Other (Please specify) |  | Landline telephone |  |  |  |
| Gas supply                                                                                                                                                                                                |     | EV Charging            |             |                                                                                                                                                                                                                                                |            |  |             |  |           |  |                        |  |                    |  |  |  |
| Broadband                                                                                                                                                                                                 |     | Other (Please specify) |             |                                                                                                                                                                                                                                                |            |  |             |  |           |  |                        |  |                    |  |  |  |
| Landline telephone                                                                                                                                                                                        |     |                        |             |                                                                                                                                                                                                                                                |            |  |             |  |           |  |                        |  |                    |  |  |  |
| 21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)                                                                         |     |                        | Not Stated. | Not Stated                                                                                                                                                                                                                                     |            |  |             |  |           |  |                        |  |                    |  |  |  |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?                                          |     | No |            |                                                                                                                                                                     |
| 23. Is affordable housing included as part of the proposal?                                                                                       |     |    |            | N/A                                                                                                                                                                 |
| 24. Can the site be delivered in the RLDP Plan Period?                                                                                            |     |    | N/S        |                                                                                                                                                                     |
| <b>Availability</b>                                                                                                                               |     |    |            |                                                                                                                                                                     |
| 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 |            |                                                                                                                                                                     |
| <b>Environmental</b>                                                                                                                              |     |    |            |                                                                                                                                                                     |
| 27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?                                               |     | No |            |                                                                                                                                                                     |
| 28. If yes, have details been provided of how development will achieve phosphate neutrality?                                                      |     |    |            | N/A                                                                                                                                                                 |
| 29. Will the proposal include low or zero carbon energy generating technologies?                                                                  | Yes |    |            | A carbon neutral hotel is being proposed along with a solar farm which will generate electricity for the hotel site, neighbouring properties and the national grid. |

| Topic/Question                                                                                                                                                                         | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 30. Will appropriate measures be taken as part of the proposal to address climate change?                                                                                              | Yes |    |            | A carbon neutral hotel is being proposed along with a solar farm which will generate electricity for the hotel site, neighbouring properties and the national grid.                                                                                                                                                                                 |
| 31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)                                                                                                  |     | No |            |                                                                                                                                                                                                                                                                                                                                                     |
| <b>Economic and Other Benefits</b>                                                                                                                                                     |     |    |            |                                                                                                                                                                                                                                                                                                                                                     |
| 32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements?   |     | No |            | Submission form states : All to be discussed with the LPA once the site has been allocated and before the submission of a planning application                                                                                                                                                                                                      |
| <b>Accessibility (Highways, Active Travel and Public Transport)</b>                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                                                     |
| 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 think that the size and scale of the development will have an impact on the immediate local highway network, the level of mitigation and improvements will be subject to detailed analysis and review undertaken as part of the robust transport assessment.                                                                  |
| 34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?   | Yes |    |            | The site sits alongside ATNM cycling route MCC-S24B (DL), this is a future route. This has low priority, meaning it should be developed within 15 years.<br><br>Yes- The site sits outside a designated locality but within the Active Travel strategic focus distance of 3 miles to key destinations (education, health, employment and shopping). |
| 35. From a public transport perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA? | Yes |    |            | No Public Transport Officer comments have been received. The area however is served by Public Transport (Bus).                                                                                                                                                                                                                                      |

| Topic/Question                                                                                                                                                                | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 36. Is access required directly on to the trunk road network?                                                                                                                 |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 37. Are there any WG highways comments for this site?                                                                                                                         |     |    |            | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Flood Risk and Drainage</b>                                                                                                                                                |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 38. Are there concerns that all or part of the site may be unsuitable due to flood risk                                                                                       | Yes |    |            | <p>MCC Drainage Officer- Eastern 1/3 of the site covered by Fluvial FZ2&amp;3- Any works in this area would need to be deemed compatible in line with Tan15</p> <p>Area of site north of Garage has an area of surface water ponding</p> <p>SFCA- 32% of the site within Flood zones 2/3. More than 15% of the site within a FZ on not previously developed land – justification test fail.</p> <p>The site is large however and may be suitable for allocation provided that a sequential approach is adopted for the site layout and design and that the vulnerable aspects of the development (hotel) are situation outside flood risk areas.</p> |
| 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 |            | <p>MCC Drainage Officer notes watercourse to the east.</p> <p>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.</p>                                                                                                                                                                                     |
| <b>Tourism</b>                                                                                                                                                                |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 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 |    |            | <p>This development supports Monmouthshire's destination objective to increase serviced accommodation capacity to capitalise on the opportunities of ICC Wales.</p> <p>The proposed development would help address the identified shortfall in hotel accommodation capacity for ICC Wales as well as for visitors attending major events in Cardiff and across the Cardiff Capital region (including at Chepstow</p>                                                                                                                                                                                                                                 |

| Topic/Question                                                                 | Yes                 | No                      | Not Stated                               | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------|---------------------|-------------------------|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                |                     |                         |                                          | Racecourse). The development also potentially presents an opportunity to convert day to overnight visitors (for walkers on the Wales Coast Path and for people attending events at Caldicot Castle and Country Park) and to capitalise on the growth in interest of sustainable/ eco-tourism (with consumers increasingly looking for B-corp certification).                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Ecology</b>                                                                 |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 41. Has an ecological assessment been undertaken?                              | Yes                 |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                                                | 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                                      | <p>MCC Ecologist has noted a 'Medium site value' and that whole/part of the site is suitable to be development for the following reasons:</p> <ul style="list-style-type: none"> <li>• An already designated LWS/SINC present within a candidate site of overall lower biodiversity value.</li> <li>• Site of existing value for connecting semi-natural habitats in the landscape as identified in the ecological connectivity assessment and/or during field surveys.</li> <li>• Protected species recorded / reasonable likely to be found on site but unlikely to prevent development if appropriate mitigation and compensation provided</li> </ul> <p>MCC Ecologist has indicated potential for net benefit for biodiversity at the site has been demonstrated.</p> |

| Topic/Question                                                                                                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Landscape and GI</b>                                                                                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 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 |            | <p>Medium landscape sensitivity (2010 study)</p> <p>MCC Landscape Officer notes it is considered from a Landscape and GI perspective that development of the site at the scale proposed will have an adverse visual impact on Monmouthshire's wider valued landscape and may further impact and compromise existing GI assets such as SINC. The hotel proposal will intensify a material change of character, not link with urban and settlement edges for access to facilities. The nature and topography of the site will mean that a solar farm will be visible and will contribute to an adverse material change of landscape value and character</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Heritage / Landscape</b>                                                                                                                                                                              |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 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 |    |            | <p><b>MCC Heritage Officer-</b> Close proximity to the Wyelands RP&amp;G. Hotel development would have limited impact. However solar panels would be visible in longer distance views. Harm is limited and for reason that: Solar farms are temporary in nature when considered in the life of the Listed Building.</p> <p>Consideration of the wider views into and out of the development, concentration on boundary treatments and permeability of the site, integrating it into the open countryside using GI. The development should accord with best practice for placemaking, sustainability and Urban design</p> <p><b>Cadw</b> – Candidate site is located inside the boundaries of the registered Gwent Levels landscape of outstanding historic interest. The impact of any development in this candidate site on the registered historic landscape will therefore be a material consideration in the determination of any planning application (see Planning Policy Wales 2021, section 6.1.21). Thus, before this candidate site can be considered for inclusion in the LDP the applicant should be requested to provide an assessment of the impact of development in this area on the registered Gwent Levels landscape of outstanding historic interest which should be prepared by a competent and qualified historic environment expert.</p> |

| Topic/Question                                                                                                                                                   | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                  |     |    |            | 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 registered Gwent Levels landscape of outstanding historic interest.                                                                                                                                                                                                                                   |
| 45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?                                                                   | Yes |    |            | Listed Building Mathern Mill to south east boundary, Mounton Brook Lodge to the north<br><br>Close proximity to Listed Building Mathern Mill. However Mathern mill has a dense tree area to the west close to the site and therefore the development would have a limited impact on the setting of the Listed Building. Solar farms are temporary in nature when considered in the life of the Listed Building.                                                              |
| 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 |    |            | Close to Mathern Conservation Area. However separated by the northern fringe of the settlement of Mathern and fields to the west. Development adjacent to the main road would be read in connection with the existing pattern of development and not in relation with the Conservation area.<br><br>Solar farm is of a low scale and would not create built development infilling the gap, this is also temporary in nature and supports sustainable development principles. |
| 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 |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Environmental Health</b>                                                                                                                                      |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 49. Is the proposed land use compatible with neighbouring uses?                                                                                                  | Yes |    |            | Site set away from existing residential                                                                                                                                                                                                                                                                                                                                                                                                                                      |

| Topic/Question                                                                                                                                                                              | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 50. Is there a possibility that the site is contaminated?                                                                                                                                   | Yes |    |            | Unlikely- further investigation however is likely to be required at planning application stage                                                                                                                                                                                                                                                          |
| 51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.  | Yes |    |            | MCC Environmental Health Officer not consulted at this stage. 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. |
| <b>Economic Development</b>                                                                                                                                                                 |     |    |            |                                                                                                                                                                                                                                                                                                                                                         |
| 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 |    |            | Hotel development supports Monmouthshire's tourism economy.                                                                                                                                                                                                                                                                                             |

| 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                    | +                       | -                                | +                       | +                       | --                       | +                            | -                           | --                   | ?         | -                           |
| <b>Commentary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
| The colour coding relates to the desk top GIS assessment of the site which note the site performs most positively against the ISA theme relating to economy & employment as it proposes new employment (tourism). The site also performs well against resources themes relating to minimising exposure to air pollution, source protection zones and minerals. The site has the potential for a significant negative effect on the historic environment due to proximity from nearby grade II* listed buildings and also within the natural resources – land theme as it primarily relates to best and most versatile agricultural land. A negative impact upon Biodiversity is |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |

also considered as the part of the site contains a SINC (Mathern Mill) and a priority habitat (purple moor grass and rush pastures). There is an uncertain impact upon landscape as although the site does not intersect with an AONB it is in close proximity and considered due to the scale of the development the impact upon AONB setting is uncertain. A number of themes are not applicable as the proposed use relates to tourism/renewable energy use rather than residential.

| Site assessment conclusion   |     |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------------|-----|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              | Yes | No | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Progress to RLDP allocation? |     |    | <p>While internal and external consultee comments were obtained in relation to tourism sites, the proposed tourism policy approach in the Deposit Plan more appropriately allows for consideration of sustainable tourism related proposals, including beyond identified settlement boundaries. It is therefore not considered appropriate/necessary to identify site specific tourism related allocations in the RLDP.</p> <p>The solar element is not being progressed as an allocation due to concerns raised in relation to the site's proximity to the Gwent Levels Historic Landscape. Ecology concerns have also raised in relation to the presence of a SINC on site, as well as flood risk issues on the eastern edge of the site. In addition, the site is predominantly Grade 2 BMV land, with the Minister for Climate Change letter of 1st March 2022 noting that significant weight should be given to protecting BMV land where solar arrays are proposed and the availability of more suitable alternatives.</p> |

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## Shirenewton

| Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form |                                                                    |                       |                                              |                     |             |
|---------------------------------------------------------------------|--------------------------------------------------------------------|-----------------------|----------------------------------------------|---------------------|-------------|
| <b>Candidate Site No.</b>                                           | <b>CS0232</b>                                                      | <b>Allocation Ref</b> | HA18 – Land west of Redd Landes, Shirenewton | <b>Area (Ha)</b>    | 1.76        |
| <b>Proposal</b>                                                     | Residential: 26 Homes – 13 Open Market Homes – 13 Affordable Homes |                       |                                              | <b>Existing Use</b> | Agriculture |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------|
| <b>Land/Location</b>                                                                                                                              |     |    |            |                                                                                    |
| 1. Does the site relate to the existing settlement?                                                                                               | Yes |    |            | The site is located on the edge of the settlement of Shirenewton.                  |
| 2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)                                                                   |     | No |            | No, the site is greenfield and in agricultural use.                                |
| 3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.) |     | No |            | No.                                                                                |
| 4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?                                                                               | Yes |    |            | The Agricultural Land Classification (ALC) Report identifies the site as Grade 3a. |
| 5. Does the proposal result in the loss of amenity open space (DES2)?                                                                             |     | No |            | No.                                                                                |
| 6. Does the proposal result in the loss of community facilities?                                                                                  |     | No |            | No.                                                                                |

| Topic/Question                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7. Does the site lie within a Minerals Safeguarding Area?                                                                |     | No |            | No.<br>The site is located in a Category 2 Sandstone Safeguarding Area (BGS), however, there is no requirement to safeguard Category 2 areas.                                                                                                                |
| 8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?        | Yes |    |            | Yes, the site is located within the Future Wales indicative Green Belt area but is located adjacent to the existing settlement of Shirenewton. The boundary of any future Green Belt will be determined by the Strategic Development Plan.                   |
| <b>Accessibility</b>                                                                                                     |     |    |            |                                                                                                                                                                                                                                                              |
| 9. Is the site within an acceptable walking distance of a primary school?                                                | Yes |    |            | The site is located approximately 7 minutes from Shirenewton Primary School which is the catchment Primary School (530m using the footpath adjacent Whitegates that cuts through Newton Manor to Ditch Hill Lane and footpath to school from this location). |
| 10. Is the site within an acceptable walking distance of a secondary school?                                             |     | No |            | No. The catchment Secondary School is located in Chepstow approximately 3.8miles (8 minutes' drive) away from the site.                                                                                                                                      |
| 11. Is the site within an acceptable walking distance of community facilities including open space?                      | Yes |    |            | Yes, the site is located approximately 2 minutes (160m) from an Area of Amenity Importance which includes a play area and tennis courts, along with the Shirenewton Recreation Hall. A Church is also located approximately 7 minutes (480m) from the site.  |
| 12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials? |     | No |            | No.                                                                                                                                                                                                                                                          |
| <b>Deliverability &amp; Viability</b>                                                                                    |     |    |            |                                                                                                                                                                                                                                                              |
| 13. Are all landowners aware and in agreement with the proposed candidate site land use?                                 | Yes |    |            | Yes, site is wholly in ownership of proposer.                                                                                                                                                                                                                |

| Topic/Question                                                                                                                                                                                            | Yes | No                     | Not Stated | Commentary                                                                                                                                                                                                                                          |            |  |             |   |           |   |                        |  |                    |   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--|-------------|---|-----------|---|------------------------|--|--------------------|---|
| 14. Is the site wholly in the ownership of the proposer?                                                                                                                                                  | Yes |                        |            | Yes.                                                                                                                                                                                                                                                |            |  |             |   |           |   |                        |  |                    |   |
| 15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?                                                                                                    |     | No                     |            | No.                                                                                                                                                                                                                                                 |            |  |             |   |           |   |                        |  |                    |   |
| 16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main) | Yes |                        |            | Dŵr Cymru Welsh Water (March 2023) note there is a 4” abandoned distribution main traversing the site and a trunk watermain along Earlswood Road. A diversion or easement may therefore be required to protect any water mains traversing the site. |            |  |             |   |           |   |                        |  |                    |   |
| 17. Is the site capable of connection to an existing mains water/mains sewerage service?                                                                                                                  | Yes |                        |            | Yes.<br><br>Dŵr Cymru Welsh Water (March 2023) have noted there are no issues in relation to connection to mains water/sewerage.                                                                                                                    |            |  |             |   |           |   |                        |  |                    |   |
| 18. Is there capacity within the mains water/sewerage to serve the proposed development?                                                                                                                  | Yes |                        |            | Dŵr Cymru Welsh Water (March 2023) state there are no issues in the foul flows from this site being accommodated at the Newport Nash WwTW.                                                                                                          |            |  |             |   |           |   |                        |  |                    |   |
| 19. Is the site capable of connection to electricity?                                                                                                                                                     | Yes |                        |            | Yes.                                                                                                                                                                                                                                                |            |  |             |   |           |   |                        |  |                    |   |
| 20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)                                                                                          | Yes |                        |            | <table><tr><td>Gas supply</td><td></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   |                        |            |                                                                                                                                                                                                                                                     |            |  |             |   |           |   |                        |  |                    |   |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)                 |     |    | N/S        | N/S                                                                                                                                                                                    |
| 22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?                                          | Yes |    |            | Discussions have been held with Monmouthshire Housing Association in respect of the delivery of affordable housing on the site.                                                        |
| 23. Is affordable housing included as part of the proposal?                                                                                       | Yes |    |            | An updated DVM has been submitted noting the site is viable based on 50% affordable housing provision.                                                                                 |
| 24. Can the site be delivered in the RLDP Plan Period?                                                                                            | Yes |    |            | Yes, the Housing Trajectory (Appendix 9 of the Deposit RLDP) notes a build rate of 7 in 2026-2027 and 19 in 2027-2028. These rates were not disputed by the Housing Stakeholder Group. |
| <b>Availability</b>                                                                                                                               |     |    |            |                                                                                                                                                                                        |
| 25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?                |     | No |            | No.                                                                                                                                                                                    |
| 26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past? |     | No |            | No.                                                                                                                                                                                    |
| <b>Environmental</b>                                                                                                                              |     |    |            |                                                                                                                                                                                        |
| 27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?                                               |     | No |            | No.                                                                                                                                                                                    |

| Topic/Question                                                                                                                                                                       | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 28. If yes, have details been provided of how development will achieve phosphate neutrality?                                                                                         |     |    | N/A        | N/A                                                                                                                                                                                                                                                                                                                                                  |
| 29. Will the proposal include low or zero carbon energy generating technologies?                                                                                                     | Yes |    |            | Form notes an assessment has been undertaken by Western Power and the site is capable of delivering a sufficient level of electricity connection in order to accommodate air source, heat pump, heat generation and electrical vehicle car charging point.                                                                                           |
| 30. Will appropriate measures be taken as part of the proposal to address climate change?                                                                                            | Yes |    |            | The Site Promotion Report (August 2021) includes a section on Zero Carbon Standards which notes new dwellings will be built to zero carbon standards. These will be brought forward on a Part L compliant basis even prior to Part L coming into force and will seek to exceed this requirement where practically possible to do so.                 |
| 31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)                                                                                                |     | No |            | No.                                                                                                                                                                                                                                                                                                                                                  |
| <b>Economic and Other Benefits</b>                                                                                                                                                   |     |    |            |                                                                                                                                                                                                                                                                                                                                                      |
| 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                                                                                                                                                                                                                                                                                                                                                  |
| <b>Accessibility (Highways, Active Travel and Public Transport)</b>                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                                                      |
| 33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?        | Yes |    |            | Yes the Highway Authority considers that the site can be developed for the intended purpose.<br><br>The transport statement submitted in support of the deposit site submission is considered acceptable and demonstrates that the site and in particular the vehicle movements associated with a development of circa 25 residential units will not |

| Topic/Question                                                                                                                                                                         | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                        |     |    |            | <p>have an adverse impact on the safety and capacity of the immediate highway network.</p> <p>The Highway Authority agrees that a suitable means of access, a simple T junction directly off Route R122 Earlswood Road is achievable, and any additional works and off-site improvements considered necessary will be required to be delivered via a planning S106 agreement and the landowner entering into a Section 278 agreement with the highway authority.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 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 |    |            | <p>The site sits outside a designated locality.</p> <p>Good walking links are made out of the site and off-road provision is given to walkers and wheelers.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 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 |    |            | <p><b>Public Transport comments on Current Provision:</b></p> <ul style="list-style-type: none"> <li>• Earlswood Road at the southern edge of the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow)</li> <li>• Service level for route 63 is 4 journeys Mon-Sat and none on Sundays. There is also a single early-morning eastbound journey along the B4235,</li> <li>• Route 63 is financially supported by MCC.</li> <li>• Route 63 operates as a hail &amp; ride service along Earlswood Road. Consequently the entire site appears to be more than 400m of the nearest bus stop.</li> </ul> <p>Without any further measures the public transport mobility of the site is poor</p> <p><b>Public Transport comments on Improved Provision:</b></p> <ul style="list-style-type: none"> <li>• An additional set of stops along Earlswood Road would be required.</li> <li>• Route 63 would require improvement. The whole site could then be within 400m of a bus stop with a reasonable service level.</li> <li>• Any improved service provision is likely to require ongoing revenue support. While the additional patronage generated by the development is likely to marginally improve the viability of route 63, given the size of the development and the fact that route 63 is rural service with a low</li> </ul> |

| Topic/Question                                                                                                                                                                | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                               |     |    |            | patronage base, this is likely to result in high costs. MCC would not be able to fund this, it would have to be continuously funded by the development.<br>Without costly improvements to the service public transport mobility of the site continues to be poor. With an improved service it can be average.                                                                      |
| 36. Is access required directly on to the trunk road network?                                                                                                                 |     | No |            | No.                                                                                                                                                                                                                                                                                                                                                                                |
| 37. Are there any WG highways comments for this site?                                                                                                                         | Yes |    |            | WG Highways note that there would be potential for contribution due to impacts at High Beech.                                                                                                                                                                                                                                                                                      |
| <b>Flood Risk and Drainage</b>                                                                                                                                                |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                    |
| 38. Are there concerns that all or part of the site may be unsuitable due to flood risk                                                                                       |     | No |            | No. The Flooding and Drainage Team note that there are no concerns that all or part of the site may be unsuitable due to flood risk.<br>The SFCA notes that there are no significant flood risk considerations to allocation.                                                                                                                                                      |
| 39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination                              | Yes |    |            | Flooding and Drainage Team comments note the sink to north of site might be suitable for surface water drainage but would need further investigation. An outline surface water drainage strategy is required to highlight how water will be discharged from the site.<br>The site promoter has confirmed further work/testing to investigate drainage requirements is in progress. |
| <b>Tourism</b>                                                                                                                                                                |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                    |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|--------------------------------|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Ecology</b>                                                                                                                                                                                           |                            |                                |                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 41. Has an ecological assessment been undertaken?                                                                                                                                                        | Yes                        |                                |                                                 | Yes, a Preliminary Ecological Appraisal has been submitted to support the proposal along with an Ecological Summary Form and GIS files.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                                                                                                                                                                                          | <b>Whole site suitable</b> | <b>Whole site not suitable</b> | <b>Whole / part of the site may be suitable</b> | <b>Commentary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 42. Recommendation from an ecology perspective on intended purpose of the site                                                                                                                           |                            |                                | Yes                                             | <p>Overall site value is Medium. Site close to SAC. Important hedgerows present. Existing connectivity value. Protected species reasonably likely. Road layout impacts on buffers concerns.</p> <p>Wye Valley Forest of Dean Bat Sites SAC (CSZ for hibernation roost) within 1km buffer.</p> <p>Mynyddbach Meadows SINC within 250m buffer.</p> <p>Shirenewton Meadows SINC within 250m buffer.</p> <p>Within 250m buffer of Ancient Woodland.</p>                                                                                                                                                                                                                                                                                                              |
| Topic/Question                                                                                                                                                                                           | Yes                        | No                             | Not Stated                                      | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Landscape and GI</b>                                                                                                                                                                                  |                            |                                |                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 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                             |                                                 | <p>The site has not been assessed by the landscape sensitivity study. Previous 2010 study indicated Landscape sensitivity high/medium.</p> <p><b>Landscape officer comments</b> (June 2022):</p> <p>It is considered from a Landscape and GI perspective that a development of the proposed scale at this location will have an adverse visual impact on Monmouthshire's wider valued landscape. The scale of development into the open countryside in a topographically exposed agricultural greenfield setting may not be able to be visually integrated effectively into the landscape as an urban extension, extending settlement edge into more visually intrusive areas of the landscape and having an adverse material change on landscape character.</p> |

| Topic/Question                                                                                                                                                                 | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                |     |    |            | <p><b>Landscape officer comments</b> on reduced site area (February 2024):</p> <p>An LVIA has been provided and has provided a comprehensive assessment in terms of methodology to assess both landscape and visual impacts and magnitude of effect and change. Content and extent of information provided from a Landscape and GI perspective is sufficient as a candidate site submission document, however, from a Landscape and GI perspective it is not considered to be an appropriate location for development, settlement expansion or for connectivity.</p>       |
| <b>Heritage / Landscape</b>                                                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 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 |    |            | Development could have a detrimental impact on the setting of the Conservation Area by extending modern development into the open setting surrounding the village. Careful consideration should be given to any development ensuring that an extension should integrate into the village and not appear as an independent development. High level of Green Infrastructure used to integrate and not artificially hide the development from the village in a green bubble. High quality placemaking, design, scale and density required to make the development acceptable. |
| 45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?                                                                                 |     | No |            | No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?               | Yes |    |            | <p>Yes, the site is located immediately adjacent to the Shirenewton Conservation Area boundary.</p> <p>GGAT notes the Historic Environment Record details a group of prehistoric artefacts in the field and surrounding fields. Desk-based assessment and geophysical survey prior to any determination of an application would inform mitigation, which may include further pre-determination work.</p>                                                                                                                                                                   |

| Topic/Question                                                                                                                                                                              | Yes | No | Not Stated | Commentary |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------|
| 47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?                                                        |     | No |            | No.        |
| 48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?                                                                                   |     | No |            | No.        |
| <b>Environmental Health</b>                                                                                                                                                                 |     |    |            |            |
| 49. Is the proposed land use compatible with neighbouring uses?                                                                                                                             | Yes |    |            | Yes.       |
| 50. Is there a possibility that the site is contaminated?                                                                                                                                   |     | No |            | No.        |
| 51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.  |     |    | N/A        | N/A        |
| <b>Economic Development</b>                                                                                                                                                                 |     |    |            |            |
| 52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA? |     |    |            | N/A        |

| SA/SEA assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------|---------------------|----------------------------------------------|-----------------------------------|----------------------|-------------------------|----------------------------------|-------------------------|-------------------------|--------------------------|------------------------------|-----------------------------|----------------------|-----------|-----------------------------|
| Economy & Employment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Population & Communities - homes | Population & Communities Placemaking | Health & well-being | Health & well-being (leisure & green spaces) | Equalities, diversity & inclusion | Transport & Movement | Natural Resources - Air | Natural Resources - Water bodies | Natural Resources - SPZ | Natural Resources - NVZ | Natural Resources - Land | Natural Resources - Minerals | Biodiversity & Geodiversity | Historic environment | Landscape | Climate Change inc flooding |
| -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | +                                | +                                    | +                   | ++                                           | -                                 | +                    | +                       | -                                | +                       | +                       | --                       | +                            | ?                           | --                   | ?         | +                           |
| Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
| <p>The colour coding relates to the desk top GIS assessment of the site which note the site performs most positively against the ISA theme relating to health &amp; well-being-leisure and green spaces. The site also performs well against the population &amp; communities themes, health and well-being (general), transport &amp; movement, climate change and the majority of natural resources themes (air, source protection zones, nitrate vulnerable zones and minerals). The site performs less well against equalities, diversity and inclusion as it falls amongst the 10-20% least deprived LSOAs in Wales. It also performs less well against the economy and employment theme. The site also has the potential for a significant negative effect on the historic environment and natural resources theme relating to land as a result of the site being wholly greenfield land, being best and most versatile land and being used for agriculture. The impact on the landscape and the biodiversity &amp; geodiversity themes are uncertain at this stage.</p> <p>Please refer to the full ISA Report for further information on the ISA objective questions and significant effect findings on the Candidate Site.</p> |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |

| Site assessment conclusion   |     |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------------|-----|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              | Yes | No | Commentary <sup>1</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Progress to RLDP allocation? |     |    | <p>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. This site is located on the western edge of Shirenewton. While the site is wholly Best and Most Versatile (BMV) agricultural land, it performs better in this respect compared to other Candidate Sites within the area as most have higher grades of BMV agricultural land. The site benefits from excellent access to the recreation ground, play area and recreation hall due to its location opposite the site, and is also within walking distance of the primary school. The site 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 26 homes.</p> |

<sup>1</sup> Amended to reflect factual correction October 2025.

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| Monmouthshire RLDLP: Second Call for Candidate Sites Assessment Form |                            |                            |                                   |                     |             |
|----------------------------------------------------------------------|----------------------------|----------------------------|-----------------------------------|---------------------|-------------|
| <b>Candidate Site No.</b>                                            | <b>CS0111</b>              | <b>Candidate Site Name</b> | Land adjacent to Thistledown Barn | <b>Area (Ha)</b>    | 0.9         |
| <b>Proposal</b>                                                      | Residential – 15 dwellings |                            |                                   | <b>Existing Use</b> | Agriculture |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land/Location</b>                                                                                                                              |     |    |            |                                                                                                                                                 |
| 1. Does the site relate to the existing settlement?                                                                                               | Yes |    |            | The site is located on the edge of the settlement of Shirenewton.                                                                               |
| 2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)                                                                   |     | No |            | No, the site is greenfield and used for agriculture.                                                                                            |
| 3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.) |     | No |            | The Constraints Plan included in the Development Framework Document indicates the site slopes from north to south.                              |
| 4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?                                                                               | Yes |    |            | The Agricultural Land Classification (ALC) predictive maps identify the whole of the site as Grade 2.                                           |
| 5. Does the proposal result in the loss of amenity open space (DES2)?                                                                             |     | No |            | No.                                                                                                                                             |
| 6. Does the proposal result in the loss of community facilities?                                                                                  |     | No |            | No.                                                                                                                                             |
| 7. Does the site lie within a Minerals Safeguarding Area?                                                                                         |     | No |            | No.<br><br>The site is located in a Category 2 Sandstone Safeguarding Area (BGS) however there is no requirement to safeguard Category 2 areas. |

| Topic/Question                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------|-----|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?        | Yes |    |            | Yes, the site is located within the Future Wales indicative Green Belt area but is located adjacent to the existing settlement of Shirenewton. The boundary of any future Green Belt will be determined by the future Strategic Development Plan.       |
| <b>Accessibility</b>                                                                                                     |     |    |            |                                                                                                                                                                                                                                                         |
| 9. Is the site within an acceptable walking distance of a primary school?                                                | Yes |    |            | The site is located approximately 9 minutes from Shirenewton Primary School which is the catchment Primary School (650m using the footpath that runs through Tan House Court).                                                                          |
| 10. Is the site within an acceptable walking distance of a secondary school?                                             |     | No |            | No. The catchment Secondary School is located in Chepstow.                                                                                                                                                                                              |
| 11. Is the site within an acceptable walking distance of community facilities including open space?                      | Yes |    |            | Yes, the site is located approximately 8 minutes (650m) from an Area of Amenity Importance/play area and Recreation Hall, however, there are no public footpaths along the road. A Church is also located approximately 7 minutes (500m) from the site. |
| 12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials? |     | No |            | No.                                                                                                                                                                                                                                                     |
| <b>Deliverability &amp; Viability</b>                                                                                    |     |    |            |                                                                                                                                                                                                                                                         |
| 13. Are all landowners aware and in agreement with the proposed candidate site land use?                                 | Yes |    |            | Yes, the landowner is promoting the site.                                                                                                                                                                                                               |
| 14. Is the site wholly in the ownership of the proposer?                                                                 | Yes |    |            | 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                     |            | No.                                                                                                                                                                                                                                  |            |  |             |  |           |   |                        |  |                    |   |
| 16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main) |     | No                     |            | No.                                                                                                                                                                                                                                  |            |  |             |  |           |   |                        |  |                    |   |
| 17. Is the site capable of connection to an existing mains water/mains sewerage service?                                                                                                                  | Yes |                        |            | Dŵr Cymru Welsh Water (March 2023) have noted there are no issues in relation to connection to mains water/sewerage.                                                                                                                 |            |  |             |  |           |   |                        |  |                    |   |
| 18. Is there capacity within the mains water/sewerage to serve the proposed development?                                                                                                                  | Yes |                        |            | Dŵr Cymru Welsh Water (March 2023) state there are no issues in the foul flows from this site being accommodated at the Newport Nash WWTW.                                                                                           |            |  |             |  |           |   |                        |  |                    |   |
| 19. Is the site capable of connection to electricity?                                                                                                                                                     | Yes |                        |            | Yes.                                                                                                                                                                                                                                 |            |  |             |  |           |   |                        |  |                    |   |
| 20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)                                                                                          | Yes |                        |            | <table><tr><td>Gas supply</td><td></td><td>EV Charging</td><td></td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table> | Gas supply |  | EV Charging |  | Broadband | x | Other (Please specify) |  | Landline telephone | x |
| Gas supply                                                                                                                                                                                                |     | EV Charging            |            |                                                                                                                                                                                                                                      |            |  |             |  |           |   |                        |  |                    |   |
| Broadband                                                                                                                                                                                                 | x   | Other (Please specify) |            |                                                                                                                                                                                                                                      |            |  |             |  |           |   |                        |  |                    |   |
| Landline telephone                                                                                                                                                                                        | x   |                        |            |                                                                                                                                                                                                                                      |            |  |             |  |           |   |                        |  |                    |   |
| 21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)                                                                         | Yes |                        |            | Note on form states given its proximity to existing development it is considered there is capacity to serve the proposals.                                                                                                           |            |  |             |  |           |   |                        |  |                    |   |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------|
| 22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?                                          |     | No |            | Note on form states the landowners will engage with prospective developers.                            |
| 23. Is affordable housing included as part of the proposal?                                                                                       | Yes |    |            | An updated DVM has been submitted noting the site is viable based on 50% affordable housing provision. |
| 24. Can the site be delivered in the RLDP Plan Period?                                                                                            | Yes |    |            | Yes.                                                                                                   |
| <b>Availability</b>                                                                                                                               |     |    |            |                                                                                                        |
| 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 |            |                                                                                                        |
| <b>Environmental</b>                                                                                                                              |     |    |            |                                                                                                        |
| 27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?                                               |     | No |            | No.                                                                                                    |
| 28. If yes, have details been provided of how development will achieve phosphate neutrality?                                                      |     |    | N/A        | N/A                                                                                                    |
| 29. Will the proposal include low or zero carbon energy generating technologies?                                                                  |     |    | N/S        | The detail is to be confirmed but it 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        | It is considered that detailed components of the scheme would be considered at a later stage.                                                                                                                                                                                                                                                                                                                                                                                                             |
| 31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)                                                                                                  |     | No |            | No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Economic and Other Benefits</b>                                                                                                                                                     |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Accessibility (Highways, Active Travel and Public Transport)</b>                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?          | Yes |    |            | The highway authority considers that the site can be developed for the intended purpose, any mitigation and improvements will be subject to further detailed review and analysis submitted in support of any future submission (Transport Assessment etc).                                                                                                                                                                                                                                                |
| 34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?   | Yes |    |            | The site sits outside a designated locality.<br>The site sits alongside Active Travel Network Map route MCC-C33A (DL), this is a future route. This has 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 |    |            | Shirenewton has a daily frequency bus service with the following routes:<br>63 Shirenewton – Usk – Pontypool – Cwmbran (3 buses per day 08:34 – 15:42)<br>63 Cwmbran- Pontypool – Usk – Shirenewton (4 buses per day 07:17 – 16:40)<br>63 Shirenewton – Usk – Pontypool (4 buses per day 08:34 – 17:59)<br>63 Pontypool – Usk – Shirenewton (5 buses per day 06:55 – 16:52)<br>63 Shirenewton – Chepstow (5 buses per day 07:31 – 17:34)<br><br>63 Chepstow – Shirenewton (4 buses per day 08:25 – 17:47) |

| Topic/Question                                                                                                                                                                | Yes                        | No                             | Not Stated                                      | Commentary                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|--------------------------------|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 36. Is access required directly on to the trunk road network?                                                                                                                 |                            | No                             |                                                 | No.                                                                                                                                                                                                                          |
| 37. Are there any WG highways comments for this site?                                                                                                                         | Yes                        |                                |                                                 | WG Highways note that there would be potential for contribution due to impacts at High Beech.                                                                                                                                |
| <b>Flood Risk and Drainage</b>                                                                                                                                                |                            |                                |                                                 |                                                                                                                                                                                                                              |
| 38. Are there concerns that all or part of the site may be unsuitable due to flood risk                                                                                       |                            | No                             |                                                 | No.<br>The SFCA notes that there are no significant flood risk considerations to allocation.                                                                                                                                 |
| 39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination                              | Yes                        |                                |                                                 | The Flooding and Drainage Team note that all or part of the site may be unsuitable due the lack of a suitable surface water drainage discharge destination. Discharge would need to be across third party land to the North. |
| <b>Tourism</b>                                                                                                                                                                |                            |                                |                                                 |                                                                                                                                                                                                                              |
| 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                                                                                                                                                                                                                          |
| <b>Ecology</b>                                                                                                                                                                |                            |                                |                                                 |                                                                                                                                                                                                                              |
| 41. Has an ecological assessment been undertaken?                                                                                                                             | Yes                        |                                |                                                 | Yes a Preliminary Ecological Appraisal which incorporates an Ecology Summary Form has been submitted along with associated GIS files.                                                                                        |
|                                                                                                                                                                               | <b>Whole site suitable</b> | <b>Whole site not suitable</b> | <b>Whole / part of the site may be suitable</b> | <b>Commentary</b>                                                                                                                                                                                                            |
| 42. Recommendation from an ecology perspective on intended purpose of the site                                                                                                |                            |                                | Yes                                             | From an ecological perspective the site may be suitable for its intended purpose. The overall site value is medium. The ecological reports include                                                                           |

|                                                                                                                                                                                                          |     |    |            | <p>insufficient information on how net benefit will be achieved but it is likely that it can be.</p> <p>Wye Valley and Forest of Dean Bat Sites SAC within 1km buffer.</p> <p>Mwyngloddfa Mynyddbach SSSI within 1km buffer.</p> <p>Shirenewton Meadows SINC within 250m buffer.</p>                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Topic/Question                                                                                                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Landscape and GI</b>                                                                                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 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 |            | <p>The site has not been assessed by the landscape sensitivity study. Previous 2010 study indicated Landscape sensitivity high/medium.</p> <p>Landscape officer comments (June 2022):</p> <p>It is considered from a Landscape and GI perspective that a development of the proposed scale at this location will have an adverse visual impact on Monmouthshire's wider valued landscape. The scale of development into the open countryside in a topographically exposed agricultural greenfield setting may not be able to be visually integrated effectively into the landscape as an urban extension, extending settlement edge into more visually intrusive areas of the landscape.</p> |
| <b>Heritage / Landscape</b>                                                                                                                                                                              |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?                           |     |    | N/A        | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?                                                                                                           |     | No |            | No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens,                                                                                                            |     | No |            | No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

| Topic/Question                                                                                                                                                                             | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| World Heritage Site or Area of Special Archaeological Sensitivity?                                                                                                                         |     |    |            | GGAT notes the Historic Environment Record details extensive prehistoric artefacts and cropmarks, and enclosure of potential Iron Age / Roman date in the field and surrounding fields. Desk-based assessment and geophysical survey prior to any determination of an application would inform mitigation, which may include further pre-determination work. |
| 47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?                                                       |     | No |            | No.                                                                                                                                                                                                                                                                                                                                                          |
| 48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?                                                                                  |     | No |            | No.                                                                                                                                                                                                                                                                                                                                                          |
| <b>Environmental Health</b>                                                                                                                                                                |     |    |            |                                                                                                                                                                                                                                                                                                                                                              |
| 49. Is the proposed land use compatible with neighbouring uses?                                                                                                                            | Yes |    |            | Yes, surrounding uses are primarily residential.                                                                                                                                                                                                                                                                                                             |
| 50. Is there a possibility that the site is contaminated?                                                                                                                                  |     | No |            | No.                                                                                                                                                                                                                                                                                                                                                          |
| 51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA. |     |    | N/A        | N/A                                                                                                                                                                                                                                                                                                                                                          |
| <b>Economic Development</b>                                                                                                                                                                |     |    |            |                                                                                                                                                                                                                                                                                                                                                              |
| 52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with                                                          |     |    |            | N/A                                                                                                                                                                                                                                                                                                                                                          |

| Topic/Question                                            | Yes | No | Not Stated | Commentary |
|-----------------------------------------------------------|-----|----|------------|------------|
| 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 |
|----------------------|----------------------------------|--------------------------------------|---------------------|----------------------------------------------|-----------------------------------|----------------------|-------------------------|----------------------------------|-------------------------|-------------------------|--------------------------|------------------------------|-----------------------------|----------------------|-----------|-----------------------------|
| -                    | +                                | +                                    | +                   | ++                                           | -                                 | +                    | +                       | -                                | +                       | +                       | --                       | +                            | ?                           | -                    | ?         | +                           |

**Commentary**

The colour coding relates to the desk top GIS assessment of the site which note the site performs most positively against the ISA theme relating to health & well-being-leisure and green spaces. The site also performs well against the population & communities themes, health and well-being (general), transport & movement, climate change and the majority of natural resources themes (air, source protection zones, nitrate vulnerable zones and minerals). The site performs less well against equalities, diversity and inclusion as it falls amongst the 10-20% least deprived LSOAs in Wales. It also performs less well against economy and employment and the historic environment themes. The site also has the potential for a significant negative effect on the natural resources theme relating to land as a result of the site being wholly greenfield land, being best and most versatile land and being used for agriculture. The impact on the landscape and the biodiversity & geodiversity themes are uncertain at this stage.

**Site assessment conclusion**

|                              | Yes | No | Commentary                                                                                                                                                                                                                                       |
|------------------------------|-----|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Progress to RLDP allocation? |     |    | Site not progressing as it is wholly Grade 2 Best and Most Versatile agricultural land and there are more suitable alternative sites with a lesser proportion of BMV land in Shirenewton. Therefore, the site will not be allocated in the RLDP. |

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| Monmouthshire RLDLP: Second Call for Candidate Sites Assessment Form |                            |                            |                                                       |                     |             |
|----------------------------------------------------------------------|----------------------------|----------------------------|-------------------------------------------------------|---------------------|-------------|
| <b>Candidate Site No.</b>                                            | <b>CS0208</b>              | <b>Candidate Site Name</b> | Land west of Shirenewton Recreation Hall, Shirenewton | <b>Area (Ha)</b>    | 2           |
| <b>Proposal</b>                                                      | Residential – 35 dwellings |                            |                                                       | <b>Existing Use</b> | Agriculture |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land/Location</b>                                                                                                                              |     |    |            |                                                                                                                                                                                                                                                                 |
| 1. Does the site relate to the existing settlement?                                                                                               | Yes |    |            | The site is located on the edge of the settlement of Shirenewton.                                                                                                                                                                                               |
| 2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)                                                                   |     | No |            | No, the site is greenfield and used for agriculture.                                                                                                                                                                                                            |
| 3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.) |     | No |            | No.                                                                                                                                                                                                                                                             |
| 4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?                                                                               | Yes |    |            | The Agricultural Land Classification (ALC) predictive maps identify the whole of the site as Grade 2.                                                                                                                                                           |
| 5. Does the proposal result in the loss of amenity open space (DES2)?                                                                             |     | No |            | No.                                                                                                                                                                                                                                                             |
| 6. Does the proposal result in the loss of community facilities?                                                                                  |     | No |            | No.                                                                                                                                                                                                                                                             |
| 7. Does the site lie within a Minerals Safeguarding Area?                                                                                         | Yes |    |            | Yes, part of the site is located in a Category 1 Carboniferous Limestone Safeguarding Area (BGS). The site is nevertheless located on the edge of the settlement of Shirenewton and as a consequence mineral extraction would not be feasible in this location. |

| Topic/Question                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                          |     |    |            | Part of the site is also located in a Category 2 Sandstone Safeguarding Area (BGS) however there is no requirement to safeguard Category 2 areas.                                                                                                            |
| 8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?        | Yes |    |            | Yes, the site is located within the Future Wales indicative Green Belt area but is located adjacent to the existing settlement of Shirenewton. The boundary of any future Green Belt will be determined by the future Strategic Development Plan.            |
| <b>Accessibility</b>                                                                                                     |     |    |            |                                                                                                                                                                                                                                                              |
| 9. Is the site within an acceptable walking distance of a primary school?                                                | Yes |    |            | The site is located approximately 7 minutes from Shirenewton Primary School which is the catchment Primary School (530m using the footpath adjacent Whitegates that cuts through Newton Manor to Ditch Hill Lane and footpath to school from this location). |
| 10. Is the site within an acceptable walking distance of a secondary school?                                             |     | No |            | No.                                                                                                                                                                                                                                                          |
| 11. Is the site within an acceptable walking distance of community facilities including open space?                      | Yes |    |            | Yes, the site is located immediately adjacent an Area of Amenity Importance which includes a play area and tennis courts along with the Shirenewton Recreation Hall. A Church is also located approximately 5 minutes (320m) from the site.                  |
| 12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials? |     | No |            | No.                                                                                                                                                                                                                                                          |
| <b>Deliverability &amp; Viability</b>                                                                                    |     |    |            |                                                                                                                                                                                                                                                              |
| 13. Are all landowners aware and in agreement with the proposed candidate site land use?                                 | Yes |    |            | Yes, the site is under the sole ownership of the proposer.                                                                                                                                                                                                   |
| 14. Is the site wholly in the ownership of the proposer?                                                                 | Yes |    |            | 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                     |            | No.                                                                                                                                                                                                                                   |            |  |             |   |           |   |                        |  |                    |   |
| 16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main) |     | No                     |            | No.                                                                                                                                                                                                                                   |            |  |             |   |           |   |                        |  |                    |   |
| 17. Is the site capable of connection to an existing mains water/mains sewerage service?                                                                                                                  | Yes |                        |            | Yes.<br>Dŵr Cymru Welsh Water (March 2023) have noted there are no issues in relation to connection to mains water/sewerage.                                                                                                          |            |  |             |   |           |   |                        |  |                    |   |
| 18. Is there capacity within the mains water/sewerage to serve the proposed development?                                                                                                                  | Yes |                        |            | Dŵr Cymru Welsh Water (March 2023) state there are no issues in the foul flows from this site being accommodated at the Newport Nash WwTW.                                                                                            |            |  |             |   |           |   |                        |  |                    |   |
| 19. Is the site capable of connection to electricity?                                                                                                                                                     | Yes |                        |            | Yes.                                                                                                                                                                                                                                  |            |  |             |   |           |   |                        |  |                    |   |
| 20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)                                                                                          | Yes |                        |            | <table><tr><td>Gas supply</td><td></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 there is capacity to provide all.                                                                                                                                                                                          |            |  |             |   |           |   |                        |  |                    |   |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------|
| 22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?                                          | Yes |    |            | Form notes discussions are ongoing with various interested parties.                                                   |
| 23. Is affordable housing included as part of the proposal?                                                                                       | Yes |    |            | An updated DVM has been submitted noting the site is viable based on 50% affordable housing provision.                |
| 24. Can the site be delivered in the RLDP Plan Period?                                                                                            | Yes |    |            | Yes.                                                                                                                  |
| <b>Availability</b>                                                                                                                               |     |    |            |                                                                                                                       |
| 25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?                |     | No |            | No.                                                                                                                   |
| 26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past? |     | No |            | No.                                                                                                                   |
| <b>Environmental</b>                                                                                                                              |     |    |            |                                                                                                                       |
| 27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?                                               |     | No |            | No.                                                                                                                   |
| 28. If yes, have details been provided of how development will achieve phosphate neutrality?                                                      |     |    | N/A        | N/A                                                                                                                   |
| 29. Will the proposal include low or zero carbon energy generating technologies?                                                                  | Yes |    |            | The site promoter notes the proposal will seek to incorporate such technology including air source heat pumps and PV. |

| Topic/Question                                                                                                                                                                         | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 30. Will appropriate measures be taken as part of the proposal to address climate change?                                                                                              | Yes |    |            | The site promoter notes the dwellings would be designed to be energy efficient and to maximise solar gain. Electrical vehicle charging points would be provided and active travel would be promoted.                                                                                                                                                                                                                                     |
| 31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)                                                                                                  |     | No |            | No.                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Economic and Other Benefits</b>                                                                                                                                                     |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Accessibility (Highways, Active Travel and Public Transport)</b>                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?          | Yes |    |            | The highway authority considers that the site can be developed for the intended purpose, any mitigation and improvements will be subject to further detailed review and analysis submitted in support of any future submission (Transport Assessment etc).                                                                                                                                                                               |
| 34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?   | Yes |    |            | The site sits outside a designated locality.                                                                                                                                                                                                                                                                                                                                                                                             |
| 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 |    |            | Shirenewton has a daily frequency bus service with the following routes:<br>63 Shirenewton – Usk – Pontypool – Cwmbran (3 buses per day 08:34 – 15:42)<br>63 Cwmbran- Pontypool – Usk – Shirenewton (4 buses per day 07:17 – 16:40)<br>63 Shirenewton – Usk – Pontypool (4 buses per day 08:34 – 17:59)<br>63 Pontypool – Usk – Shirenewton (5 buses per day 06:55 – 16:52)<br>63 Shirenewton – Chepstow (5 buses per day 07:31 – 17:34) |

| Topic/Question                                                                                                                                                                | Yes | No | Not Stated | Commentary                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                               |     |    |            | 63 Chepstow – Shirenewton (4 buses per day 08:25 – 17:47)                                                                                                                                                |
| 36. Is access required directly on to the trunk road network?                                                                                                                 |     | No |            | No.                                                                                                                                                                                                      |
| 37. Are there any WG highways comments for this site?                                                                                                                         | Yes |    |            | WG Highways note that there would be potential for contribution due to impacts at High Beech.                                                                                                            |
| <b>Flood Risk and Drainage</b>                                                                                                                                                |     |    |            |                                                                                                                                                                                                          |
| 38. Are there concerns that all or part of the site may be unsuitable due to flood risk                                                                                       |     | No |            | No.<br>The SFCA notes that there are no significant flood risk considerations to allocation.                                                                                                             |
| 39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination                              | Yes |    |            | The Flooding and Drainage Team note that all or part of the site may be unsuitable due the lack of a suitable surface water drainage discharge destination. There is no clear outfall for surface water. |
| <b>Tourism</b>                                                                                                                                                                |     |    |            |                                                                                                                                                                                                          |
| 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                                                                                                                                                                                                      |
| <b>Ecology</b>                                                                                                                                                                |     |    |            |                                                                                                                                                                                                          |
| 41. Has an ecological assessment been undertaken?                                                                                                                             | Yes |    |            | Yes, a Preliminary Ecological Appraisal has been submitted to support the proposal.                                                                                                                      |

|                                                                                                                                                                                                          | Whole site suitable | Whole site not suitable | Whole / part of the site may be suitable | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 42. Recommendation from an ecology perspective on intended purpose of the site                                                                                                                           |                     |                         | Yes                                      | <p>From an ecological perspective the site may be suitable for its intended purpose. The overall site value is high. Further surveys needed to assess species presence and inform design. No masterplan submitted.</p> <ul style="list-style-type: none"> <li>• Wye Valley and Forest of Dean Bat Sites SAC 916m NE</li> <li>• Llwyn Y Celyn Wetland SSSI 845m NNE</li> <li>• Mwyngloddfa Mynyddbach SSSI 916m NE</li> <li>• Dinham Valley Woods Wildlife Site 815m</li> <li>• Land off Usk Road / Wayside Wildlife Site 780m</li> <li>• Longmead Wood Wildlife Site 648m</li> <li>• Stoneycroft Wood Wildlife Site 763m</li> <li>• Mynyddbach Meadows Wildlife Site 327m</li> <li>• Batwell Marshy Grassland Wildlife Site 770m</li> <li>• Batwell Meadows Wildlife Site 466m</li> <li>• Argoed Wood Wildlife Site 813m</li> <li>• Shirenewton Meadows Wildlife Site (Wildlife Trust Reserve) 323m</li> </ul> <p>Closest area of ancient woodland is located approx. 350m north of the site.</p> |
| Topic/Question                                                                                                                                                                                           | Yes                 | No                      | Not Stated                               | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Landscape and GI</b>                                                                                                                                                                                  |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 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                      |                                          | <p>The site has not been assessed by the landscape sensitivity study. Previous 2010 study indicated Landscape sensitivity high/medium.</p> <p><b>Landscape officer comments</b> (June 2022):</p> <p>It is considered from a Landscape and GI perspective that a development of the proposed scale at this location will have an adverse visual impact on Monmouthshire's wider valued landscape. The scale of development into the open countryside in a topographically exposed agricultural greenfield setting may not be able to be visually integrated effectively into the landscape as an urban</p>                                                                                                                                                                                                                                                                                                                                                                                         |

| Topic/Question                                                                                                                                                                 | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                |     |    |            | extension, extending settlement edge into more visually intrusive areas of the valued landscape.                                                                                                                                                                                                                                                                                              |
| <b>Heritage / Landscape</b>                                                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                               |
| 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? |     |    |            | Detrimental to the character and appearance of the Conservation Area and the setting of Listed Buildings.                                                                                                                                                                                                                                                                                     |
| 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 |    |            | Yes, the site is located immediately adjacent the Shirenewton Conservation Area boundary.<br><br>GGAT notes the Historic Environment Record details extensive prehistoric artefacts in the field and surrounding fields. Desk-based assessment and geophysical survey prior to any determination of an application would inform mitigation, which may include further pre-determination work. |
| 47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?                                           |     |    |            | No.                                                                                                                                                                                                                                                                                                                                                                                           |
| 48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?                                                                      |     |    |            | No.                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Environmental Health</b>                                                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                               |
| 49. Is the proposed land use compatible with neighbouring uses?                                                                                                                | Yes |    |            | Yes, the surrounding uses are residential so the development is fully compatible with these uses. The site is not impacted by any bad neighbour uses.                                                                                                                                                                                                                                         |

| Topic/Question                                                                                                                                                                              | Yes | No | Not Stated | Commentary |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------|
| 50. Is there a possibility that the site is contaminated?                                                                                                                                   |     | No |            | No.        |
| 51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.  |     |    | N/A        | N/A        |
| <b>Economic Development</b>                                                                                                                                                                 |     |    |            |            |
| 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 |
| -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | +                                | -                                    | +                   | ++                                           | -                                 | +                    | +                       | -                                | -                       | +                       | --                       | -                            | ?                           | --                   | ?         | +                           |
| <b>Commentary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
| <p>The colour coding relates to the desk top GIS assessment of the site which note the site performs most positively against the ISA theme relating to health &amp; well-being-leisure and green spaces. The site also performs well against the population &amp; communities- homes theme, health and well-being (general), transport &amp; movement, climate change and natural resources themes (air and nitrate vulnerable zones). The site performs less well against equalities, diversity and inclusion as it falls amongst the 10-20% least deprived LSOAs in Wales. It also performs less well against the population &amp; communities – placemaking theme as it is considered to be some distance from the local primary school and also against the natural resources theme relating to minerals- owing to its partial location within a limestone safeguarding area. The</p> |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |

site has the potential for a significant negative effect on the historic environment as a small portion of the site is located within the Conservation Area, and the natural resources theme relating to land as a result of the site being wholly greenfield land, being best and most versatile land and being used for agriculture. The impact on the landscape and the biodiversity & geodiversity themes are uncertain at this stage.

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

| Site assessment conclusion   |     |    |                                                                                                                                                      |
|------------------------------|-----|----|------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              | Yes | No | Commentary                                                                                                                                           |
| Progress to RLDP allocation? |     |    | Site not progressing as significant concerns have been raised in relation to heritage impact. Therefore, the site will not be allocated in the RLDP. |

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| Monmouthshire RLDLP: Second Call for Candidate Sites Assessment Form |                        |                     |                                               |              |         |
|----------------------------------------------------------------------|------------------------|---------------------|-----------------------------------------------|--------------|---------|
| Candidate Site No.                                                   | CS0218                 | Candidate Site Name | Land at Ditch Hill Lane Option A. Shirenewton | Area (Ha)    | 0.53    |
| Proposal                                                             | Residential – 17 homes |                     |                                               | Existing Use | Paddock |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land/Location</b>                                                                                                                              |     |    |            |                                                                                                                                                                                                                                                                 |
| 1. Does the site relate to the existing settlement?                                                                                               | Yes |    |            | The site is located on the edge of the settlement of Shirenewton.                                                                                                                                                                                               |
| 2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)                                                                   |     | No |            | No, the site is greenfield and used as a paddock.                                                                                                                                                                                                               |
| 3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.) | Yes |    |            | While the form states there are no physical constraints there is a TPO designation running the length of the eastern boundary.                                                                                                                                  |
| 4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?                                                                               |     | No |            | The Agricultural Land Classification (ALC) predictive maps identify part of the site as Grade 2 with the remainder as urban.<br>An Agricultural Land Report has been submitted to support the proposal, this indicates Ditch Hill Option A is 100% Subgrade 3b. |
| 5. Does the proposal result in the loss of amenity open space (DES2)?                                                                             |     | No |            | No.                                                                                                                                                                                                                                                             |
| 6. Does the proposal result in the loss of community facilities?                                                                                  |     | No |            | No.                                                                                                                                                                                                                                                             |
| 7. Does the site lie within a Minerals Safeguarding Area?                                                                                         |     | No |            | No.<br>Part of the site is also located in a Category 2 Sandstone Safeguarding Area (BGS).                                                                                                                                                                      |

| Topic/Question                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------|-----|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?        | Yes |    |            | Yes, the site is located within the potential Green Belt area but is located adjacent the existing settlement of Shirenewton.                                                                                                                                                                                              |
| <b>Accessibility</b>                                                                                                     |     |    |            |                                                                                                                                                                                                                                                                                                                            |
| 9. Is the site within an acceptable walking distance of a primary school?                                                | Yes |    |            | The corner of the site is located immediately adjacent Shirenewton Primary School which is the catchment Primary School (Additional footpath provision would however be required to link with existing footpath provision to the school).                                                                                  |
| 10. Is the site within an acceptable walking distance of a secondary school?                                             |     | No |            | No. The catchment Secondary School is located in Chepstow.                                                                                                                                                                                                                                                                 |
| 11. Is the site within an acceptable walking distance of community facilities including open space?                      | Yes |    |            | Yes, the site is located approximately 5 minutes (250m) from an Area of Amenity Importance which includes a play area and tennis courts along with the Shirenewton Recreation Hall (using the footpath that links Newton Manor to Ditch Hill Lane). A Church is also located approximately 7 minutes (400m) from the site. |
| 12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials? |     | No |            | No.                                                                                                                                                                                                                                                                                                                        |
| <b>Deliverability &amp; Viability</b>                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                            |
| 13. Are all landowners aware and in agreement with the proposed candidate site land use?                                 | Yes |    |            | Yes, site is owned by Butler Wall Homes Ltd.                                                                                                                                                                                                                                                                               |
| 14. Is the site wholly in the ownership of the proposer?                                                                 | Yes |    |            | Yes, site is owned by Butler Wall Homes Ltd.                                                                                                                                                                                                                                                                               |

| Topic/Question                                                                                                                                                                                            | Yes | No                     | Not Stated | Commentary                                                                                                                                                                                                                            |            |  |             |   |           |   |                        |  |                    |   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--|-------------|---|-----------|---|------------------------|--|--------------------|---|
| 15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?                                                                                                    |     | No                     |            | No.                                                                                                                                                                                                                                   |            |  |             |   |           |   |                        |  |                    |   |
| 16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main) | Yes |                        |            | Dŵr Cymru Welsh Water have noted there is an 150mm foul sewer crossing the site.                                                                                                                                                      |            |  |             |   |           |   |                        |  |                    |   |
| 17. Is the site capable of connection to an existing mains water/mains sewerage service?                                                                                                                  | Yes |                        |            | Yes.<br>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 Newport Nash WwTW.                                                                                                         |            |  |             |   |           |   |                        |  |                    |   |
| 19. Is the site capable of connection to electricity?                                                                                                                                                     | Yes |                        |            | Yes.                                                                                                                                                                                                                                  |            |  |             |   |           |   |                        |  |                    |   |
| 20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)                                                                                          | Yes |                        |            | <table><tr><td>Gas supply</td><td></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                     |            | None stated.                                                                                                                                                                                                                          |            |  |             |   |           |   |                        |  |                    |   |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?                                          | Yes |    |            | Yes, Butler Wall Homes are a contracting business.                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 23. Is affordable housing included as part of the proposal?                                                                                       |     | No |            | While an initial viability assessment was undertaken an updated assessment has not been submitted, as a consequence the site is given a red rating.<br><br>The site promoter's agent was contacted in January 2023 requesting a viability appraisal based on the requirement of 50% affordable housing utilising affordable housing values based on 2021 Acceptable Cost Guidance and 2021 Development Quality Requirements. No response was received in relation to this site. |
| 24. Can the site be delivered in the RLDP Plan Period?                                                                                            | Yes |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Availability</b>                                                                                                                               |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 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 |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Environmental</b>                                                                                                                              |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?                                               |     | No |            | No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 28. If yes, have details been provided of how development will achieve phosphate neutrality?                                                      |     |    | N/A        | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

| Topic/Question                                                                                                                                                                       | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 29. Will the proposal include low or zero carbon energy generating technologies?                                                                                                     | Yes |    |            | Yes, the submission form notes options for on-site generation of renewable energy will be explored at the detailed design stage, including maximising solar panels on all buildings within the development.                                                                                                           |
| 30. Will appropriate measures be taken as part of the proposal to address climate change?                                                                                            | Yes |    |            | The Supporting Statement provides details on Climate Change Mitigation. A number of potential options are being explored in relation to climate change mitigation including; site location and layout; building layout; energy efficiency; renewable energy; decarbonising heating systems and sustainable transport. |
| 31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)                                                                                                |     | No |            | No.                                                                                                                                                                                                                                                                                                                   |
| <b>Economic and Other Benefits</b>                                                                                                                                                   |     |    |            |                                                                                                                                                                                                                                                                                                                       |
| 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                                                                                                                                                                                                                                                                                                                   |
| <b>Accessibility (Highways, Active Travel and Public Transport)</b>                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                       |
| 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, depending upon the size and scale 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.<br>Proposal does offer to upgrade public right of way to link school to village.                                                                                                                                                                                         |
| 35. From a public transport perspective, is the site suitable to be developed for its intended purpose                                                                               | Yes |    |            | Shirenewton has a daily frequency bus service with the following routes:                                                                                                                                                                                                                                              |

| Topic/Question                                                                                                                                                                | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| as submitted, or with appropriate mitigation and further dialogue with the LPA?                                                                                               |     |    |            | 63 Shirenewton – Usk – Pontypool – Cwmbran (3 buses per day 08:34 – 15:42)<br>63 Cwmbran- Pontypool – Usk – Shirenewton (4 buses per day 07:17 – 16:40)<br>63 Shirenewton – Usk – Pontypool (4 buses per day 08:34 – 17:59)<br>63 Pontypool – Usk – Shirenewton (5 buses per day 06:55 – 16:52)<br>63 Shirenewton – Chepstow (5 buses per day 07:31 – 17:34)<br><br>63 Chepstow – Shirenewton (4 buses per day 08:25 – 17:47) |
| 36. Is access required directly on to the trunk road network?                                                                                                                 |     | No |            | No.                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 37. Are there any WG highways comments for this site?                                                                                                                         | Yes |    |            | WG Highways note that there would be potential for contribution due to impacts at High Beech.                                                                                                                                                                                                                                                                                                                                 |
| <b>Flood Risk and Drainage</b>                                                                                                                                                |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 38. Are there concerns that all or part of the site may be unsuitable due to flood risk                                                                                       |     | No |            | Flooding and Drainage Team comments:<br>No concern.<br>The SFCA notes that there are no significant flood risk considerations to allocation.                                                                                                                                                                                                                                                                                  |
| 39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination                              |     | No |            | Flooding and Drainage Team comments:<br>No concern.                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Tourism</b>                                                                                                                                                                |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|--------------------------------|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Ecology</b>                                                                                                                                                                                           |                            |                                |                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 41. Has an ecological assessment been undertaken?                                                                                                                                                        | Yes                        |                                |                                                 | Yes, a Preliminary Ecological Appraisal has been submitted to support the proposal, this includes an Ecological Summary Form.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                                                                                                                                                                                          | <b>Whole site suitable</b> | <b>Whole site not suitable</b> | <b>Whole / part of the site may be suitable</b> | <b>Commentary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 42. Recommendation from an ecology perspective on intended purpose of the site                                                                                                                           |                            |                                | Yes                                             | <p>From an ecological perspective the site may be suitable for its intended purpose. The overall site value is medium. Additional survey work would be required.</p> <p>Wye Valley and Forest of Dean Bat Sites SAC / SSSI- 600m.</p> <p>Shirenewton Meadows SINC – adjacent.</p> <p>Shirenewton Meadows Wildlife Trust Reserve – adjacent.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Topic/Question                                                                                                                                                                                           | Yes                        | No                             | Not Stated                                      | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Landscape and GI</b>                                                                                                                                                                                  |                            |                                |                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 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                        |                                |                                                 | <p>The site has not been assessed by the landscape sensitivity study. Previous 2010 study indicated Landscape sensitivity high/medium.</p> <p><b>Landscape officer comments</b> (June 2022):</p> <p>It is considered from a Landscape and GI perspective that a development of the proposed scale at this location will have an adverse visual impact on Monmouthshire's wider valued landscape and may prejudice the open characteristics of the land in terms of the green wedge designation. However it is considered that development may be able to be integrated effectively into the landscape as an urban extension if there is a strong emphasis on sympathetic architectural form, less dense development, creation of a sense of place, space and protection for GI and adequate open buffer, landscape, SUDs and habitat</p> |

| Topic/Question                                                                                                                                                                 | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                |     |    |            | enhancements. Existing vegetation trees and hedge to the east do not allow intervisibility with neighbouring settlement of Mynyddbach retaining a sense of physical settlement separation.                                    |
| <b>Heritage / Landscape</b>                                                                                                                                                    |     |    |            |                                                                                                                                                                                                                               |
| 44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA? |     |    |            | N/A                                                                                                                                                                                                                           |
| 45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?                                                                                 |     | No |            | No.                                                                                                                                                                                                                           |
| 46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?               |     | No |            | No.                                                                                                                                                                                                                           |
| 47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?                                           |     | No |            | No.                                                                                                                                                                                                                           |
| 48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?                                                                      | Yes |    |            | Yes, the site is located in a Green Wedge between Shirenewton and Mynyddbach.                                                                                                                                                 |
| <b>Environmental Health</b>                                                                                                                                                    |     |    |            |                                                                                                                                                                                                                               |
| 49. Is the proposed land use compatible with neighbouring uses?                                                                                                                | Yes |    |            | Noted that the surrounding site context is largely residential with the exception of the adjacent Shirenewton Primary School. It is considered that the proposed residential allocation is compatible with neighbouring uses. |

| Topic/Question                                                                                                                                                                              | Yes | No | Not Stated | Commentary |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------|
| 50. Is there a possibility that the site is contaminated?                                                                                                                                   |     | No |            | No.        |
| 51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.  |     |    | N/A        | N/A        |
| <b>Economic Development</b>                                                                                                                                                                 |     |    |            |            |
| 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 |
| -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | -                                | +                                    | +                   | ++                                           | -                                 | +                    | +                       | -                                | +                       | +                       | --                       | +                            | --                          | --                   | ?         | +                           |
| <b>Commentary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
| The colour coding relates to the desk top GIS assessment of the site which note the site performs most positively against the ISA theme relating to health & well-being-leisure and green spaces. The site also performs well against the population & communities themes, health and well-being (general), transport & movement, climate change and the majority of natural resources themes (air, source protection zones, nitrate vulnerable zones and minerals). The site performs less well against equalities, diversity and inclusion as it falls amongst the 10-20% least deprived LSOAs in Wales. It also performs less well against the economy and employment theme. The site |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |

also has the potential for a significant negative effect on the historic environment, biodiversity and geodiversity and natural resources theme relating to land as a result of the site being wholly greenfield land and being used for agriculture. The impact on the landscape theme is uncertain at this stage.

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

| Site assessment conclusion   |     |    |                                                                                                                                                                                                                    |
|------------------------------|-----|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              | Yes | No | Commentary                                                                                                                                                                                                         |
| Progress to RLDP allocation? |     |    | Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. Therefore, the site will not be allocated in the RLDP. |

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| Monmouthshire RLDLP: Second Call for Candidate Sites Assessment Form |                        |                            |                                               |                     |         |
|----------------------------------------------------------------------|------------------------|----------------------------|-----------------------------------------------|---------------------|---------|
| <b>Candidate Site No.</b>                                            | <b>CS0225</b>          | <b>Candidate Site Name</b> | Land at Ditch Hill Lane Option B, Shirenewton | <b>Area (Ha)</b>    | 0.77    |
| <b>Proposal</b>                                                      | Residential – 22 Homes |                            |                                               | <b>Existing Use</b> | Paddock |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land/Location</b>                                                                                                                              |     |    |            |                                                                                                                                                                                                                                                                                                                                     |
| 1. Does the site relate to the existing settlement?                                                                                               | Yes |    |            | The site is located on the edge of the settlement of Shirenewton.                                                                                                                                                                                                                                                                   |
| 2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)                                                                   |     | No |            | No, the site is greenfield and used as a paddock.                                                                                                                                                                                                                                                                                   |
| 3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.) | Yes |    |            | While the form states there are no physical constraints there is a TPO designation running the length of the eastern boundary on the southern part 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 part of the site as Grade 2 with the remainder as urban.<br><br>An Agricultural Land Report has been submitted to support the proposal, this indicates 22.08% of the site is Grade 2, 64.9% (0.5ha) Subgrade 3b and 13.02% (0.1ha) other land/non-agricultural. |
| 5. Does the proposal result in the loss of amenity open space (DES2)?                                                                             |     | No |            | No.                                                                                                                                                                                                                                                                                                                                 |
| 6. Does the proposal result in the loss of community facilities?                                                                                  |     | No |            | No.                                                                                                                                                                                                                                                                                                                                 |

| Topic/Question                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------|-----|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7. Does the site lie within a Minerals Safeguarding Area?                                                                |     | No |            | No.<br>The site is located in a Category 2 Sandstone Safeguarding Area (BGS) however there is no requirement to safeguard Category 2 areas.                                                                                                                                                                                |
| 8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?        | Yes |    |            | Yes, the site is located within the Future Wales indicative Green Belt area but is located adjacent to the existing settlement of Shirenewton. The boundary of any future Green Belt will be determined by the future Strategic Development Plan.                                                                          |
| <b>Accessibility</b>                                                                                                     |     |    |            |                                                                                                                                                                                                                                                                                                                            |
| 9. Is the site within an acceptable walking distance of a primary school?                                                | Yes |    |            | The corner of the site is located immediately adjacent Shirenewton Primary School which is the catchment Primary School (Additional footpath provision would however be required to link with existing footpath provision to the school).                                                                                  |
| 10. Is the site within an acceptable walking distance of a secondary school?                                             |     | No |            | No. The catchment Secondary School is located in Chepstow.                                                                                                                                                                                                                                                                 |
| 11. Is the site within an acceptable walking distance of community facilities including open space?                      | Yes |    |            | Yes, the site is located approximately 5 minutes (250m) from an Area of Amenity Importance which includes a play area and tennis courts along with the Shirenewton Recreation Hall (using the footpath that links Newton Manor to Ditch Hill Lane). A Church is also located approximately 7 minutes (400m) from the site. |
| 12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials? |     | No |            | No.                                                                                                                                                                                                                                                                                                                        |
| <b>Deliverability &amp; Viability</b>                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                            |
| 13. Are all landowners aware and in agreement with the proposed candidate site land use?                                 | Yes |    |            | Yes, site is owned by Butler Wall Homes Ltd.                                                                                                                                                                                                                                                                               |

| Topic/Question                                                                                                                                                                                            | Yes | No                     | Not Stated | Commentary                                                                                                                                                                                                                            |            |  |             |   |           |   |                        |  |                    |   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--|-------------|---|-----------|---|------------------------|--|--------------------|---|
| 14. Is the site wholly in the ownership of the proposer?                                                                                                                                                  | Yes |                        |            | Yes, site is owned by Butler Wall Homes Ltd.                                                                                                                                                                                          |            |  |             |   |           |   |                        |  |                    |   |
| 15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?                                                                                                    |     | No                     |            | No.                                                                                                                                                                                                                                   |            |  |             |   |           |   |                        |  |                    |   |
| 16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main) | Yes |                        |            | Dŵr Cymru Welsh Water (March 2023) have noted there is an 150mm foul sewer crossing the site.                                                                                                                                         |            |  |             |   |           |   |                        |  |                    |   |
| 17. Is the site capable of connection to an existing mains water/mains sewerage service?                                                                                                                  | Yes |                        |            | Yes.<br>Dŵr Cymru Welsh Water (March 2023) have noted there are no issues in relation to connection to mains water/sewerage.                                                                                                          |            |  |             |   |           |   |                        |  |                    |   |
| 18. Is there capacity within the mains water/sewerage to serve the proposed development?                                                                                                                  | Yes |                        |            | Dŵr Cymru Welsh Water (March 2023) state there are no issues in the foul flows from this site being accommodated at the Newport Nash WwTW.                                                                                            |            |  |             |   |           |   |                        |  |                    |   |
| 19. Is the site capable of connection to electricity?                                                                                                                                                     | Yes |                        |            | Yes.                                                                                                                                                                                                                                  |            |  |             |   |           |   |                        |  |                    |   |
| 20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)                                                                                          | Yes |                        |            | <table><tr><td>Gas supply</td><td></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   |                        |            |                                                                                                                                                                                                                                       |            |  |             |   |           |   |                        |  |                    |   |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)                 |     | No |            | None stated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?                                          | Yes |    |            | Yes, Butler Wall Homes are a contracting business.                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 23. Is affordable housing included as part of the proposal?                                                                                       |     | No |            | While an initial viability assessment was undertaken an updated assessment has not been submitted, as a consequence the site is given a red rating.<br><br>The site promoter's agent was contacted in January 2023 requesting a viability appraisal based on the requirement of 50% affordable housing utilising affordable housing values based on 2021 Acceptable Cost Guidance and 2021 Development Quality Requirements. No response was received in relation to this site. |
| 24. Can the site be delivered in the RLDP Plan Period?                                                                                            | Yes |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Availability</b>                                                                                                                               |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?                |     | No |            | No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past? |     | No |            | No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

| Topic/Question                                                                                                                                                                       | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Environmental</b>                                                                                                                                                                 |     |    |            |                                                                                                                                                                                                                                                                                                                       |
| 27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?                                                                                  |     | No |            | No.                                                                                                                                                                                                                                                                                                                   |
| 28. If yes, have details been provided of how development will achieve phosphate neutrality?                                                                                         |     |    | N/A        | N/A                                                                                                                                                                                                                                                                                                                   |
| 29. Will the proposal include low or zero carbon energy generating technologies?                                                                                                     | Yes |    |            | Yes, the submission form notes options for on-site generation of renewable energy will be explored at the detailed design stage, including maximising solar panels on all buildings within the development.                                                                                                           |
| 30. Will appropriate measures be taken as part of the proposal to address climate change?                                                                                            | Yes |    |            | The Supporting Statement provides details on Climate Change Mitigation. A number of potential options are being explored in relation to climate change mitigation including; site location and layout; building layout; energy efficiency; renewable energy; decarbonising heating systems and sustainable transport. |
| 31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)                                                                                                |     | No |            | No.                                                                                                                                                                                                                                                                                                                   |
| <b>Economic and Other Benefits</b>                                                                                                                                                   |     |    |            |                                                                                                                                                                                                                                                                                                                       |
| 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                                                                                                                                                                                                                                                                                                                   |
| <b>Accessibility (Highways, Active Travel and Public Transport)</b>                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                       |
| 33. From a highways perspective is the site suitable to be developed for its intended purpose as                                                                                     | Yes |    |            | The highway authority considers that the site, depending upon the size and scale can be developed for the intended purpose, any mitigation and improvements will                                                                                                                                                      |

| Topic/Question                                                                                                                                                                         | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| submitted, or with appropriate mitigation and further dialogue with the LPA?                                                                                                           |     |    |            | 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?   |     | No |            | The site sits outside a designated locality.<br>Proposal does offer to upgrade public right of way to link school to village.                                                                                                                                                                                                                                                                                                                                                                             |
| 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 |    |            | Shirenewton has a daily frequency bus service with the following routes:<br>63 Shirenewton – Usk – Pontypool – Cwmbran (3 buses per day 08:34 – 15:42)<br>63 Cwmbran- Pontypool – Usk – Shirenewton (4 buses per day 07:17 – 16:40)<br>63 Shirenewton – Usk – Pontypool (4 buses per day 08:34 – 17:59)<br>63 Pontypool – Usk – Shirenewton (5 buses per day 06:55 – 16:52)<br>63 Shirenewton – Chepstow (5 buses per day 07:31 – 17:34)<br><br>63 Chepstow – Shirenewton (4 buses per day 08:25 – 17:47) |
| 36. Is access required directly on to the trunk road network?                                                                                                                          |     | No |            | No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 37. Are there any WG highways comments for this site?                                                                                                                                  | Yes |    |            | WG Highways note that there would be potential for contribution due to impacts at High Beech.                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Flood Risk and Drainage</b>                                                                                                                                                         |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 38. Are there concerns that all or part of the site may be unsuitable due to flood risk                                                                                                |     | No |            | No.<br>The SFCA notes that there are no significant flood risk considerations to allocation.                                                                                                                                                                                                                                                                                                                                                                                                              |
| 39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination                                       |     | No |            | Flooding and Drainage Team comments:<br>No concern.                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

| Topic/Question                                                                                                                                                                                           | Yes                        | No                             | Not Stated                                      | Commentary                                                                                                                                                                                                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|--------------------------------|-------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Tourism</b>                                                                                                                                                                                           |                            |                                |                                                 |                                                                                                                                                                                                                                                                                                                                                              |
| 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                                                                                                                                                                                                                                                                                                                                                          |
| <b>Ecology</b>                                                                                                                                                                                           |                            |                                |                                                 |                                                                                                                                                                                                                                                                                                                                                              |
| 41. Has an ecological assessment been undertaken?                                                                                                                                                        | Yes                        |                                |                                                 | Yes, a Preliminary Ecological Appraisal has been submitted to support the proposal, this includes an Ecological Summary Form.                                                                                                                                                                                                                                |
|                                                                                                                                                                                                          | <b>Whole site suitable</b> | <b>Whole site not suitable</b> | <b>Whole / part of the site may be suitable</b> | <b>Commentary</b>                                                                                                                                                                                                                                                                                                                                            |
| 42. Recommendation from an ecology perspective on intended purpose of the site                                                                                                                           |                            |                                | Yes                                             | <p>From an ecological perspective the site may be suitable for its intended purpose. The overall site value is medium. Additional survey work would be required.</p> <p>Wye Valley and Forest of Dean Bat Sites SAC / SSSI- 600m.</p> <p>Shirenewton Meadows SINC – adjacent.</p> <p>Shirenewton Meadows Wildlife Trust Reserve – adjacent.</p>              |
| Topic/Question                                                                                                                                                                                           | Yes                        | No                             | Not Stated                                      | Commentary                                                                                                                                                                                                                                                                                                                                                   |
| <b>Landscape and GI</b>                                                                                                                                                                                  |                            |                                |                                                 |                                                                                                                                                                                                                                                                                                                                                              |
| 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                        |                                |                                                 | <p>The site has not been assessed by the landscape sensitivity study. Previous 2010 study indicated Landscape sensitivity high/medium.</p> <p><b>Landscape officer comments</b> (June 2022):</p> <p>It is considered from a Landscape and GI perspective that a development of the proposed scale at this location will have an adverse visual impact on</p> |

| Topic/Question                                                                                                                                                                 | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                |     |    |            | Monmouthshire's wider valued landscape and may prejudice the open characteristics of the land in terms of the green wedge designation. However it is considered that development may be able to be integrated effectively into the landscape as an urban extension if there is a strong emphasis on sympathetic architectural form, less dense development, creation of a sense of place, space and protection for GI and adequate open buffer, landscape, SUDs and habitat enhancements. Existing vegetation trees and hedge to the east do not allow intervisibility with neighbouring settlement of Mynyddbach retaining a sense of physical settlement separation. |
| <b>Heritage / Landscape</b>                                                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA? |     |    | N/A        | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?                                                                                 |     | No |            | No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?               |     | No |            | No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?                                           |     | No |            | No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?                                                                      | Yes |    |            | Yes, the site is located in a Green Wedge between Shirenewton and Mynyddbach.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

| Topic/Question                                                                                                                                                                              | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Environmental Health</b>                                                                                                                                                                 |     |    |            |                                                                                                                                                                                                                               |
| 49. Is the proposed land use compatible with neighbouring uses?                                                                                                                             | Yes |    |            | Noted that the surrounding site context is largely residential with the exception of the adjacent Shirenewton Primary School. It is considered that the proposed residential allocation is compatible with neighbouring uses. |
| 50. Is there a possibility that the site is contaminated?                                                                                                                                   |     | No |            | No.                                                                                                                                                                                                                           |
| 51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.  |     |    | N/A        | N/A                                                                                                                                                                                                                           |
| <b>Economic Development</b>                                                                                                                                                                 |     |    |            |                                                                                                                                                                                                                               |
| 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                                                                                                                                                                                                                           |

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

**Commentary**

The colour coding relates to the desk top GIS assessment of the site which note the site performs most positively against the ISA theme relating to health & well-being-leisure and green spaces. The site also performs well against the population & communities themes, health and well-being (general), transport & movement, climate change and the majority of natural resources themes (air, source protection zones, nitrate vulnerable zones and minerals). The site performs less well against equalities, diversity and inclusion as it falls amongst the 10-20% least deprived LSOAs in Wales. It also performs less well against the economy and employment theme. The site also has the potential for a significant negative effect on the historic environment, biodiversity and geodiversity and natural resources theme relating to land as a result of the site being wholly greenfield land and being used for agriculture. The impact on the landscape theme is uncertain at this stage.

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

**Site assessment conclusion**

|                              | Yes | No | Commentary                                                                                                                                                                                                         |
|------------------------------|-----|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Progress to RLDP allocation? |     |    | Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. Therefore, the site will not be allocated in the RLDP. |

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| Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form |                        |                            |                                               |                     |         |
|---------------------------------------------------------------------|------------------------|----------------------------|-----------------------------------------------|---------------------|---------|
| <b>Candidate Site No.</b>                                           | <b>CS0226</b>          | <b>Candidate Site Name</b> | Land at Ditch Hill Lane Option C, Shirenewton | <b>Area (Ha)</b>    | 1.4     |
| <b>Proposal</b>                                                     | Residential – 36 Homes |                            |                                               | <b>Existing Use</b> | Paddock |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land/Location</b>                                                                                                                              |     |    |            |                                                                                                                                                                                                                                                                                                                  |
| 1. Does the site relate to the existing settlement?                                                                                               | Yes |    |            | The site is located on the edge of the settlement of Shirenewton.                                                                                                                                                                                                                                                |
| 2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)                                                                   |     | No |            | No, the site is greenfield and used as a paddock.                                                                                                                                                                                                                                                                |
| 3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.) | Yes |    |            | While the form states there are no physical constraints there is a TPO designation running the length of the eastern boundary on the southern part 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 part of the site as Grade 2 with the remainder as urban.<br><br>An Agricultural Land Report has been submitted to support the proposal, this indicates 57.1% of the site is Grade 2, 35.8% Subgrade 3b and 7.1% other land/non-agricultural. |
| 5. Does the proposal result in the loss of amenity open space (DES2)?                                                                             |     | No |            | No.                                                                                                                                                                                                                                                                                                              |
| 6. Does the proposal result in the loss of community facilities?                                                                                  |     | No |            | No.                                                                                                                                                                                                                                                                                                              |

| Topic/Question                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------|-----|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7. Does the site lie within a Minerals Safeguarding Area?                                                                |     | No |            | No.<br>The site is located in a Category 2 Sandstone Safeguarding Area (BGS) however there is no requirement to safeguard Category 2 areas.                                                                                                                                                                                |
| 8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?        | Yes |    |            | Yes, the site is located within the Future Wales indicative Green Belt area but is located adjacent to the existing settlement of Shirenewton. The boundary of any future Green Belt will be determined by the future Strategic Development Plan.                                                                          |
| <b>Accessibility</b>                                                                                                     |     |    |            |                                                                                                                                                                                                                                                                                                                            |
| 9. Is the site within an acceptable walking distance of a primary school?                                                | Yes |    |            | The corner of the site is located immediately adjacent Shirenewton Primary School which is the catchment Primary School (Additional footpath provision would however be required to link with existing footpath provision to the school).                                                                                  |
| 10. Is the site within an acceptable walking distance of a secondary school?                                             |     | No |            | No. The catchment Secondary School is located in Chepstow.                                                                                                                                                                                                                                                                 |
| 11. Is the site within an acceptable walking distance of community facilities including open space?                      | Yes |    |            | Yes, the site is located approximately 5 minutes (250m) from an Area of Amenity Importance which includes a play area and tennis courts along with the Shirenewton Recreation Hall (using the footpath that links Newton Manor to Ditch Hill Lane). A Church is also located approximately 7 minutes (400m) from the site. |
| 12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials? |     | No |            | No.                                                                                                                                                                                                                                                                                                                        |
| <b>Deliverability &amp; Viability</b>                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                            |
| 13. Are all landowners aware and in agreement with the proposed candidate site land use?                                 | Yes |    |            | Yes, site is owned by Butler Wall Homes Ltd.                                                                                                                                                                                                                                                                               |

| Topic/Question                                                                                                                                                                                            | Yes | No                     | Not Stated | Commentary                                                                                                                                                                                                                            |            |  |             |   |           |   |                        |  |                    |   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--|-------------|---|-----------|---|------------------------|--|--------------------|---|
| 14. Is the site wholly in the ownership of the proposer?                                                                                                                                                  | Yes |                        |            | Yes, site is owned by Butler Wall Homes Ltd.                                                                                                                                                                                          |            |  |             |   |           |   |                        |  |                    |   |
| 15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?                                                                                                    |     | No                     |            | No.                                                                                                                                                                                                                                   |            |  |             |   |           |   |                        |  |                    |   |
| 16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main) | Yes |                        |            | Dŵr Cymru Welsh Water have noted there is an 150mm foul sewer crossing the site.                                                                                                                                                      |            |  |             |   |           |   |                        |  |                    |   |
| 17. Is the site capable of connection to an existing mains water/mains sewerage service?                                                                                                                  | Yes |                        |            | Yes.<br>Dŵr Cymru Welsh Water (March 2023) have noted there are no issues in relation to connection to mains water/sewerage.                                                                                                          |            |  |             |   |           |   |                        |  |                    |   |
| 18. Is there capacity within the mains water/sewerage to serve the proposed development?                                                                                                                  | Yes |                        |            | Dŵr Cymru Welsh Water (March 2023) state there are no issues in the foul flows from this site being accommodated at the Newport Nash WwTW.                                                                                            |            |  |             |   |           |   |                        |  |                    |   |
| 19. Is the site capable of connection to electricity?                                                                                                                                                     | Yes |                        |            | Yes.                                                                                                                                                                                                                                  |            |  |             |   |           |   |                        |  |                    |   |
| 20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)                                                                                          | Yes |                        |            | <table><tr><td>Gas supply</td><td></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   |                        |            |                                                                                                                                                                                                                                       |            |  |             |   |           |   |                        |  |                    |   |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)                 |     | No |            | None stated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?                                          | Yes |    |            | Yes, Butler Wall Homes are a contracting business.                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 23. Is affordable housing included as part of the proposal?                                                                                       |     | No |            | While an initial viability assessment was undertaken an updated assessment has not been submitted, as a consequence the site is given a red rating.<br><br>The site promoter's agent was contacted in January 2023 requesting a viability appraisal based on the requirement of 50% affordable housing utilising affordable housing values based on 2021 Acceptable Cost Guidance and 2021 Development Quality Requirements. No response was received in relation to this site. |
| 24. Can the site be delivered in the RLDP Plan Period?                                                                                            | Yes |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Availability</b>                                                                                                                               |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?                |     | No |            | No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past? |     | No |            | No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

| Topic/Question                                                                                                                                                                       | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Environmental</b>                                                                                                                                                                 |     |    |            |                                                                                                                                                                                                                                                                                                                       |
| 27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?                                                                                  |     | No |            | No.                                                                                                                                                                                                                                                                                                                   |
| 28. If yes, have details been provided of how development will achieve phosphate neutrality?                                                                                         |     |    | N/A        | N/A                                                                                                                                                                                                                                                                                                                   |
| 29. Will the proposal include low or zero carbon energy generating technologies?                                                                                                     | Yes |    |            | Yes, options for on-site generation of renewable energy will be explored at the detailed design stage, including maximising solar panels on all buildings within the development.                                                                                                                                     |
| 30. Will appropriate measures be taken as part of the proposal to address climate change?                                                                                            | Yes |    |            | The Supporting Statement provides details on Climate Change Mitigation. A number of potential options are being explored in relation to climate change mitigation including; site location and layout; building layout; energy efficiency; renewable energy; decarbonising heating systems and sustainable transport. |
| 31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)                                                                                                |     | No |            | No.                                                                                                                                                                                                                                                                                                                   |
| <b>Economic and Other Benefits</b>                                                                                                                                                   |     |    |            |                                                                                                                                                                                                                                                                                                                       |
| 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                                                                                                                                                                                                                                                                                                                   |
| <b>Accessibility (Highways, Active Travel and Public Transport)</b>                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                       |
| 33. From a highways perspective is the site suitable to be developed for its intended purpose as                                                                                     | Yes |    |            | The highway authority considers that the site, depending upon the size and scale can be developed for the intended purpose, any mitigation and improvements will                                                                                                                                                      |

| Topic/Question                                                                                                                                                                         | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| submitted, or with appropriate mitigation and further dialogue with the LPA?                                                                                                           |     |    |            | 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?   |     | No |            | The site sits outside a designated locality.<br>Proposal does offer to upgrade public right of way to link school to village.                                                                                                                                                                                                                                                                                                                                                                             |
| 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 |    |            | Shirenewton has a daily frequency bus service with the following routes:<br>63 Shirenewton – Usk – Pontypool – Cwmbran (3 buses per day 08:34 – 15:42)<br>63 Cwmbran- Pontypool – Usk – Shirenewton (4 buses per day 07:17 – 16:40)<br>63 Shirenewton – Usk – Pontypool (4 buses per day 08:34 – 17:59)<br>63 Pontypool – Usk – Shirenewton (5 buses per day 06:55 – 16:52)<br>63 Shirenewton – Chepstow (5 buses per day 07:31 – 17:34)<br><br>63 Chepstow – Shirenewton (4 buses per day 08:25 – 17:47) |
| 36. Is access required directly on to the trunk road network?                                                                                                                          |     | No |            | No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 37. Are there any WG highways comments for this site?                                                                                                                                  | Yes |    |            | WG Highways note that there would be potential for contribution due to impacts at High Beech.                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Flood Risk and Drainage</b>                                                                                                                                                         |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 38. Are there concerns that all or part of the site may be unsuitable due to flood risk                                                                                                |     | No |            | No.<br>The SFCA notes that there are no significant flood risk considerations to allocation.                                                                                                                                                                                                                                                                                                                                                                                                              |
| 39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination                                       |     | No |            | <b>Flooding and Drainage Team comments:</b> No concern.                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

| Topic/Question                                                                                                                                                                                           | Yes                        | No                             | Not Stated                                      | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|--------------------------------|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Tourism</b>                                                                                                                                                                                           |                            |                                |                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Ecology</b>                                                                                                                                                                                           |                            |                                |                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 41. Has an ecological assessment been undertaken?                                                                                                                                                        | Yes                        |                                |                                                 | Yes, a Preliminary Ecological Appraisal has been submitted to support the proposal, this includes an Ecological Summary Form.                                                                                                                                                                                                                                                                                                                           |
|                                                                                                                                                                                                          | <b>Whole site suitable</b> | <b>Whole site not suitable</b> | <b>Whole / part of the site may be suitable</b> | <b>Commentary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 42. Recommendation from an ecology perspective on intended purpose of the site                                                                                                                           |                            |                                | Yes                                             | <p>From an ecological perspective the site may be suitable for its intended purpose. The overall site value is medium. Additional survey work would be required.</p> <p>Wye Valley and Forest of Dean Bat Sites SAC / SSSI- 600m.<br/>Shirenewton Meadows SINC – adjacent.<br/>Shirenewton Meadows Wildlife Trust Reserve – adjacent.</p>                                                                                                               |
| Topic/Question                                                                                                                                                                                           | Yes                        | No                             | Not Stated                                      | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Landscape and GI</b>                                                                                                                                                                                  |                            |                                |                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 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                             |                                                 | <p>The site has not been assessed by the landscape sensitivity study. Previous 2010 study indicated Landscape sensitivity high/medium.</p> <p><b>Landscape officer comments</b> (June 2022):</p> <p>It is considered from a Landscape and GI perspective that a development of the proposed scale at this location will have a significant adverse visual impact on Monmouthshire's valued landscape and will prejudice the open characteristics of</p> |

| Topic/Question                                                                                                                                                                 | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                |     |    |            | the land in terms of the green wedge designation. Lower sections of the site existing vegetation trees and hedge to the east do not allow intervisibility with neighbouring settlement of Mynyddbach retaining a sense of physical settlement separation however extension to the north to ridgeline and skyline with near proximity between settlements will prejudice the open characteristics of the land and green wedge designation. |
| <b>Heritage / Landscape</b>                                                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA? |     |    | N/A        | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?                                                                                 |     | No |            | No.                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?               |     | No |            | No.                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?                                           |     | No |            | No.                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?                                                                      | Yes |    |            | Yes, the site is located in a Green Wedge between Shirenewton and Mynyddbach.                                                                                                                                                                                                                                                                                                                                                             |

| Topic/Question                                                                                                                                                                              | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Environmental Health</b>                                                                                                                                                                 |     |    |            |                                                                                                                                                                                                                                      |
| 49. Is the proposed land use compatible with neighbouring uses?                                                                                                                             | Yes |    |            | Noted that the surrounding site context is largely residential with the exception of the adjacent Shirenewton Primary School. It is considered that the proposed residential allocation is highly compatible with neighbouring uses. |
| 50. Is there a possibility that the site is contaminated?                                                                                                                                   |     | No |            | No.                                                                                                                                                                                                                                  |
| 51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.  |     |    | N/A        | N/A                                                                                                                                                                                                                                  |
| <b>Economic Development</b>                                                                                                                                                                 |     |    |            |                                                                                                                                                                                                                                      |
| 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                                                                                                                                                                                                                                  |

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

**Commentary**

The colour coding relates to the desk top GIS assessment of the site which note the site performs positively against the population & communities themes, health and well-being (general & leisure and green spaces.), transport & movement, climate change and the majority of natural resources themes (air, source protection zones, nitrate vulnerable zones and minerals). The site performs less well against equalities, diversity and inclusion as it falls amongst the 10-20% least deprived LSOAs in Wales. It also performs less well against the economy and employment theme. The site also has the potential for a significant negative effect on the historic environment, biodiversity and geodiversity and natural resources theme relating to land as a result of the site being wholly greenfield land and being used for agriculture. The impact on the landscape theme is uncertain at this stage.

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

**Site assessment conclusion**

|                              | Yes | No | Commentary                                                                                                                                                                                                         |
|------------------------------|-----|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Progress to RLDP allocation? |     |    | Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. Therefore, the site will not be allocated in the RLDP. |

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| Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form |                       |                     |                                                                      |              |             |
|---------------------------------------------------------------------|-----------------------|---------------------|----------------------------------------------------------------------|--------------|-------------|
| Candidate Site No.                                                  | CS0231                | Candidate Site Name | Land west of Shirenewton Recreation Hall (Smaller site), Shirenewton | Area (Ha)    | 0.9         |
| Proposal                                                            | Residential – 9 Homes |                     |                                                                      | Existing Use | Agriculture |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------|
| <b>Land/Location</b>                                                                                                                              |     |    |            |                                                                                                       |
| 1. Does the site relate to the existing settlement?                                                                                               | Yes |    |            | The site is located on the edge of the settlement of Shirenewton.                                     |
| 2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)                                                                   |     | No |            | No, the site is greenfield and used for agriculture.                                                  |
| 3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.) |     | No |            | No.                                                                                                   |
| 4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?                                                                               | Yes |    |            | The Agricultural Land Classification (ALC) predictive maps identify the whole of the site as Grade 2. |
| 5. Does the proposal result in the loss of amenity open space (DES2)?                                                                             |     | No |            | No.                                                                                                   |
| 6. Does the proposal result in the loss of community facilities?                                                                                  |     | No |            | No.                                                                                                   |
| 7. Does the site lie within a Minerals Safeguarding Area?                                                                                         |     | No |            | No.                                                                                                   |

| Topic/Question                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                          |     |    |            | The site is located in a Category 2 Sandstone Safeguarding Area (BGS) however there is no requirement to safeguard Category 2 areas.                                                                                                                         |
| 8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?        | Yes |    |            | Yes, the site is located within the Future Wales indicative Green Belt area but is located adjacent to the existing settlement of Shirenewton. The boundary of any future Green Belt will be determined by the future Strategic Development Plan.            |
| <b>Accessibility</b>                                                                                                     |     |    |            |                                                                                                                                                                                                                                                              |
| 9. Is the site within an acceptable walking distance of a primary school?                                                | Yes |    |            | The site is located approximately 7 minutes from Shirenewton Primary School which is the catchment Primary School (530m using the footpath adjacent Whitegates that cuts through Newton Manor to Ditch Hill Lane and footpath to school from this location). |
| 10. Is the site within an acceptable walking distance of a secondary school?                                             |     | No |            | No.                                                                                                                                                                                                                                                          |
| 11. Is the site within an acceptable walking distance of community facilities including open space?                      | Yes |    |            | Yes, the site is located immediately adjacent an Area of Amenity Importance which includes a play area and tennis courts along with the Shirenewton Recreation Hall. A Church is also located approximately 5 minutes (320m) from the site.                  |
| 12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials? |     | No |            | No.                                                                                                                                                                                                                                                          |
| <b>Deliverability &amp; Viability</b>                                                                                    |     |    |            |                                                                                                                                                                                                                                                              |
| 13. Are all landowners aware and in agreement with the proposed candidate site land use?                                 | Yes |    |            | Yes, the site is under the sole ownership of the proposer.                                                                                                                                                                                                   |
| 14. Is the site wholly in the ownership of the proposer?                                                                 | Yes |    |            | 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                     |            | No.                                                                                                                                                                                                                                   |            |  |             |   |           |   |                        |  |                    |   |
| 16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main) |     | No                     |            | No.                                                                                                                                                                                                                                   |            |  |             |   |           |   |                        |  |                    |   |
| 17. Is the site capable of connection to an existing mains water/mains sewerage service?                                                                                                                  | Yes |                        |            | Yes.<br>Dŵr Cymru Welsh Water (March 2023) have noted there are no issues in relation to connection to mains water/sewerage.                                                                                                          |            |  |             |   |           |   |                        |  |                    |   |
| 18. Is there capacity within the mains water/sewerage to serve the proposed development?                                                                                                                  | Yes |                        |            | Dŵr Cymru Welsh Water (March 2023) state there are no issues in the foul flows from this site being accommodated at the Newport Nash WwTW.                                                                                            |            |  |             |   |           |   |                        |  |                    |   |
| 19. Is the site capable of connection to electricity?                                                                                                                                                     | Yes |                        |            | Yes.                                                                                                                                                                                                                                  |            |  |             |   |           |   |                        |  |                    |   |
| 20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)                                                                                          | Yes |                        |            | <table><tr><td>Gas supply</td><td></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 there is capacity to provide all.                                                                                                                                                                                          |            |  |             |   |           |   |                        |  |                    |   |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?                                          | Yes |    |            | Form notes discussions are ongoing with various interested parties.                                                                                                                                                      |
| 23. Is affordable housing included as part of the proposal?                                                                                       |     | No |            | A viability assessment has not been submitted for this specific proposal as it related to less than 10 dwellings, no affordable housing is proposed only market housing as a consequence the site is given a red rating. |
| 24. Can the site be delivered in the RLDP Plan Period?                                                                                            | Yes |    |            | Site promoter suggests in the initial submission that the site can be built out within the plan period.                                                                                                                  |
| <b>Availability</b>                                                                                                                               |     |    |            |                                                                                                                                                                                                                          |
| 25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?                |     | No |            | No.                                                                                                                                                                                                                      |
| 26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past? |     | No |            | No.                                                                                                                                                                                                                      |
| <b>Environmental</b>                                                                                                                              |     |    |            |                                                                                                                                                                                                                          |
| 27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?                                               |     | No |            | No.                                                                                                                                                                                                                      |
| 28. If yes, have details been provided of how development will achieve phosphate neutrality?                                                      |     |    | N/A        | N/A                                                                                                                                                                                                                      |
| 29. Will the proposal include low or zero carbon energy generating technologies?                                                                  | Yes |    |            | The site promoter notes the proposal will seek to incorporate such technology including air source heat pumps and PV.                                                                                                    |

| Topic/Question                                                                                                                                                                         | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 30. Will appropriate measures be taken as part of the proposal to address climate change?                                                                                              | Yes |    |            | The site promoter notes the dwellings would be designed to be energy efficient and to maximise solar gain. Electrical vehicle charging points would be provided and active travel would be promoted.                                                                                                                                                                                                                                     |
| 31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)                                                                                                  |     | No |            | No.                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Economic and Other Benefits</b>                                                                                                                                                     |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Accessibility (Highways, Active Travel and Public Transport)</b>                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 33. From a highways perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?          | Yes |    |            | The highway authority considers that the site can be developed for the intended purpose, any mitigation and improvements will be subject to further detailed review and analysis submitted in support of any future submission (Transport Assessment etc).                                                                                                                                                                               |
| 34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?   | Yes |    |            | The site sits outside a designated locality.                                                                                                                                                                                                                                                                                                                                                                                             |
| 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 |    |            | Shirenewton has a daily frequency bus service with the following routes:<br>63 Shirenewton – Usk – Pontypool – Cwmbran (3 buses per day 08:34 – 15:42)<br>63 Cwmbran- Pontypool – Usk – Shirenewton (4 buses per day 07:17 – 16:40)<br>63 Shirenewton – Usk – Pontypool (4 buses per day 08:34 – 17:59)<br>63 Pontypool – Usk – Shirenewton (5 buses per day 06:55 – 16:52)<br>63 Shirenewton – Chepstow (5 buses per day 07:31 – 17:34) |

| Topic/Question                                                                                                                                                                | Yes | No | Not Stated | Commentary                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                               |     |    |            | 63 Chepstow – Shirenewton (4 buses per day 08:25 – 17:47)                                                                                                                                                 |
| 36. Is access required directly on to the trunk road network?                                                                                                                 |     | No |            | No.                                                                                                                                                                                                       |
| 37. Are there any WG highways comments for this site?                                                                                                                         | Yes |    |            | WG Highways note that there would be potential for contribution due to impacts at High Beech.                                                                                                             |
| <b>Flood Risk and Drainage</b>                                                                                                                                                |     |    |            |                                                                                                                                                                                                           |
| 38. Are there concerns that all or part of the site may be unsuitable due to flood risk                                                                                       |     | No |            | No.<br>The SFCA notes that there are no significant flood risk considerations to allocation.                                                                                                              |
| 39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination                              | Yes |    |            | The Flooding and Drainage Team note that all or part of the site may be unsuitable due the lack of a suitable surface water drainage discharge destination. No clear outfall for surface water available. |
| <b>Tourism</b>                                                                                                                                                                |     |    |            |                                                                                                                                                                                                           |
| 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                                                                                                                                                                                                       |
| <b>Ecology</b>                                                                                                                                                                |     |    |            |                                                                                                                                                                                                           |
| 41. Has an ecological assessment been undertaken?                                                                                                                             | Yes |    |            | Yes, a Preliminary Ecological Appraisal has been submitted to support the proposal.                                                                                                                       |

|                                                                                                                                                                                                          | Whole site suitable | Whole site not suitable | Whole / part of the site may be suitable | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 42. Recommendation from an ecology perspective on intended purpose of the site                                                                                                                           |                     |                         | Yes                                      | <p>From an ecological perspective the site may be suitable for its intended purpose. The overall site value is high. Further surveys needed to assess species presence and inform design. No masterplan submitted.</p> <ul style="list-style-type: none"> <li>• Wye Valley and Forest of Dean Bat Sites SAC 916m NE</li> <li>• Llwyn Y Celyn Wetland SSSI 845m NNE</li> <li>• Mwyngloddfa Mynyddbach SSSI 916m NE</li> <li>• Dinham Valley Woods Wildlife Site 815m</li> <li>• Land off Usk Road / Wayside Wildlife Site 780m</li> <li>• Longmead Wood Wildlife Site 648m</li> <li>• Stoneycroft Wood Wildlife Site 763m</li> <li>• Mynyddbach Meadows Wildlife Site 327m</li> <li>• Batwell Marshy Grassland Wildlife Site 770m</li> <li>• Batwell Meadows Wildlife Site 466m</li> <li>• Argoed Wood Wildlife Site 813m</li> <li>• Shirenewton Meadows Wildlife Site (Wildlife Trust Reserve) 323m</li> <li>• Closest area of ancient woodland is located approx. 350m north of the site.</li> </ul> |
| Topic/Question                                                                                                                                                                                           | Yes                 | No                      | Not Stated                               | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Landscape and GI</b>                                                                                                                                                                                  |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 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                      |                                          | <p>The site has not been assessed by the landscape sensitivity study. Previous 2010 study indicated Landscape sensitivity high/medium.</p> <p><b>Landscape officer comments</b> (June 2022):</p> <p>It is considered from a Landscape and GI perspective that a development of the proposed scale at this location will have an adverse visual impact on Monmouthshire's wider valued landscape. The scale of development into the open countryside, on skyline in a topographically exposed agricultural greenfield setting may not be able to be visually integrated effectively into the landscape as</p>                                                                                                                                                                                                                                                                                                                                                                                          |

| Topic/Question                                                                                                                                                                 | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                |     |    |            | an urban extension, extending settlement edge into more visually intrusive areas of the landscape.                                                                                                                                                                                                                                                                                            |
| <b>Heritage / Landscape</b>                                                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                               |
| 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? |     |    |            | Detrimental to the character and appearance of the Conservation Areas and the setting of Listed Buildings.                                                                                                                                                                                                                                                                                    |
| 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 |    |            | Yes, the site is located immediately adjacent the Shirenewton Conservation Area boundary.<br><br>GGAT notes the Historic Environment Record details extensive prehistoric artefacts in the field and surrounding fields. Desk-based assessment and geophysical survey prior to any determination of an application would inform mitigation, which may include further pre-determination work. |
| 47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?                                           |     |    |            | No.                                                                                                                                                                                                                                                                                                                                                                                           |
| 48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?                                                                      |     |    |            | No.                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Environmental Health</b>                                                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                               |
| 49. Is the proposed land use compatible with neighbouring uses?                                                                                                                | Yes |    |            | Yes, the surrounding uses are residential so the development is fully compatible with these uses. The site is not impacted by any bad neighbour uses.                                                                                                                                                                                                                                         |

| Topic/Question                                                                                                                                                                              | Yes | No | Not Stated | Commentary |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------|
| 50. Is there a possibility that the site is contaminated?                                                                                                                                   |     | No |            | No.        |
| 51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.  |     |    | N/A        | N/A        |
| <b>Economic Development</b>                                                                                                                                                                 |     |    |            |            |
| 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 |
| -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | +                                | -                                    | +                   | ++                                           | -                                 | +                    | +                       | -                                | -                       | +                       | --                       | +                            | ?                           | --                   | ?         | +                           |
| <b>Commentary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
| <p>The colour coding relates to the desk top GIS assessment of the site which note the site performs most positively against the ISA theme relating to health &amp; well-being-leisure and green spaces. The site also performs well against the themes relating to population &amp; communities (homes), health and well-being (general), transport &amp; movement, climate change and the natural resources themes relating to air quality, nitrate vulnerable zones and minerals. The site performs less well against equalities, diversity and inclusion as it falls amongst the 10-20% least deprived LSOAs in Wales. It also performs less well against the economy and employment. The site also has the potential for a significant negative effect on the historic environment and natural resources theme relating to land as a result of the site being wholly greenfield</p> |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |

land, being best and most versatile land and being used for agriculture. The impact on the landscape and the biodiversity & geodiversity themes are uncertain at this stage.

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

| Site assessment conclusion   |     |    |                                                                                                                                                      |
|------------------------------|-----|----|------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              | Yes | No | Commentary                                                                                                                                           |
| Progress to RLDP allocation? |     |    | Site not progressing as significant concerns have been raised in relation to heritage impact. Therefore, the site will not be allocated in the RLDP. |

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| Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form |                              |                            |                                               |                     |             |
|---------------------------------------------------------------------|------------------------------|----------------------------|-----------------------------------------------|---------------------|-------------|
| <b>Candidate Site No.</b>                                           | <b>CS0240</b>                | <b>Candidate Site Name</b> | Land to the east of Mouton Court, Shirenewton | <b>Area (Ha)</b>    | 0.32        |
| <b>Proposal</b>                                                     | <b>Residential – 8 Homes</b> |                            |                                               | <b>Existing Use</b> | Agriculture |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|----------------------------------------------------------------------------------------------------------------|
| <b>Land/Location</b>                                                                                                                              |     |    |            |                                                                                                                |
| 1. Does the site relate to the existing settlement?                                                                                               | Yes |    |            | The site is located on the edge of the settlement of Shirenewton adjacent the settlement development boundary. |
| 2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)                                                                   |     | No |            | No, the site is greenfield and used for agriculture.                                                           |
| 3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.) |     | No |            | No.                                                                                                            |
| 4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?                                                                               | Yes |    |            | The Agricultural Land Classification (ALC) predictive maps identify the whole of the site as Grade 2.          |
| 5. Does the proposal result in the loss of amenity open space (DES2)?                                                                             |     | No |            | No.                                                                                                            |
| 6. Does the proposal result in the loss of community facilities?                                                                                  |     | No |            | No.                                                                                                            |
| 7. Does the site lie within a Minerals Safeguarding Area?                                                                                         |     | No |            | No.                                                                                                            |

| Topic/Question                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                          |     |    |            | The site is located in a Category 2 Sandstone Safeguarding Area (BGS), however, there is no requirement to safeguard Category 2 areas.                                                                                                                 |
| 8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?        | Yes |    |            | Yes, the site is located within the Future Wales indicative Green Belt area but is located adjacent to the existing settlement of Shirenewton. The boundary of any future Green Belt will be determined by the future Strategic Development Plan.      |
| <b>Accessibility</b>                                                                                                     |     |    |            |                                                                                                                                                                                                                                                        |
| 9. Is the site within an acceptable walking distance of a primary school?                                                | Yes |    |            | The site is located approximately 9 minutes from Shirenewton Primary School which is the catchment Primary School (650m using the footpath that runs through Tan House Court to the school pedestrian entrances).                                      |
| 10. Is the site within an acceptable walking distance of a secondary school?                                             |     | No |            | No. The catchment Secondary School is located in Chepstow.                                                                                                                                                                                             |
| 11. Is the site within an acceptable walking distance of community facilities including open space?                      | Yes |    |            | Yes, the site is located approximately 9 minutes (650m) from an Area of Amenity Importance/play area and Recreation Hall however, there are no public footpaths along the road. A Church is also located approximately 7 minutes (500m) from the site. |
| 12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials? |     | No |            | No.                                                                                                                                                                                                                                                    |
| <b>Deliverability &amp; Viability</b>                                                                                    |     |    |            |                                                                                                                                                                                                                                                        |
| 13. Are all landowners aware and in agreement with the proposed candidate site land use?                                 | Yes |    |            | Yes, multiple owners but all have agreed to the proposal.                                                                                                                                                                                              |
| 14. Is the site wholly in the ownership of the proposer?                                                                 |     | No |            | The submitted Candidate Sites form states no, although stated in the original Candidate Site submission that all of the owners have agreed to the proposal.                                                                                            |

| Topic/Question                                                                                                                                                                                            | Yes | No                     | Not Stated | Commentary                                                                                                                                                                                                                            |            |  |             |   |           |   |                        |  |                    |   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--|-------------|---|-----------|---|------------------------|--|--------------------|---|
| 15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?                                                                                                    |     | No                     |            | No.                                                                                                                                                                                                                                   |            |  |             |   |           |   |                        |  |                    |   |
| 16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main) |     | No                     |            | No.                                                                                                                                                                                                                                   |            |  |             |   |           |   |                        |  |                    |   |
| 17. Is the site capable of connection to an existing mains water/mains sewerage service?                                                                                                                  | Yes |                        |            | Yes.<br>Dŵr Cymru Welsh Water (March 2023) have noted there are no issues in relation to connection to mains water/sewerage.                                                                                                          |            |  |             |   |           |   |                        |  |                    |   |
| 18. Is there capacity within the mains water/sewerage to serve the proposed development?                                                                                                                  | Yes |                        |            | Dŵr Cymru Welsh Water (March 2023) state there are no issues in the foul flows from this site being accommodated at the Newport Nash WwTW.                                                                                            |            |  |             |   |           |   |                        |  |                    |   |
| 19. Is the site capable of connection to electricity?                                                                                                                                                     | Yes |                        |            | Yes.                                                                                                                                                                                                                                  |            |  |             |   |           |   |                        |  |                    |   |
| 20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)                                                                                          | Yes |                        |            | <table><tr><td>Gas supply</td><td></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)                                                                         |     |                        | 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?                                          |     | No |            | No.                                                                                                                                                                                                  |
| 23. Is affordable housing included as part of the proposal?                                                                                       | Yes |    |            | The submission form notes the owners are open-minded regarding 50% provision.                                                                                                                        |
| 24. Can the site be delivered in the RLDP Plan Period?                                                                                            | Yes |    |            | Yes.                                                                                                                                                                                                 |
| <b>Availability</b>                                                                                                                               |     |    |            |                                                                                                                                                                                                      |
| 25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?                |     | No |            | No.                                                                                                                                                                                                  |
| 26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past? |     | No |            | No.                                                                                                                                                                                                  |
| <b>Environmental</b>                                                                                                                              |     |    |            |                                                                                                                                                                                                      |
| 27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?                                               |     | No |            | No.                                                                                                                                                                                                  |
| 28. If yes, have details been provided of how development will achieve phosphate neutrality?                                                      |     |    | N/A        | N/A                                                                                                                                                                                                  |
| 29. Will the proposal include low or zero carbon energy generating technologies?                                                                  | Yes |    |            | The owners are conscious of the Government's target in respect of "net zero" and submit that the remaining part of the field i.e. that edged in blue, could be utilised for Ground Source Heat Pumps |

| Topic/Question                                                                                                                                                                         | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 30. Will appropriate measures be taken as part of the proposal to address climate change?                                                                                              | Yes |    |            | Note that if feasible as well as Ground Source Heat Pumps, it would be possible to utilise Air Source Heat Pumps and Solar PV panels; dwellings could be orientated to take full advantage of the latter and passive solar gain. The owners are also fully aware of the necessity to construct the dwellings to the highest possible standards in respect of thermal efficiency utilising the 'fabric first' approach. |
| 31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)                                                                                                  |     | No |            | No.                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Economic and Other Benefits</b>                                                                                                                                                     |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Accessibility (Highways, Active Travel and Public Transport)</b>                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 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 think that the size and scale of the development will have an impact on the immediate local highway network, the level of mitigation and improvements will be subject to detailed analysis and review undertaken as part of the robust transport assessment.                                                                                                                                     |
| 34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?   | Yes |    |            | The site sits outside a designated locality.<br>The site sits alongside Active Travel Network Map route MCC-C33A (DL), this is a future route. This has 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 |    |            | Shirenewton has a daily frequency bus service with the following routes:<br>63 Shirenewton – Usk – Pontypool – Cwmbran (3 buses per day 08:34 – 15:42)<br>63 Cwmbran- Pontypool – Usk – Shirenewton (4 buses per day 07:17 – 16:40)<br>63 Shirenewton – Usk – Pontypool (4 buses per day 08:34 – 17:59)                                                                                                                |

| Topic/Question                                                                                                                                                                | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                               |     |    |            | 63 Pontypool – Usk – Shirenewton (5 buses per day 06:55 – 16:52)<br>63 Shirenewton – Chepstow (5 buses per day 07:31 – 17:34)<br><br>63 Chepstow – Shirenewton (4 buses per day 08:25 – 17:47)                                                     |
| 36. Is access required directly on to the trunk road network?                                                                                                                 |     | No |            | No.                                                                                                                                                                                                                                                |
| 37. Are there any WG highways comments for this site?                                                                                                                         | Yes |    |            | WG Highways note that there would be potential for contribution due to impacts at High Beech.                                                                                                                                                      |
| <b>Flood Risk and Drainage</b>                                                                                                                                                |     |    |            |                                                                                                                                                                                                                                                    |
| 38. Are there concerns that all or part of the site may be unsuitable due to flood risk                                                                                       |     | No |            | No.<br><br>The SFCA notes that there are no significant flood risk considerations.                                                                                                                                                                 |
| 39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination                              | Yes |    |            | The Flooding and Drainage Team note that all or part of the site may be unsuitable due the lack of a suitable surface water drainage discharge destination. No clear outfall for surface water – Potentially to the north across third party land. |
| <b>Tourism</b>                                                                                                                                                                |     |    |            |                                                                                                                                                                                                                                                    |
| 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                                                                                                                                                                                                                                                |
| <b>Ecology</b>                                                                                                                                                                |     |    |            |                                                                                                                                                                                                                                                    |
| 41. Has an ecological assessment been undertaken?                                                                                                                             | Yes |    |            | Yes, a Preliminary Ecological Appraisal and an Ecology Summary Form have been submitted.                                                                                                                                                           |

|                                                                                                                                                                                                          | Whole site suitable | Whole site not suitable | Whole / part of the site may be suitable | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 42. Recommendation from an ecology perspective on intended purpose of the site                                                                                                                           |                     |                         | Yes                                      | <p>From an ecological perspective the site may be suitable for its intended purpose. The overall site value is medium. No masterplan, PEA out of date, phase 2 surveys needed to inform design and GI requirements.</p> <ul style="list-style-type: none"> <li>• Shirenewton Meadows SINC 10m north west</li> <li>• Wye Valley and Forest of Dean Bat Site SAC (CSZ for hibernation roost) within 1km buffer</li> <li>• Wye Valley Woodlands SAC and SSSI within 1km buffer</li> <li>• Mwyngloddfa Mynyddbach SSSI within 1km buffer</li> <li>• Mynyddbach Meadows SINC within 250m buffer</li> <li>• Wye Valley AONB SINC within 250m buffer</li> <li>• Land off Usk Road/Wayside SINC within 250m buffer</li> <li>• Llwyn Y Celyn Wetlands SSSI within 1km buffer</li> <li>• Dinham Valley Woods SINC within 250m buffer</li> <li>• Longmead Wood SINC within 250m buffer</li> </ul> |
| Topic/Question                                                                                                                                                                                           | Yes                 | No                      | Not Stated                               | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Landscape and GI</b>                                                                                                                                                                                  |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 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                      |                                          | <p>The site has not been assessed by the landscape sensitivity study. Previous 2010 study indicated Landscape sensitivity high/medium.</p> <p><b>Landscape officer comments</b> (June 2022):</p> <p>It is considered from a Landscape and GI perspective that a development of the proposed scale at this location will have an adverse visual impact on Monmouthshire's wider valued landscape. The scale of development as a ribbon extension along an approach corridor to the village would be out of character for settlement, extending urban edge into the open countryside in a topographically exposed agricultural greenfield setting and may not be able to be visually integrated effectively into the landscape, extending settlement edge into more visually intrusive areas of the landscape.</p>                                                                       |

| Topic/Question                                                                                                                                                                 | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Heritage / Landscape</b>                                                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                   |
| 44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA? |     |    | N/A        | N/A                                                                                                                                                                                                                                                                                                               |
| 45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?                                                                                 |     | No |            | No.                                                                                                                                                                                                                                                                                                               |
| 46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity?               |     | No |            | No.<br>GGAT note the Historic Environment Record details groups of prehistoric artefacts and crop mark enclosures in the surrounding fields. Desk-based assessment and geophysical survey prior to any determination of an application would inform mitigation, which may include further pre-determination work. |
| 47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?                                           |     | No |            | No.                                                                                                                                                                                                                                                                                                               |
| 48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?                                                                      |     | No |            | No.                                                                                                                                                                                                                                                                                                               |
| <b>Environmental Health</b>                                                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                   |
| 49. Is the proposed land use compatible with neighbouring uses?                                                                                                                | Yes |    |            | Site is located adjacent Mounon Court a residential site allocated within the Adopted LDP.                                                                                                                                                                                                                        |
| 50. Is there a possibility that the site is contaminated?                                                                                                                      |     | No |            | No.                                                                                                                                                                                                                                                                                                               |

| Topic/Question                                                                                                                                                                              | Yes | No | Not Stated | Commentary          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|---------------------|
| 51. From an environmental health perspective is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA.  |     |    | N/A        | N/A – not consulted |
| <b>Economic Development</b>                                                                                                                                                                 |     |    |            |                     |
| 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 – not consulted |

| <b>SA/SEA assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------|---------------------|----------------------------------------------|-----------------------------------|----------------------|-------------------------|----------------------------------|-------------------------|-------------------------|--------------------------|------------------------------|-----------------------------|----------------------|-----------|-----------------------------|
| 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 |
| -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | +                                | +                                    | +                   | ++                                           | -                                 | +                    | +                       | -                                | +                       | +                       | --                       | +                            | ?                           | ?                    | ?         | +                           |
| <b>Commentary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
| <p>The colour coding relates to the desk top GIS assessment of the site which note the site performs most positively against the ISA theme relating to health &amp; well-being-leisure and green spaces. The site also performs well against the population &amp; communities themes, health and well-being (general), transport &amp; movement, climate change and the majority of natural resources themes (air, source protection zones, nitrate vulnerable zones and minerals). The site performs less well against equalities, diversity and inclusion as it falls amongst the 10-20% least deprived LSOAs in Wales. It also performs less well against economy and employment and the historic environment themes. The site also has the potential for a significant negative effect on the natural resources theme relating to land as a result of the site being wholly greenfield land, being best and most versatile land and being used for agriculture. The impact on the landscape, historic environment and the biodiversity &amp; geodiversity themes are uncertain at this stage.</p> |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |

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

| Site assessment conclusion   |     |    |                                                                                                                                                                                                                                         |
|------------------------------|-----|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              | Yes | No | Commentary <sup>2</sup>                                                                                                                                                                                                                 |
| Progress to RLDP allocation? |     |    | Whole site is Grade 2 BMV agricultural land. Site is not allocated as there is sufficient and more suitable land available for residential development within the Main Rural Settlement of Shirenewton to accommodate its housing need. |

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<sup>2</sup> Amended to reflect factual correction October 2025.

| Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form |                                  |                            |                                                  |                     |                   |
|---------------------------------------------------------------------|----------------------------------|----------------------------|--------------------------------------------------|---------------------|-------------------|
| <b>Candidate Site No.</b>                                           | <b>CS0244</b>                    | <b>Candidate Site Name</b> | Land to the west of Ditch Hill Lane, Shirenewton | <b>Area (Ha)</b>    | 1.95              |
| <b>Proposal</b>                                                     | Residential – up to 10 dwellings |                            |                                                  | <b>Existing Use</b> | Agricultural Land |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land/Location</b>                                                                                                                              |     |    |            |                                                                                                                                                                                                                       |
| 1. Does the site relate to the existing settlement?                                                                                               | Yes |    |            | The site is located on the edge of the settlement of Shirenewton.                                                                                                                                                     |
| 2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)                                                                   |     | No |            | No, the site is greenfield and in agricultural use.                                                                                                                                                                   |
| 3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.) |     | No |            | No.                                                                                                                                                                                                                   |
| 4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?                                                                               | Yes |    |            | The Agricultural Land Classification (ALC) predictive maps identify the majority of the site as Grade 2 (73% 1.46ha), with some subgrade 3b (11% 0.23ha), Grade 4 (8% 0.16ha) and the remainder as urban (8% 0.17ha). |
| 5. Does the proposal result in the loss of amenity open space (DES2)?                                                                             |     | No |            | No.                                                                                                                                                                                                                   |
| 6. Does the proposal result in the loss of community facilities?                                                                                  |     | No |            | No.                                                                                                                                                                                                                   |
| 7. Does the site lie within a Minerals Safeguarding Area?                                                                                         |     | No |            | No.<br><br>The site is located in a Category 2 Sandstone Safeguarding Area (BGS) however there is no requirement to safeguard Category 2 areas.                                                                       |

| Topic/Question                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------|-----|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?        | Yes |    |            | Yes, the site is located within the Future Wales indicative Green Belt area but is located adjacent to the existing settlement of Shirenewton. The boundary of any future Green Belt will be determined by the future Strategic Development Plan.                                                                          |
| <b>Accessibility</b>                                                                                                     |     |    |            |                                                                                                                                                                                                                                                                                                                            |
| 9. Is the site within an acceptable walking distance of a primary school?                                                | Yes |    |            | The site is located approximately 3 minutes (200m) from Shirenewton Primary School which is the catchment Primary School (Additional footpath provision would however be required on the site frontage to link with existing footpath provision to the school).                                                            |
| 10. Is the site within an acceptable walking distance of a secondary school?                                             |     | No |            | No. The catchment Secondary School is located in Chepstow.                                                                                                                                                                                                                                                                 |
| 11. Is the site within an acceptable walking distance of community facilities including open space?                      | Yes |    |            | Yes, the site is located approximately 7 minutes (400m) from an Area of Amenity Importance which includes a play area and tennis courts along with the Shirenewton Recreation Hall (using the footpath that links Newton Manor to Ditch Hill Lane). A Church is also located approximately 7 minutes (500m) from the site. |
| 12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials? |     | No |            | No.                                                                                                                                                                                                                                                                                                                        |
| <b>Deliverability &amp; Viability</b>                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                            |
| 13. Are all landowners aware and in agreement with the proposed candidate site land use?                                 | Yes |    |            | Yes, site is wholly in ownership of proposer.                                                                                                                                                                                                                                                                              |
| 14. Is the site wholly in the ownership of the proposer?                                                                 | Yes |    |            | 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                     |            | No.                                                                                                                                                                                                                                   |            |  |             |   |           |   |                        |  |                    |   |
| 16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main) | Yes |                        |            | Dŵr Cymru Welsh Water (March 2023) have noted there is an 150mm foul sewer crossing the site.                                                                                                                                         |            |  |             |   |           |   |                        |  |                    |   |
| 17. Is the site capable of connection to an existing mains water/mains sewerage service?                                                                                                                  | Yes |                        |            | Yes.<br>Dŵr Cymru Welsh Water (March 2023) have noted there are no issues in relation to connection to mains water/sewerage.                                                                                                          |            |  |             |   |           |   |                        |  |                    |   |
| 18. Is there capacity within the mains water/sewerage to serve the proposed development?                                                                                                                  | Yes |                        |            | Dŵr Cymru Welsh Water (March 2023) state there are no issues in the foul flows from this site being accommodated at the Newport Nash WwTW.                                                                                            |            |  |             |   |           |   |                        |  |                    |   |
| 19. Is the site capable of connection to electricity?                                                                                                                                                     | Yes |                        |            | Yes.                                                                                                                                                                                                                                  |            |  |             |   |           |   |                        |  |                    |   |
| 20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)                                                                                          | Yes |                        |            | <table><tr><td>Gas supply</td><td></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)                                                                         |     |                        | N/S        | 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 |    |            | Discussions have been held with Monmouthshire Housing Association in respect of the delivery of affordable housing on the site.                                                      |
| 23. Is affordable housing included as part of the proposal?                                                                                       | Yes |    |            | The form notes the site promoter would consider 50% affordable housing. A viability assessment however has not been submitted with the proposal as it related to up to 10 dwellings. |
| 24. Can the site be delivered in the RLDP Plan Period?                                                                                            | Yes |    |            | Site promoter suggests in the initial submission that the site can be delivered within 12 months of planning approval subject to approval of pre commencement conditions.            |
| <b>Availability</b>                                                                                                                               |     |    |            |                                                                                                                                                                                      |
| 25. Does the site (or part of the site) relate to an allocation in the adopted LDP? If yes what has prevented delivery previously?                |     | No |            | No.                                                                                                                                                                                  |
| 26. Does the site (or part of the site) currently have planning permission, or has the site been put forward for planning permission in the past? |     | No |            | No.                                                                                                                                                                                  |
| <b>Environmental</b>                                                                                                                              |     |    |            |                                                                                                                                                                                      |
| 27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?                                               |     | No |            | No.                                                                                                                                                                                  |
| 28. If yes, have details been provided of how development will achieve phosphate neutrality?                                                      |     |    | N/A        | N/A                                                                                                                                                                                  |

| Topic/Question                                                                                                                                                                         | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 29. Will the proposal include low or zero carbon energy generating technologies?                                                                                                       | Yes |    |            | The form notes yes but no details provided.                                                                                                                                                                                                                                                             |
| 30. Will appropriate measures be taken as part of the proposal to address climate change?                                                                                              | Yes |    |            | The form notes yes but no details provided.                                                                                                                                                                                                                                                             |
| 31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)                                                                                                  |     | No |            | No.                                                                                                                                                                                                                                                                                                     |
| <b>Economic and Other Benefits</b>                                                                                                                                                     |     |    |            |                                                                                                                                                                                                                                                                                                         |
| 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                                                                                                                                                                                                                                                                                                     |
| <b>Accessibility (Highways, Active Travel and Public Transport)</b>                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                         |
| 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, depending upon the size and scale 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.<br>Can provide road and pedestrian access to allow better connections to school and village.                                                                                                                                                               |
| 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 |    |            | Shirenewton has a daily frequency bus service with the following routes:<br>63 Shirenewton – Usk – Pontypool – Cwmbran (3 buses per day 08:34 – 15:42)<br>63 Cwmbran- Pontypool – Usk – Shirenewton (4 buses per day 07:17 – 16:40)<br>63 Shirenewton – Usk – Pontypool (4 buses per day 08:34 – 17:59) |

| Topic/Question                                                                                                                                                                | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                               |     |    |            | 63 Pontypool – Usk – Shirenewton (5 buses per day 06:55 – 16:52)<br>63 Shirenewton – Chepstow (5 buses per day 07:31 – 17:34)<br><br>63 Chepstow – Shirenewton (4 buses per day 08:25 – 17:47)                                                                                |
| 36. Is access required directly on to the trunk road network?                                                                                                                 |     | No |            | No.                                                                                                                                                                                                                                                                           |
| 37. Are there any WG highways comments for this site?                                                                                                                         | Yes |    |            | WG Highways note that there would be potential for contribution due to impacts at High Beech.                                                                                                                                                                                 |
| <b>Flood Risk and Drainage</b>                                                                                                                                                |     |    |            |                                                                                                                                                                                                                                                                               |
| 38. Are there concerns that all or part of the site may be unsuitable due to flood risk                                                                                       |     | No |            | No.<br><br>The SFCA notes that there are no significant flood risk considerations to allocation.                                                                                                                                                                              |
| 39. Are there concerns that all or part of the site may be unsuitable due to the lack of a suitable surface water drainage discharge destination                              | Yes |    |            | The Flooding and Drainage Team note that all or part of the site may be unsuitable due the lack of a suitable surface water drainage discharge destination. No clear outfall for surface water – watercourse to south may be hard to achieve fall from Northern part of site. |
| <b>Tourism</b>                                                                                                                                                                |     |    |            |                                                                                                                                                                                                                                                                               |
| 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                                                                                                                                                                                                                                                                           |
| <b>Ecology</b>                                                                                                                                                                |     |    |            |                                                                                                                                                                                                                                                                               |
| 41. Has an ecological assessment been undertaken?                                                                                                                             | Yes |    |            | Yes, a Preliminary Ecological Appraisal has been submitted to support the proposal along with an Ecological Summary Form and GIS files.                                                                                                                                       |

|                                                                                                                                                                                                          | 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                                      | <p>From an ecological perspective the site may be suitable for its intended purpose. The overall site value is medium. No master planning available. Will require appropriate GI, buffers and lighting</p> <p>Wye Valley Forest of Dean Bat Sites SAC (CSZ for hibernation roost) within 1km buffer.</p> <p>Mynyddbach Meadows SINC within 250m buffer.</p> <p>Shirenewton Meadows SINC within 250m buffer.</p> <p>Within 250m buffer of Ancient Woodland.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Topic/Question                                                                                                                                                                                           | Yes                 | No                      | Not Stated                               | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Landscape and GI</b>                                                                                                                                                                                  |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 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                      |                                          | <p>The site has not been assessed by the landscape sensitivity study. Previous 2010 study indicated Landscape sensitivity high/medium.</p> <p><b>Landscape officer comments</b> (June 2022):</p> <p>It is considered from a Landscape and GI perspective that a development of the proposed scale at this location will have a significant adverse visual and material impact on Monmouthshire's valued landscape and will prejudice the open characteristics of the land as part of separation between nearby settlements along a ridgeline. Extension of built form to the north of settlement to ridgeline and skyline with near proximity and intervisibility between settlements may prejudice the open characteristics and purpose of adjacent green wedge designation and may create a perception of coalescence, especially at night as viewed from the north and along lanes connecting Shirenewton and Mynydd Bach.</p> |
| <b>Heritage / Landscape</b>                                                                                                                                                                              |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 44. From a heritage perspective, is the site suitable to be developed for its intended purpose                                                                                                           |                     |                         | N/A                                      | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

| Topic/Question                                                                                                                                                   | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| as submitted, or with appropriate mitigation and further dialogue with the LPA?                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                   |
| 45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?                                                                   |     | No |            | No.                                                                                                                                                                                                                                                                                                               |
| 46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity? |     | No |            | No.<br>GGAT note the Historic Environment Record details groups of prehistoric artefacts and crop mark enclosures in the surrounding fields. Desk-based assessment and geophysical survey prior to any determination of an application would inform mitigation, which may include further pre-determination work. |
| 47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?                             |     | No |            | No.                                                                                                                                                                                                                                                                                                               |
| 48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?                                                        |     | No |            | No.                                                                                                                                                                                                                                                                                                               |
| <b>Environmental Health</b>                                                                                                                                      |     |    |            |                                                                                                                                                                                                                                                                                                                   |
| 49. Is the proposed land use compatible with neighbouring uses?                                                                                                  | Yes |    |            | Yes.                                                                                                                                                                                                                                                                                                              |
| 50. Is there a possibility that the site is contaminated?                                                                                                        |     | No |            | No.                                                                                                                                                                                                                                                                                                               |
| 51. From an environmental health perspective is the site suitable to be developed for its intended                                                               |     |    | N/A        | N/A                                                                                                                                                                                                                                                                                                               |

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

**SA/SEA assessment**

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

**Commentary**

The colour coding relates to the desk top GIS assessment of the site which note the site performs most positively against the ISA theme relating to health & well-being-leisure and green spaces. The site also performs well against the population & communities themes, health and well-being (general), transport & movement, climate change and the majority of natural resources themes (air, source protection zones, nitrate vulnerable zones and minerals). The site performs less well against equalities, diversity and inclusion as it falls amongst the 10-20% least deprived LSOAs in Wales. It also performs less well against the economy and employment theme. The site also has the potential for a significant negative effect on the historic environment, biodiversity and geodiversity and natural resources theme relating to land as a result of the site being wholly greenfield land, being best and most versatile land and being used for agriculture. The impact on the landscape theme is uncertain at this stage. Please refer to the full ISA Report for further information on the ISA objective questions and significant effect findings on the Candidate Site.

**Site assessment conclusion**

|                              | Yes | No | Commentary                                                                                                                                                                                 |
|------------------------------|-----|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Progress to RLDP allocation? |     |    | Site is not allocated as there is sufficient and more suitable land available for residential development within the Main Rural Settlement of Shirenewton to accommodate its housing need. |

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## St Arvans

| Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form |                        |                       |                                                  |                     |                           |
|---------------------------------------------------------------------|------------------------|-----------------------|--------------------------------------------------|---------------------|---------------------------|
| <b>Candidate Site No.</b>                                           | <b>CS0077</b>          | <b>Allocation Ref</b> | HA13 – Land adjacent to Piercefield Public House | <b>Area (Ha)</b>    | 1.1                       |
| <b>Proposal</b>                                                     | Residential – 16 units |                       |                                                  | <b>Existing Use</b> | Greenfield / agricultural |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land/Location</b>                                                                                                                              |     |    |            |                                                                                                                                                                                                                                                                                      |
| 1. Does the site relate to the existing settlement?                                                                                               | Yes |    |            | Yes – south of the existing development boundary.                                                                                                                                                                                                                                    |
| 2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)                                                                   |     | No |            | The site is greenfield land.                                                                                                                                                                                                                                                         |
| 3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.) | Yes |    |            | Fairly level – latest aerial indicates vegetation cover.                                                                                                                                                                                                                             |
| 4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?                                                                               | Yes |    |            | An Agricultural Land Classification survey has been submitted which states that the site is Grade 2 land. Despite the site soil being 100% BMV, the site currently comprises overgrown scrub and the site does not appear to have been under agricultural use for a number of years. |
| 5. Does the proposal result in the loss of amenity open space (DES2)?                                                                             |     | No |            |                                                                                                                                                                                                                                                                                      |
| 6. Does the proposal result in the loss of community facilities?                                                                                  |     | No |            |                                                                                                                                                                                                                                                                                      |

| Topic/Question                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7. Does the site lie within a Minerals Safeguarding Area?                                                                | Yes |    |            | Yes within a Category 1 limestone safeguarding area, however, the site is adjacent to existing development of St Arvans and consequently mineral extraction would not be feasible in this location.                                 |
| 8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?        | Yes |    |            | The site is considered to be within the indicative Future Wales Green Belt boundary, however, it is adjacent to an existing settlement. The boundary of any future Green Belt will be determined by the Strategic Development Plan. |
| <b>Accessibility</b>                                                                                                     |     |    |            |                                                                                                                                                                                                                                     |
| 9. Is the site within an acceptable walking distance of a primary school?                                                |     | No |            | Catchment primary school is The Dell Chepstow which is 1.8 miles/35 minute walk.                                                                                                                                                    |
| 10. Is the site within an acceptable walking distance of a secondary school?                                             |     | No |            | Catchment secondary school in Chepstow which is 1.5 miles/30 minute walk.                                                                                                                                                           |
| 11. Is the site within an acceptable walking distance of community facilities including open space?                      | Yes |    |            | Piercefield Public House is immediately adjacent to the site.<br>St Arvans Village Hall and recreation grounds are within close proximity, 50m away/ 5 minute walk.                                                                 |
| 12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials? | Yes |    |            | Nearest shop Budgens/Spar Chepstow- approx. 1.3miles/ 26 min walk away.<br>40 minute walk to Chepstow town centre-Bank Square.                                                                                                      |
| <b>Deliverability &amp; Viability</b>                                                                                    |     |    |            |                                                                                                                                                                                                                                     |
| 13. Are all landowners aware and in agreement with the proposed candidate site land use?                                 | Yes |    |            |                                                                                                                                                                                                                                     |
| 14. Is the site wholly in the ownership of the proposer?                                                                 | Yes |    |            |                                                                                                                                                                                                                                     |

| Topic/Question                                                                                                                                                                                            | Yes | No                     | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |            |   |             |   |           |   |                        |  |                    |   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---|-------------|---|-----------|---|------------------------|--|--------------------|---|
| 15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?                                                                                                    |     | No                     |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |            |   |             |   |           |   |                        |  |                    |   |
| 16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main) |     | No                     |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |            |   |             |   |           |   |                        |  |                    |   |
| 17. Is the site capable of connection to an existing mains water/mains sewerage service?                                                                                                                  | Yes |                        |            | There are no issues in the foul flows from these sites being accommodated at Newport Nash WwTW.                                                                                                                                                                                                                                                                                                                                                                                                               |            |   |             |   |           |   |                        |  |                    |   |
| 18. Is there capacity within the mains water/sewerage to serve the proposed development?                                                                                                                  | Yes |                        |            | There are no issues in the foul flows from these sites being accommodated at Newport Nash WwTW.                                                                                                                                                                                                                                                                                                                                                                                                               |            |   |             |   |           |   |                        |  |                    |   |
| 19. Is the site capable of connection to electricity?                                                                                                                                                     | Yes |                        |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |            |   |             |   |           |   |                        |  |                    |   |
| 20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)                                                                                          | Yes |                        |            | <div>Mains gas is available in the village and there is sufficient capacity within the energy grid to accommodate the development and EV charging. BT have confirmed that superfast broadband is available in the village with average speeds of 75 mb download.</div> <table><tr><td>Gas supply</td><td>x</td><td>EV Charging</td><td>X</td></tr><tr><td>Broadband</td><td>x</td><td rowspan="2">Other (Please specify)</td><td rowspan="2"></td></tr><tr><td>Landline telephone</td><td>x</td></tr></table> | Gas supply | x | EV Charging | X | Broadband | x | Other (Please specify) |  | Landline telephone | x |
| Gas supply                                                                                                                                                                                                | x   | EV Charging            | X          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |            |   |             |   |           |   |                        |  |                    |   |
| Broadband                                                                                                                                                                                                 | x   | Other (Please specify) |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |            |   |             |   |           |   |                        |  |                    |   |
| Landline telephone                                                                                                                                                                                        | x   |                        |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |            |   |             |   |           |   |                        |  |                    |   |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)                 |     | No |            |                                                                                                                                                                        |
| 22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?                                          | Yes |    |            | Submission form states interest has been expressed by local developers.                                                                                                |
| 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 |    |            | Submitted housing trajectory (Appendix 9 of the RLDP) indicates the units can be delivered in 2027/28. These rates were not disputed by the Housing Stakeholder Group. |
| <b>Availability</b>                                                                                                                               |     |    |            |                                                                                                                                                                        |
| 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 |            |                                                                                                                                                                        |
| <b>Environmental</b>                                                                                                                              |     |    |            |                                                                                                                                                                        |
| 27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?                                               |     | No |            |                                                                                                                                                                        |

| Topic/Question                                                                                                                                                                       | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 28. If yes, have details been provided of how development will achieve phosphate neutrality?                                                                                         |     |    |            | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 29. Will the proposal include low or zero carbon energy generating technologies?                                                                                                     | Yes |    |            | <p>Submission form states:</p> <p>As a minimum all dwellings would be provided with solar PV panels on south and west facing roof slopes to capture a significant amount of solar energy, reducing energy demand.</p> <p>An electric vehicle charging point would be provided for in each dwelling and all dwellings would have off-road parking. Low-carbon energy heat sources such as Heat Pumps will be considered and it is likely that by the time the RLDP is adopted significant gains will have been made in lowering the price of Heat Pumps and reliability into the market.</p> <p>Full costings for solar PV panels, EV charging points and low carbon heat sources have been made within the Viability Appraisal.</p> |
| 30. Will appropriate measures be taken as part of the proposal to address climate change?                                                                                            | Yes |    |            | <p>In addition, to the above proposed solar PV panels, EV charging points and low-carbon heat generation methods, significant emphasis has been placed in the design of the illustrative masterplan for a significant level of Green Infrastructure which provides species rich habitat, tree planting that absorbs CO2 and SuDs features that minimises surface water run-off that responds to climate change.</p>                                                                                                                                                                                                                                                                                                                 |
| 31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)                                                                                                | Yes |    |            | Yes within a designated RIGS – Otter Hole cave system (RIGS number 574).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Economic and Other Benefits</b>                                                                                                                                                   |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Accessibility (Highways, Active Travel and Public Transport)</b>                                                                                                                    |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 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 |    |            | <p>It is anticipated that the traffic generated by the additional limited number of dwellings, circa 15, can be accommodated on the A466 immediately adjacent to the proposed development and where it passes through the Wye Valley, Chepstow and its junction with the A48.</p> <p>Direct access off the A466 is achievable within existing highway boundaries or the development site.</p> <p>Generally, the Highway Authority considers the site to be well located in St Arvans with direct access off the A466.</p>                                                                                                                                                                                                                                                                           |
| 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 |    |            | <p>The site sits alongside ATNM cycling route MCC-C15B, this is a future route. This has low priority, meaning it should be developed within 15 years.</p> <p>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</p>                                                                                                                                                                                                                                                                                                                                                |
| 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 |    |            | <p><b>MCC's Public Transport Officer comments that the current public transport provision provides:</b></p> <ul style="list-style-type: none"> <li>• The A466 at the eastern edge of the site is served by bus route 69 (Chepstow-Tintern-Monmouth).</li> <li>• Service levels for route 69 is hourly (10-11 journeys) Mon-Fri, 4 on Saturdays and none on Sundays.</li> <li>• Route 69 is financially supported by MCC.</li> </ul> <p>Without any further measures the public transport mobility of the site is below average</p> <p><b>MCC's Public Transport Officer comments that improvement could be:</b></p> <ul style="list-style-type: none"> <li>• Route 69 would require improvement. The whole site could then be within 400m of a bus stop with a reasonable service level.</li> </ul> |

| Topic/Question                                                                                                                                   | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                  |     |    |            | <ul style="list-style-type: none"> <li>The development is likely to improve the viability of routes 69. Conversely, the necessary extended operation is likely to require additional revenue support.</li> </ul> <p>With these improvements the public transport mobility of the site can be average.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 36. Is access required directly on to the trunk road network?                                                                                    |     | No |            | This section of the A466 is not a trunk road.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 37. Are there any WG highways comments for this site?                                                                                            |     |    |            | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Flood Risk and Drainage</b>                                                                                                                   |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 38. Are there concerns that all or part of the site may be unsuitable due to flood risk                                                          |     | No |            | <p>SFCA – A proportion of the site (20%) is at risk of Surface Water flooding. The SFCA comments, however, that the site is likely to be suitable for allocation provided that a sequential approach is adopted for the site layout and design and that the highly vulnerable aspects of the development are situated outside areas of risk of flooding. Where possible existing flow routes should be retained within the proposed layout and considered in the drainage strategy. Detailed flood modelling should be undertaken at application stage and an FCA will be required.</p> <p>An FCA dated August 2021 and updated in November 2023 has been submitted to support the proposal which indicates that the proposal can meet TAN 15 National Flood Policy.</p> |
| 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 |     |    |            | <p><b>MCC Drainage Officer</b> – comments that satisfied that the site can drain via infiltration/soakaway design.</p> <p>Infiltration testing carried out in Autumn 2023 indicated that infiltration/soakaway solution is suitable at the site (possible to have on site drainage attenuation rather than pumped off site). Further design work required for SAB/ planning application stage.</p>                                                                                                                                                                                                                                                                                                                                                                       |

| Topic/Question                                                                                                                                                                | Yes                 | No                      | Not Stated                               | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Tourism</b>                                                                                                                                                                |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Ecology</b>                                                                                                                                                                |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 41. Has an ecological assessment been undertaken?                                                                                                                             | Yes                 |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                                                                                                                                                               | 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                                                                                                |                     |                         |                                          | <p>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.</p> <p>MCC Ecologist has noted the following on the site:</p> <ul style="list-style-type: none"> <li>• Site close / adjacent to a SAC/SPA/Ramsar/SSSI/LWS/SINC/ASNW</li> <li>• Important' hedgerow/s present</li> <li>• Protected species recorded / reasonable likely to be found on site but unlikely to prevent development if appropriate mitigation and compensation provided</li> </ul> <p>MCC Ecologist has indicated potential for net benefit for biodiversity at the site.</p> <p>Scale of development looks appropriate to retain a level of ecological functionality at the site. Loss of scrub habitat should be compensated for with a range of nesting bird provision (including in-built nestbox designs)</p> |

| Topic/Question                                                                                                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Landscape and GI</b>                                                                                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 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 |    |            | MCC Landscape Officer notes that it is considered from a Landscape and GI perspective that development of the proposed scale will not have an adverse visual impact on Monmouthshire's wider valued landscape. The scale of development in the open countryside can be integrated effectively into the landscape as an urban extension with a strong emphasis on sympathetic architectural form, less dense development, creation of a sense of place, space for GI, landscape, SUDs and habitat enhancements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Heritage / Landscape</b>                                                                                                                                                                              |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 44. From a heritage perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?                           | Yes |    |            | Sufficiently far from designated assets not to be harmful to their setting. The development should accord with best practice for placemaking, sustainability and Urban design.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?                                                                                                           | Yes |    |            | <p>There is a listed monument (not a building) to the east of the site.</p> <p><b>Heritage Officer Comments-</b> Proximity to listed buildings, Milestone and Fountain. These are minor structures and sit within the streetscape, given the type of LB the development is not considered to have an effect on their setting.</p> <p><b>Cadw -</b> Candidate site is located some 15m west of PGW(Gt)40(MON) Piercefield and the Wyndcliff and visible from it. The impact of any development in this candidate site on the registered historic park and garden will therefore be a material consideration in the determination of any planning application (see Planning Policy Wales 2021, section 6.1.19). Thus, before this candidate site can be considered for inclusion in the RLDP the applicant should be requested to provide an assessment of the impact of development in this area on PGW(Gt)40(MON) Piercefield and the Wyndcliff historic park and garden which should be prepared by a competent and qualified historic environment expert.</p> <p><b>Site Promoter has provided a Heritage Assessment (Cotswold Archaeology Jan 2024) which has demonstrated that development will not have a significant</b></p> |

| Topic/Question                                                                                                                                                   | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                  |     |    |            | adverse impact on Piercefield and the Wyndcliff historic park and garden. Cadw have been consulted and concur with the assessment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 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 |    |            | Immediately adjacent to St Arvans Conservation Area, Piercefield Registered Park.<br><br>Heritage Officer Comments- Site is adjacent to the St Arvans Conservation Area and adjacent to the St Arvans Public House which is identified in the St Arvans Conservation Area Appraisal as a building making a particularly positive contribution, as is St Arvans Lodge, opposite. These buildings form the gateway into St Arvans. However, they are residential in their form and the adjacent field to Piercefield PH is not essential to its setting or appreciation. Development is therefore considered acceptable, however, would need to match the density of the existing developed form as well as architectural style and palate of materials. Considerable use of GI to maintain integration with the surrounding landscape.<br><br>GGAT – Historic Environment Record notes route of a Roman road at the east of the site; area marked as orchard on historic mapping. 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?                             | Yes |    |            | Yes within Wye Valley National Landscape (AONB).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?                                                        |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Environmental Health</b>                                                                                                                                      |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 49. Is the proposed land use compatible with neighbouring uses?                                                                                                  | Yes |    |            | Residential use is considered compatible. There is existing residential use in close proximity.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

| Topic/Question                                                                                                                                                                              | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 50. Is there a possibility that the site is contaminated?                                                                                                                                   | Yes |    |            | Further investigation is likely to be required at planning application stage.<br>MCC Environmental Health Officer comments that: The site appears to be greenfield, however, it is adjacent to a land use that might have resulted in contamination. In addition, the construction of the adjacent housing estates could also have resulted in made ground/contamination of the proposed site. 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 |    |            | MCC Environmental Health Officer comments that: The site is close to the Chepstow AQMA.<br><br>Individually 15-20 houses should not have a negative impact on air quality, and this is supported by the submitted transport statement, however, the LPA needs to be aware of cumulative impacts of other proposed development in the area especially in how they impact the AQMA.<br><br>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.<br><br>Further mitigation/ consideration of impact upon environmental health will be required at planning application stage. For example, Construction Environmental Management Plans (CEMPS) – to manage the noise/dust impact of development. |
| <b>Economic Development</b>                                                                                                                                                                 |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 52. From an economic development perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA? |     |    |            | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

| SA/SEA assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------|---------------------|----------------------------------------------|-----------------------------------|----------------------|-------------------------|----------------------------------|-------------------------|-------------------------|--------------------------|------------------------------|-----------------------------|----------------------|-----------|-----------------------------|
| Economy & Employment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Population & Communities - homes | Population & Communities Placemaking | Health & well-being | Health & well-being (leisure & green spaces) | Equalities, diversity & inclusion | Transport & Movement | Natural Resources - Air | Natural Resources - Water bodies | Natural Resources - SPZ | Natural Resources - NVZ | Natural Resources - Land | Natural Resources - Minerals | Biodiversity & Geodiversity | Historic environment | Landscape | Climate Change inc flooding |
| -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | +                                | --                                   | +                   | ++                                           | -                                 | +                    | +                       | -                                | +                       | +                       | --                       | --                           | ?                           | --                   | --        | -                           |
| Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
| <p>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.</p> <p>The desk top study records that the site performs positively against ISA themes relating to 'Population and Communities-homes' and health and well-being themes. This is due to the proposal providing housing (outside a green wedge) in a location that is well connected to open/green /leisure space. The site also performs well for transport and movement as is in walking distance from nearby bus stops (&lt;50m to Piercefield bus stop) and just 7m from the National Cycle Network route and 8m from the nearest PRoW. The site proposal, however, does not perform positively on community placemaking as is not located in close proximity to primary and/or secondary schools and economy and employment as has poor access to existing employment.</p> <p>The site performs less well against and natural resources land as the site is BMV agricultural land. It also does not score well under landscape as is within the Wye Valley AONB and the historic environment due to being within St Arvans Conservation Area and close proximity to listed buildings. The biodiversity/geodiversity impact is considered uncertain due to being within 1km of designated sites. A portion of the site is within surface water flood zones and therefore there is an element of flood risk.</p> |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |

| Site assessment conclusion   |     |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------------|-----|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              | Yes | No | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Progress to RLDP allocation? | Yes |    | The site performs well against the assessment methodology with no fundamental constraints identified. Although within the Wye Valley National Landscape (AONB), the proposal is small scale and the landscape assessment has demonstrated limited harm. 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 16 homes. |

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| Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form |                                          |                     |                          |              |             |
|---------------------------------------------------------------------|------------------------------------------|---------------------|--------------------------|--------------|-------------|
| Candidate Site No.                                                  | CS0003                                   | Candidate Site Name | Livox Quarry, St. Arvans | Area (Ha)    | 50.99       |
| Proposal                                                            | Holiday Lodges and recreational activity |                     |                          | Existing Use | Agriculture |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land/Location</b>                                                                                                                              |     |    |            |                                                                                                                                                                                                                                                                                            |
| 1. Does the site relate to the existing settlement?                                                                                               |     | No |            | No is within the open countryside, but is an appropriate non-residential use in the countryside                                                                                                                                                                                            |
| 2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)                                                                   |     | No |            | Although submission form states Brownfield, the site is considered Greenfield by MCC Planning Policy Officers as it does not meet the definition of Previously Developed Land as set out in PPW The site is a former quarry with restoration conditions on the original quarrying consent. |
| 3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.) | Yes |    |            | Vegetation cover                                                                                                                                                                                                                                                                           |
| 4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?                                                                               | Yes |    |            | The Predictive Agricultural Land Classification (ALC) maps identify the site as being mainly non-agricultural BMV. There are however a few areas of Grade 2 BMV on the predictive mapping.                                                                                                 |
| 5. Does the proposal result in the loss of amenity open space (DES2)?                                                                             |     | No |            | There is also a PROW that runs through the site 381/56/2                                                                                                                                                                                                                                   |
| 6. Does the proposal result in the loss of community facilities?                                                                                  |     | No |            |                                                                                                                                                                                                                                                                                            |

| Topic/Question                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7. Does the site lie within a Minerals Safeguarding Area?                                                                | Yes |    |            | Yes located within a Limestone Category 1 minerals safeguarding area. The site is a former quarry – did not get permission to extend consent as within AONB landscape and local need no longer required for the steelworks          |
| 8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?        | Yes |    |            | The site is considered to be within the indicative Future Wales Green Belt boundary, however, it is adjacent to an existing settlement. The boundary of any future Green Belt will be determined by the Strategic Development Plan. |
| <b>Accessibility</b>                                                                                                     |     |    |            |                                                                                                                                                                                                                                     |
| 9. Is the site within an acceptable walking distance of a primary school?                                                |     |    |            | N/A                                                                                                                                                                                                                                 |
| 10. Is the site within an acceptable walking distance of a secondary school?                                             |     |    |            | N/A                                                                                                                                                                                                                                 |
| 11. Is the site within an acceptable walking distance of community facilities including open space?                      |     | No |            | However potential to walk to Tintern- 30 minute walk                                                                                                                                                                                |
| 12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials? |     | No |            | However potential to walk to Abbey stores in Tintern from the site, which is approx. 1.5 miles/30 minute walk away                                                                                                                  |
| <b>Deliverability &amp; Viability</b>                                                                                    |     |    |            |                                                                                                                                                                                                                                     |
| 13. Are all landowners aware and in agreement with the proposed candidate site land use?                                 | Yes |    |            |                                                                                                                                                                                                                                     |
| 14. Is the site wholly in the ownership of the proposer?                                                                 | Yes |    |            |                                                                                                                                                                                                                                     |

| Topic/Question                                                                                                                                                                                            | Yes | No                     | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |            |  |             |  |           |  |                        |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--|-------------|--|-----------|--|------------------------|--|
| 15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?                                                                                                    |     | No                     |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |            |  |             |  |           |  |                        |  |
| 16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main) |     | No                     |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |            |  |             |  |           |  |                        |  |
| 17. Is the site capable of connection to an existing mains water/mains sewerage service?                                                                                                                  |     | No                     |            | Welsh Water – Proposal will require significant offsite water mains – likely to be unviable. No public sewerage network in vicinity, nearest connection point circa 1000m<br><br>Submission form states- An environmentally friendly full package treatment plant will be used by the development in accordance with NRW guidelines and necessary discharge consent applied from subject to planning consent.<br><br>Water Bore holes will be used (as used by the former quarry owners to extract water for site usage). |            |  |             |  |           |  |                        |  |
| 18. Is there capacity within the mains water/sewerage to serve the proposed development?                                                                                                                  |     | No                     |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |            |  |             |  |           |  |                        |  |
| 19. Is the site capable of connection to electricity?                                                                                                                                                     | Yes |                        |            | Submission form states a HV power cable is already on site and was used by the previous quarry operators, a simple transformer will need to be installed for onsite power up to 800Kw.                                                                                                                                                                                                                                                                                                                                    |            |  |             |  |           |  |                        |  |
| 20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)                                                                                          | Yes |                        |            | <table><tr><td>Gas supply</td><td></td><td>EV Charging</td><td></td></tr><tr><td>Broadband</td><td></td><td>Other (Please specify)</td><td></td></tr></table>                                                                                                                                                                                                                                                                                                                                                             | Gas supply |  | EV Charging |  | Broadband |  | Other (Please specify) |  |
| Gas supply                                                                                                                                                                                                |     | EV Charging            |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |            |  |             |  |           |  |                        |  |
| Broadband                                                                                                                                                                                                 |     | Other (Please specify) |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |            |  |             |  |           |  |                        |  |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                           |                    |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--|--|--|
|                                                                                                                                                   |     |    |            | <table border="1"> <tr> <td>Landline telephone</td> <td></td> <td></td> <td></td> </tr> </table>                                                     | Landline telephone |  |  |  |
| Landline telephone                                                                                                                                |     |    |            |                                                                                                                                                      |                    |  |  |  |
| 21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)                 |     |    |            | Not stated                                                                                                                                           |                    |  |  |  |
| 22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?                                          | Yes |    |            |                                                                                                                                                      |                    |  |  |  |
| 23. Is affordable housing included as part of the proposal?                                                                                       |     |    |            | N/A                                                                                                                                                  |                    |  |  |  |
| 24. Can the site be delivered in the RLDP Plan Period?                                                                                            | Yes |    |            |                                                                                                                                                      |                    |  |  |  |
| <b>Availability</b>                                                                                                                               |     |    |            |                                                                                                                                                      |                    |  |  |  |
| 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 |            | Does not have planning permission granted – however this is a current application submitted for consideration prior to adoption of LDP DM/2021/01764 |                    |  |  |  |
| <b>Environmental</b>                                                                                                                              |     |    |            |                                                                                                                                                      |                    |  |  |  |
| 27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?                                               |     | No |            |                                                                                                                                                      |                    |  |  |  |

| Topic/Question                                                                                                                                                                       | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 28. If yes, have details been provided of how development will achieve phosphate neutrality?                                                                                         |     |    | N/A        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 29. Will the proposal include low or zero carbon energy generating technologies?                                                                                                     | Yes |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 30. Will appropriate measures be taken as part of the proposal to address climate change?                                                                                            | Yes |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)                                                                                                | Yes |    |            | Within a 500m buffer of Lancut (River Wye)                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Economic and Other Benefits</b>                                                                                                                                                   |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 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 |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Accessibility (Highways, Active Travel and Public Transport)</b>                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 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 |    |            | <p>The site is a former quarry/mineral extraction site, the existing means of access with minor improvements and re-engineering is considered more than capable of accommodating the proposed vehicular movements associated with a development of this type, size and scale.</p> <p>However the site is not the most sustainable in terms of walking, cycling, bus and rail and will require localised improvements to promote and encourage alternative modes of transport</p> |

| Topic/Question                                                                                                                                                                         | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 34. From an active travel perspective, is the site suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA?   | Yes |    |            | <p>The site potentially sits alongside ATNM cycling route MCC-LDC5, desire line this is a future route. This has a low priority, meaning it should be developed within 15 years.</p> <p>This is a rural site outside of a travel active Designated locality- however within the Active Travel strategic focus distance of 3 miles to key destinations (education, health, employment and shopping)</p>                                                                                                                                                                  |
| 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 |    |            | <p><b>MCC Public Transport Officer comments that current public transport provision is:</b></p> <ul style="list-style-type: none"> <li>• The A466 is served by bus route 69 (Chepstow-Tintern-Monmouth).</li> <li>• Service levels for route 69 is hourly (10-11 journeys) Mon-Fri, 4 on Saturdays and none on Sundays.</li> <li>• Route 69 is financially supported by MCC.</li> </ul> <p>Without any further measures the public transport mobility of the site is below average.</p>                                                                                 |
| 36. Is access required directly on to the trunk road network?                                                                                                                          |     | No |            | No – this section of the A466 is not trunk road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 37. Are there any WG highways comments for this site?                                                                                                                                  |     |    | N/A        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Flood Risk and Drainage</b>                                                                                                                                                         |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 38. Are there concerns that all or part of the site may be unsuitable due to flood risk                                                                                                | Yes |    |            | <p><b>SFCA-</b> Flood zone 3 rivers 7.6%, Flood zone 3 sea – 18.76%, FZ3 surface water 4% Also approx. 5% within FZ2.</p> <p>Notes that : the site is large and therefore may be suitable for allocation provided that a sequential approach is adopted for the site layout and design and that the highly vulnerable aspects are situated outside areas at risk of flooding.</p> <p><b>MCC Drainage Officer-</b> Part of the site is at risk of flooding. A few small areas of the site at risk of flooding from this source. Most of the site remains developable</p> |

| 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                             |                                                 | MCC Drainage Officer- River to the edge of the site could be used for discharge.<br><br>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.                                                                  |
| <b>Tourism</b>                                                                                                                                                                |                            |                                |                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 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                        |                                |                                                 | The proposed development of 40 self-catering lodges and low impact water sport activities will add value to Monmouthshire's existing destination offer. Despite growth in demand for this type of holiday accommodation we don't currently have any similar lodge park visitor accommodation in the county.<br><br>Its proximity to Tintern and stated intention to operate 12 months of the year means the development would help generate revenue, support employment, services (on which locals rely) and local supply chains across the whole year. |
| <b>Ecology</b>                                                                                                                                                                |                            |                                |                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 41. Has an ecological assessment been undertaken?                                                                                                                             | Yes                        |                                |                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                                                                                                                                                               | <b>Whole site suitable</b> | <b>Whole site not suitable</b> | <b>Whole / part of the site may be suitable</b> | <b>Commentary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 42. Recommendation from an ecology perspective on intended purpose of the site                                                                                                |                            |                                |                                                 | MCC Ecologist has noted a 'High site value' for the following reasons: <ul style="list-style-type: none"> <li>• Candidate site includes land designated as SAC and SSSI</li> <li>• Site identified as Site of Importance for Nature Conservation (SINC) quality during field assessment</li> <li>• Site is on the majority (&gt;50%) composed of Priority Habitats (Section 7) Environment (Wales) Act 2016</li> </ul>                                                                                                                                  |

|                                                                                                                                                                                                          |     |    |            | <ul style="list-style-type: none"> <li>Site of existing value for connecting semi-natural habitats in the landscape which is considered to be critical in the context of a protected species or protected site.</li> </ul> <p>MCC ecologist has indicated that part/ whole of the site may be suitable for its intended purpose with updated surveys required.</p> <p>Net benefit for biodiversity has not been demonstrated.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Topic/Question                                                                                                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Landscape and GI</b>                                                                                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 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 highly valued landscape and setting and the intrinsic values of the Wye Valley AONB. However the scale of development in this setting may be able to be integrated effectively into the landscape where there is a strong emphasis on sympathetic architectural form, less dense development located in less visible locations, no light spill or sky glow, carefully managed use, space for GI, landscape, SUDs and habitat enhancements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Heritage / Landscape</b>                                                                                                                                                                              |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 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 |    |            | <p><b>MCC Heritage Officer:</b> Careful consideration of the wider views into and out of the development, concentration on boundary treatments and permeability of the site, integrating it into the open countryside using GI. The development should accord with best practice for placemaking, sustainability and Urban design.</p> <p><b>Cadw-</b> The candidate site includes scheduled monument MM291 Blackcliff Wood Limekiln and is also inside the boundaries of the registered Lower Wye Valley landscape of outstanding historic interest. The impact of any development in this candidate site on the scheduled monument and the registered historic landscape will therefore be a material consideration in the determination of any planning application (see Planning Policy Wales 2021, section 6.1.21 and 6.1.23). Thus before this candidate site can be considered for inclusion in the LDP the applicant should be requested to provide an assessment of the impact of development in this area on scheduled ancient monument( SAM) MM291 Blackcliff Wood</p> |

| Topic/Question                                                                                                                                                   | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                  |     |    |            | <p>Limekiln and the registered Lower Wye Valley landscape of outstanding historic interest which should be prepared by a competent and qualified historic environment expert.</p> <p>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 scheduled monument MM291 Blackcliff Wood Limekiln and the registered Lower Wye Valley landscape of outstanding historic interest.</p> <p>It is noted CADW have no objections to the DM/2021/01764 planning application and note the proposal will have a neutral/slightly beneficial impact on the SAM.</p> |
| 45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?                                                                   | Yes |    |            | There is a SAM within the site boundary- Blackcliff lime Kiln                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens, World Heritage Site or Area of Special Archaeological Sensitivity? |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?                             | Yes |    |            | Site is within the Wye Valley National Landscape AONB and also within the historical Wye Valley Landscape (Cadw historical landscape).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?                                                        |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Environmental Health</b>                                                                                                                                      |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 49. Is the proposed land use compatible with neighbouring uses?                                                                                                  | Yes |    |            | Open countryside/former quarry location however potential to be compatible.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

| Topic/Question                                                                                                                                                                              | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 50. Is there a possibility that the site is contaminated?                                                                                                                                   | Yes |    |            | Former quarry and contamination likely. Further information to assess impact required at planning application stage.<br><br>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.  |     |    | N/S        | MCC Environmental Health Officer not consulted at this stage. They would however be consulted at planning application stage and it is likely further mitigation/ consideration of impact upon environmental health will be required, particularly as the site is a former quarry. For example, Construction Environmental Management Plans (CEMPs) – to manage the noise/dust impact of development. |
| <b>Economic Development</b>                                                                                                                                                                 |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                      |
| 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                                                                                                                                                                                                                                                                                                                                                                                                  |

| <b>SA/SEA assessment</b> |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
|--------------------------|----------------------------------|--------------------------------------|---------------------|----------------------------------------------|-----------------------------------|----------------------|-------------------------|----------------------------------|-------------------------|-------------------------|--------------------------|------------------------------|-----------------------------|----------------------|-----------|-----------------------------|
| 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                    | +                       | -                                | +                       | +                       | ++                       | --                           | --                          | --                   | --        | -                           |
| <b>Commentary</b>        |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |

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 (tourism). The site also performs well with the natural resources themes relating to minimising exposure to air pollution, source protection zones and minerals. The site has the potential for a significant negative effect on landscape due to being within the Wye Valley AONB and also within the natural resources – minerals as is within a mineral safeguarding zone for limestone. There is also negative impacts upon biodiversity & geodiversity as the site intersects with a SAC (River Wye and Wye Valley woodlands) and SSSI (Blackcliff Wyndcliff) and a negative impact upon the historic environment as site intersects with Blackcliff Wood Limekiln Schedule Ancient Monument. A number of themes are not applicable as the proposed use relates to tourism use rather than residential.

| 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 identified settlement boundaries. It is therefore not considered appropriate/necessary to identify site specific tourism related allocations in the RLDP. |

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| Monmouthshire RLDP: Second Call for Candidate Sites Assessment Form |               |                            |                                       |                     |             |
|---------------------------------------------------------------------|---------------|----------------------------|---------------------------------------|---------------------|-------------|
| <b>Candidate Site No.</b>                                           | <b>CS0223</b> | <b>Candidate Site Name</b> | Land at New Barn Workshop, St. Arvans | <b>Area (Ha)</b>    | 0.82        |
| <b>Proposal</b>                                                     | Hotel         |                            |                                       | <b>Existing Use</b> | Vacant land |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land/Location</b>                                                                                                                              |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                |
| 1. Does the site relate to the existing settlement?                                                                                               |     | No |            | Is separated from the existing development boundary (approx. 50m) and other side of A466, however is a non-residential use.<br><br>Just to the North East of the Candidate Site (and within same ownership) planning permission for 2 detached dwellings has been granted (as a departure to replace an existing B2 employment use within the site) DM/2019/00727 app 16.09.20 |
| 2. Is the site Previously Developed Land? (as defined in Planning Policy Wales)                                                                   |     | No |            | Part brownfield land / part greenfield- from desktop aerial image of the site it appears mainly greenfield with the brownfield element to the north east (the area for the 2 dwellings approved) outside the CS submission.                                                                                                                                                    |
| 3. Does the site have any known physical constraints? (e.g. topography, ground conditions, severe slope, vegetation cover, land instability etc.) | Yes |    |            | Appears to be mostly covered with mature trees from aerial images.                                                                                                                                                                                                                                                                                                             |
| 4. Does the site contain BMV Agricultural land of Grade 1, 2 or 3a?                                                                               | Yes |    |            | An Agricultural statement (Kernon Countryside Limited) has been submitted that states the site is Grade 2 land. Despite the site soil being 100% BMV, the site currently comprises overgrown scrub and the site does not appear to have been under agricultural use for a number of years.                                                                                     |
| 5. Does the proposal result in the loss of amenity open space (DES2)?                                                                             |     | No |            | There is a public right of way 379/32/4 the currently intersects the site north west corner                                                                                                                                                                                                                                                                                    |

| 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?                                                                | Yes |    |            | Yes within a Category 1 and 2 limestone safeguarding area, however, the site is adjacent to existing development of St Arvans and consequently mineral extraction would not be feasible in this location.                           |
| 8. Is the site located in the potential Green Belt area in Welsh Government Future Wales: The National Plan 2040?        | Yes |    |            | The site is considered to be within the indicative Future Wales Green Belt boundary, however, it is adjacent to an existing settlement. The boundary of any future Green Belt will be determined by the Strategic Development Plan. |
| <b>Accessibility</b>                                                                                                     |     |    |            |                                                                                                                                                                                                                                     |
| 9. Is the site within an acceptable walking distance of a primary school?                                                |     | No |            | No nearest primary school in Chepstow.                                                                                                                                                                                              |
| 10. Is the site within an acceptable walking distance of a secondary school?                                             |     | No |            | No nearest Secondary school in Chepstow.                                                                                                                                                                                            |
| 11. Is the site within an acceptable walking distance of community facilities including open space?                      | Yes |    |            | Piercefield Pub and St Arvans village hall and recreation grounds within close proximity- 3 minute walk.                                                                                                                            |
| 12. Is the site within an acceptable walking distance to a shop or a selection of shops selling daily living essentials? |     | No |            | Nearest shop Spar St Lawrence Road Chepstow- approx. 33 min walk.                                                                                                                                                                   |
| <b>Deliverability &amp; Viability</b>                                                                                    |     |    |            |                                                                                                                                                                                                                                     |
| 13. Are all landowners aware and in agreement with the proposed candidate site land use?                                 | Yes |    |            |                                                                                                                                                                                                                                     |

| Topic/Question                                                                                                                                                                                            | Yes | No                     | Not Stated | Commentary                                                                                                                                                                                                                                     |            |  |             |  |           |  |                        |  |                    |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--|-------------|--|-----------|--|------------------------|--|--------------------|--|--|--|
| 14. Is the site wholly in the ownership of the proposer?                                                                                                                                                  | Yes |                        |            |                                                                                                                                                                                                                                                |            |  |             |  |           |  |                        |  |                    |  |  |  |
| 15. Are there any known legal constraints (e.g. covenants) that could prevent development on the site?                                                                                                    |     | No                     |            |                                                                                                                                                                                                                                                |            |  |             |  |           |  |                        |  |                    |  |  |  |
| 16. Are there any other constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved? (e.g. overhead power lines, gas pipeline, water main) |     | No                     |            |                                                                                                                                                                                                                                                |            |  |             |  |           |  |                        |  |                    |  |  |  |
| 17. Is the site capable of connection to an existing mains water/mains sewerage service?                                                                                                                  | Yes |                        |            | Welsh Water- There are no issues in the foul flows from these sites being accommodated at our Newport Nash WwTW.                                                                                                                               |            |  |             |  |           |  |                        |  |                    |  |  |  |
| 18. Is there capacity within the mains water/sewerage to serve the proposed development?                                                                                                                  | Yes |                        |            | Welsh Water- There are no issues in the foul flows from these sites being accommodated at our Newport Nash WwTW.                                                                                                                               |            |  |             |  |           |  |                        |  |                    |  |  |  |
| 19. Is the site capable of connection to electricity?                                                                                                                                                     | Yes |                        |            |                                                                                                                                                                                                                                                |            |  |             |  |           |  |                        |  |                    |  |  |  |
| 20. Is the site capable of connection to other services (gas, landline telephone, broadband, EV charging, other)                                                                                          | Yes |                        |            | <table border="1"> <tr> <td>Gas supply</td><td></td><td>EV Charging</td><td></td></tr> <tr> <td>Broadband</td><td></td><td>Other (Please specify)</td><td></td></tr> <tr> <td>Landline telephone</td><td></td><td></td><td></td></tr> </table> | Gas supply |  | EV Charging |  | Broadband |  | Other (Please specify) |  | Landline telephone |  |  |  |
| Gas supply                                                                                                                                                                                                |     | EV Charging            |            |                                                                                                                                                                                                                                                |            |  |             |  |           |  |                        |  |                    |  |  |  |
| Broadband                                                                                                                                                                                                 |     | Other (Please specify) |            |                                                                                                                                                                                                                                                |            |  |             |  |           |  |                        |  |                    |  |  |  |
| Landline telephone                                                                                                                                                                                        |     |                        |            |                                                                                                                                                                                                                                                |            |  |             |  |           |  |                        |  |                    |  |  |  |

| Topic/Question                                                                                                                                    | Yes | No | Not Stated | Commentary |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------|
| 21. Are there any capacity issues for other existing services to serve the proposed development? (excluding water/mains drainage)                 |     | No |            |            |
| 22. Has the landowner engaged with / undertaken any discussions with potential developer(s) or end user?                                          | Yes |    |            |            |
| 23. Is affordable housing included as part of the proposal?                                                                                       |     |    |            |            |
| 24. Can the site be delivered in the RLDP Plan Period?                                                                                            | Yes |    |            |            |
| <b>Availability</b>                                                                                                                               |     |    |            |            |
| 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 |            |            |
| <b>Environmental</b>                                                                                                                              |     |    |            |            |
| 27. Is the site located within either the River Usk Catchment Area or the River Wye Catchment Area?                                               |     | No |            |            |
| 28. If yes, have details been provided of how development will achieve phosphate neutrality?                                                      |     |    |            | N/A        |

| Topic/Question                                                                                                                                                                       | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 29. Will the proposal include low or zero carbon energy generating technologies?                                                                                                     | Yes |    |            | Careful regard has been given to working towards net zero carbon aspirations and meeting the requirements of the energy hierarchy as part of the scheme, including building orientation, building fabric and EV charging.                                                                                                                                                                                                                                                                                                                                                     |
| 30. Will appropriate measures be taken as part of the proposal to address climate change?                                                                                            | Yes |    |            | Careful regard has been given to working towards net zero carbon aspirations and meeting the requirements of the energy hierarchy as part of the scheme, including building orientation, building fabric and EV charging.                                                                                                                                                                                                                                                                                                                                                     |
| 31. Is the site in close proximity to a Regionally Important Geodiversity Site (RIGS)                                                                                                | Yes |    |            | Yes immediately adjacent to a designated RIGS – Otter Hole (RIGS number 574).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Economic and Other Benefits</b>                                                                                                                                                   |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 32. If the proposal relates to non-residential use has evidence been provided to show delivery for its intended purpose including marketing details and infrastructure requirements? |     |    | No         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Accessibility (Highways, Active Travel and Public Transport)</b>                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 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 |    |            | It is possible to improve the existing access to accommodate both the increased and type of vehicle movements associated with the development, and it is possible that an independent access directly from the A466 could be achieved that both accord with current local and national standards.<br><br>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 Statement/Assessment etc). |
| 34. From an active travel perspective, is the site suitable to be developed for its intended purpose                                                                                 | Yes |    |            | The site sits alongside ATNM cycling route MCC-LDC5, this is a desire line, future route. This has low priority, meaning it should be developed within 15 years.                                                                                                                                                                                                                                                                                                                                                                                                              |

| Topic/Question                                                                                                                                                                         | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| as submitted, or with appropriate mitigation and further dialogue with the LPA?                                                                                                        |     |    |            | 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 |    |            | <p><b>MCC Public Transport Officer has comments that current public transport provision is:</b></p> <ul style="list-style-type: none"> <li>• The A466 is served by bus route 69 (Chepstow-Tintern-Monmouth).</li> <li>• Service levels for route 69 is hourly (10-11 journeys) Mon-Fri, 4 on Saturdays and none on Sundays.</li> <li>• Route 69 is financially supported by MCC.</li> </ul> <p>Without any further measures the public transport mobility of the site is below average</p> |
| 36. Is access required directly on to the trunk road network?                                                                                                                          |     | No |            | This section of the A466 is not a trunk road                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 37. Are there any WG highways comments for this site?                                                                                                                                  |     |    |            | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Flood Risk and Drainage</b>                                                                                                                                                         |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 38. Are there concerns that all or part of the site may be unsuitable due to flood risk                                                                                                |     | No |            | SFCA – 0% in flood zone – no concerns for 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 |    |            | <p>MCC Drainage Officer- No clear outfall for the surface water.</p> <p>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.</p>                 |

| Topic/Question                                                                                                                                                                | Yes                 | No                      | Not Stated                               | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Tourism</b>                                                                                                                                                                |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 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                 |                         |                                          | Its close proximity to Chepstow means the proposed development would help address the identified shortfall in hotel accommodation capacity for ICC Wales as well as for visitors attending major events in Cardiff and across the Cardiff Capital region (including at Chepstow Racecourse).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Ecology</b>                                                                                                                                                                |                     |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 41. Has an ecological assessment been undertaken?                                                                                                                             | Yes                 |                         |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                                                                                                                                                               | 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                                                                                                |                     |                         |                                          | <p>MCC Ecologist has noted a 'High site value' for the following reasons:</p> <ul style="list-style-type: none"> <li>• Site close/adjacent to SAC/SSSI/SINC.</li> <li>• Site of existing value for connecting semi-natural habitats in the landscape as identified in the ecological connectivity assessment and/or during field surveys.</li> <li>• Protected species recorded/reasonable likely to be found on site but unlikely to prevent development if appropriate mitigation and compensation provided.</li> </ul> <p>MCC ecologist has indicated that part/ whole of the site may be suitable for its intended purpose with update surveys required. Bat activity surveys required due to proximity to SSSI and greater horseshoe roost.</p> <p>Net benefit not demonstrated but potential to achieve with sensitive redesign and planting proposals.</p> |

| Topic/Question                                                                                                                                                                                           | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Landscape and GI</b>                                                                                                                                                                                  |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 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 |            | MCC's Landscape Officer comments that it is considered from a Landscape and GI perspective that development of the proposed scale will have a significant adverse visual impact on Monmouthshire's wider valued landscape and setting of a valued historic park landscape and will create an adverse material change in character                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Heritage / Landscape</b>                                                                                                                                                                              |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 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 |    |            | <p>MCC Heritage Officer- Careful consideration of the wider views into and out of the development, concentration on boundary treatments and permeability of the site, integrating it into the open countryside using GI. The development should accord with best practice for placemaking, sustainability and Urban design. Essential retention of tree boundary</p> <p><b>Cadw</b>- Candidate site is immediately adjacent to the boundary of PGW(Gt)40(MON) Piercefield and the Wyndcliff and visible from it. The impact of any development in this candidate site on the registered historic park and garden will therefore be a material consideration in the determination of any planning application (see Planning Policy Wales 2021, section 6.1.19). Thus before this candidate site can be considered for inclusion in the LDP the applicant should be requested to provide an assessment of the impact of development in this area on PGW(Gt)40(MON) Piercefield and the Wyndcliff historic park and garden which should be prepared by a competent and qualified historic environment expert.</p> <p><b>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 PGW(Gt)40(MON) Piercefield and the Wyndcliff historic park and garden.</b></p> |
| 45. Is the site located within or adjacent to a Listed Building or Scheduled Ancient Monument?                                                                                                           | Yes |    |            | There is a listed gate piers wall of Piercefield site – north east of the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 46. Is the site located within or adjacent to a Conservation Area, Registered Park & Gardens,                                                                                                            | Yes |    |            | Immediately adjacent to St Arvans CA, Piercefield registered park.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

| Topic/Question                                                                                                                                                                             | Yes | No | Not Stated | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| World Heritage Site or Area of Special Archaeological Sensitivity?                                                                                                                         |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 47. Is the site located within or adjacent to a National Park, Area of Outstanding Natural Beauty or Landscape of Historic Interest?                                                       | Yes |    |            | Yes within Wye Valley National Landscape (AONB).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 48. Does the site currently lie within a Green Wedge in the Adopted Monmouthshire Local Development Plan?                                                                                  |     | No |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Environmental Health</b>                                                                                                                                                                |     |    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 49. Is the proposed land use compatible with neighbouring uses?                                                                                                                            | Yes |    |            | Yes however need to consider potential impact of hotel on nearby residential properties.                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 50. Is there a possibility that the site is contaminated?                                                                                                                                  | Yes |    |            | Potential for land contamination. Previous B2 use near the site.<br>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 |    |            | <b>MCC Environmental Health Officer comments:</b> The site is close to the Chepstow AQMA.<br>Need further information to determine whether an air quality assessment is required.<br>Noise assessment may be also required in relation to acoustic screening/ assessment of impact of hotel on surroundings.<br>Further mitigation/ consideration of impact upon environmental health will be required at planning application stage. For example, Construction Environmental Management Plans (CEMPS) – to manage the noise/dust impact of development. |

| Topic/Question                                                                                                                                                                              | Yes | No | Not Stated | Commentary                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------|-------------------------------------------------------------|
| <b>Economic Development</b>                                                                                                                                                                 |     |    |            |                                                             |
| 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 |    |            | Hotel development supports Monmouthshire's tourism economy. |

| <b>SA/SEA assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------|---------------------|----------------------------------------------|-----------------------------------|----------------------|-------------------------|----------------------------------|-------------------------|-------------------------|--------------------------|------------------------------|-----------------------------|----------------------|-----------|-----------------------------|
| 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                    | +                       | -                                | +                       | +                       | -                        | --                           | ?                           | -                    | --        | +                           |
| <b>Commentary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |
| <p>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.</p> <p>The site performs most positively against the ISA theme relating to economy &amp; employment as it proposes new employment (tourism). The site also performs well against climate change/flooding as is outside a flood zone along with the natural resources themes relating to minimising exposure to air pollution, source protection zones and Nitrate vulnerable zones. The site has the potential for a significant negative effect on landscape due to being within the Wye Valley AONB and also within the natural resources – minerals as is within a mineral safeguarding zone for limestone. There is an uncertain impact upon biodiversity &amp; geodiversity as the site is within 1km of a designated site. A number of themes are not applicable as the proposed use relates to tourism use rather than residential.</p> |                                  |                                      |                     |                                              |                                   |                      |                         |                                  |                         |                         |                          |                              |                             |                      |           |                             |

| 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 identified settlement boundaries. It is therefore not considered appropriate/necessary to identify site specific tourism related allocations in the RLDP. |

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