

Appendix 3

Sustainability Appraisal (SA)

Candidate Site Promotion Document

Land adjacent to Llanellen Court Farm, Llanellen
(CS0027)

August 2021



		<i>Distance from site access (metres)</i>	<i>Walking Travel Time (minutes)</i>	<i>Cycling Travel Time (minutes)</i>
	Community Facilities			
1	Llanellen Village Hall	400	5	1
2	Parish Church of St Helen	450	6	3
3	Treads & Trails (Outdoor activity organiser)	500	6	2
4	Amenity Area (St Helen's Crescent)	650	8	2
5	Llanover Village Hall	2600	33	9
6	St Bartholomew Church	3100	38	11
	Public Transport			
1	Post Office Bus Stop (A4042)	240	3	1
2	Oak Cottage (A4042)	350	4	1
3	Elm Drive Bus Stop	800	10	3
	Food & Drink Establishments			
1	The Gardeners Kitchen	350	4	1
2	The Hardwick	1800	22	8
3	Hummingbird (Café)	2500	32	9
	Visitor accommodation			
1	Tyr-Pwll Holiday Cottages	2300	29	10
2	Monmouthshire Golf Club	2500	31	8
	Education			
1	Llanover Day Nursery	2800	35	10
2	Tiny Tots Nursery	3000	37	10
3	Llanfoist Fawr Primary School	3300	40	11
	Commercial and Businesses			
1	Lyn Morgan Furnishings	1700	21	5
2	Abbey Equine Centre (Vet)	2000	25	8
3	Clerical Shirts UK	2100	25	7
4	Asset Mortgage Solutions	2500	29	6
5	Llanover Business Centre	2500	29	6
6	A J Couplings (Industrial engineer)	2500	29	6







