

INITIAL ASSESSMENT OF SITES AGAINST SUSTAINABILITY CRITERIA – PV14: Land to the rear of School Court, Llanvair Discoed.

| | Criterion | Commentary | Assessment criteria | Overall assessment |
|---|--|--|---|--------------------|
| 1 | Is the site within or adjoining an existing settlement? | The site is located adjacent the village of Llanvair Discoed. | Within main settlement Adjoining edge of main settlement Within / adjoining larger village In small village / open countryside | |
| 2 | Is the site located on previously developed (brownfield) land? (as defined in <i>Planning Policy Wales</i> , fig. 2.1) | No. | Brownfield Part brownfield/ part greenfield Greenfield | |
| 3 | Would the development of the site result in the loss of agricultural land (in current or previous use)? | Yes, the MAFF Agricultural Land Classification identifies the land as Grade 3 Agricultural Land. | Does not result in loss of agricultural land Grade 3 and above Grade 1/2 | |

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| 4 | Is there vehicular access to and from a main public highway? | There is no obvious vehicular access to the site. The site appears landlocked, without any obvious means of providing access. | Yes | |
| | | | Yes, however requires improvements | |
| | | | No | |
| 5 | Is the nearby highway network capable of accommodating the resulting traffic movements. | Probably. | Yes | |
| | | | Yes, however requires improvements | |
| | | | No | |
| 6 | Is the site located within 400m or 800m of an access point to regular (at least 5 services between 7am-7pm Monday-Saturday) public transport, e.g. a bus stop or train station? | No, however the Monmouthshire Grass Routes bus service is provided in this area which covers 840km ² of rural Monmouthshire. | Within 400m of regular service | |
| | | | Within 800m of regular service | |
| | | | No | |
| 7 | Is the site located within 400m or 800m of a shop or selection of shops selling daily living essentials? | No. | Within 400m of selection of shops | |
| | | | Within 400m of single shop / within 800m of selection of shops | |
| | | | No | |

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| 8 | Is the site located within 1000m or 2000m of a school and other community facilities including recreation open space? | The nearest school would be located in Shirenewton. There is however a place of worship, public house and recreation open space within the village and within 1000m of the site. | Within 1000m of school and a range of other community facilities | |
| | | | Within 2000m of school and a range other community facilities / within 1000m of some facilities only | |
| | | | No | |
| 9 | Would the development of the site result in the loss of publicly accessible open space or have an effect on the public access networks? | No. | Would not result in a loss | |
| | | | Would effect public access, however any impact could be mitigated against | |
| | | | Would result in a loss/unacceptably effect public access | |
| 10 | Is the site located within 100m of existing water, sewerage, electrical, gas and telecommunication systems? | Yes. | Yes | |
| | | | No | |
| 11 | If the site is proposed for residential development, how does it relate to any industrial/employment uses adjacent to the site? | Not close to employment uses. | Close to "good neighbour" employment uses | |
| | | | Not close to employment uses | |
| | | | Close to "bad neighbour" employment uses | |

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| 12 | If the site is proposed for “bad neighbour” employment / waste / minerals development, are there any residential properties within 400m of the site? | Not applicable. | No | |
| | | | Yes | |
| 13 a | Does the site include or is it close to any areas designated for biodiversity importance at an International level? | No. | No | |
| | | | Adjacent/ Close to | |
| | | | Within | |
| 13 b | Does the site include or is it close to any areas designated for biodiversity importance at a national level? | No. | No | |
| | | | Adjacent/ Close to | |
| | | | Within | |
| 13 c | Does the site include or is it close to any areas designated for biodiversity importance at a local level? | The site is located close to a number of SINC:s: 110m from Vineyard Wood SINC, 433m from Wern Brake SINC, 468m from West of Vineyard Wood SINC and 460m from Part of Cuhere Wood SINC. | No | |
| | | | Adjacent/ Close to | |
| | | | Within | |
| 14 | Is the site likely to affect the habitat, breeding site or resting place of a protected species? | There are potentially European Protected species, UK protected species and Monmouthshire LBAP species issues to be considered at the site. Refer to full biodiversity assessment for info. | No | |
| | | | Potentially | |
| | | | Yes | |

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| 15 a | Is the site located within or close to an area designated of landscape importance at a national level (Area of Outstanding Natural Beauty or Brecon Beacons National Park)? | No. | No | |
| | | | Adjacent/ Close to | |
| | | | Within | |
| 15 b | Is the site located within or close to an area designated of landscape importance at a local level? | Yes the site is located within an area currently designated in the Unitary Development Plan as Special Landscape Area. | No | |
| | | | Adjacent/ Close to | |
| | | | Within | |
| 16 a | What is the landscape sensitivity of the site ie how susceptible are the key characteristics of the site to change and what is the value of it as a landscape resource? (eg field patterns, woodland) | The area has a high/medium sensitivity as it forms an open rising and attractive rural backcloth to the village [the older part] and is widely visible to the south with some strong woodland. It also lies within the SLA. | Low or medium/low sensitivity | |
| | | | Medium sensitivity | |
| | | | High/medium or high sensitivity | |
| 16 b | What is the landscape capacity of the site ie what is the limit for acceptable change and the ability of the site to accommodate development | The area has low capacity for housing as this would be likely to erode the positive rural character and the backcloth to the older part of the village and possibly be widely visible to the south. | High/medium or high capacity | |
| | | | Medium capacity | |
| | | | Low or medium/low capacity | |

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| 17 | Is the site located within or close to an area designated of cultural heritage importance? eg. Areas of Special Archaeological Sensitivity, Historic Parks and Gardens, Historic Landscapes and Blaenavon World Heritage Site. | No. The GGAT assessment states that there is a Fairly Significant Restraint at the site as the area is possibly in an area of medieval settlement. It is therefore considered appropriate to have an amber rating. | No | |
| | | | Adjacent/ Close to | |
| | | | Within | |
| 18 | Is the site within or adjacent a Conservation Area to the extent that the setting would be affected? | No. | No | |
| | | | Adjacent/ Close to | |
| | | | Within | |
| 19 | Are there any listed buildings within or adjacent the site where the development would be to the extent that its setting would be affected? | The site is located Barn at Llanvair Farm a Grade II listed building. | No | |
| | | | Adjacent/ Close to | |
| | | | Within | |
| 20 | Are there any Scheduled Ancient Monuments within or adjacent the site to the extent that its setting would be affected? | Yes, the site is located approximately 67m from Llanvair Castle SAM with views across. | No | |
| | | | Adjacent/ Close to | |
| | | | Within | |
| 21 | Is the site located within or adjacent an area prone to flood risk? | No. | No | |
| | | | Partially within/adjacent | |
| | | | Within | |

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| 22 | Does the site's stability or topography present an obstacle to its development for the proposed purpose? | No. | No | |
| | | | Yes, however any impact could be mitigated against | |
| | | | Yes, significant enough to prevent development | |
| 23 | Is there evidence that the site could consist of potentially contaminated land? | No. | No | |
| | | | Yes, however capable of remediation | |
| | | | Yes, however unlikely to be capable of remediation | |

Further notes:

The Biodiversity Study shows that the Whole Site Biodiversity Value is Low.

The site may be affected by a potential minerals safeguarding zone as identified in the 'Former Gwent' Aggregates Safeguarding Study.