

INITIAL ASSESSMENT OF SITES AGAINST SUSTAINABILITY CRITERIA – PV15: Land to the south of 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	

4	Is there vehicular access to and from a main public highway?	There are two field accesses from route C62-3. A satisfactory access could however probably be provided to serve the site. A new access road into the site could be constructed from route C62-3. Due to the poor highway characteristics of the existing lane localised carriageway widening and the provision of a footway along the frontage would be required. . There is a reën in the existing highway verge, which may add to the cost of providing an acceptable means of 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	
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	
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: 220m from Vineyard Wood SINC and 470m 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 Monmouthshire LBAP Species issues to be considered at the site. There are also potentially European Protected species, UK protected species issues, UK or Wales priority species issues (not included in the above) to be considered at the site. Refer to full biodiversity assessment for info.	No	
			Potentially	
			Yes	
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 approximately 7m from 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 medium sensitivity as it is very open to views from the approach roads to the south and from the village. The farmhouse adjacent acts as an appropriate outlier on the edge of the village.	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 due to its open, rural character which additional housing would impinge upon and be very visible from the south and east as well as from the village. Overall, this area is slightly less sensitive than the adjacent slopes but there are no clear opportunities.	High/medium or high capacity	
			Medium capacity	
			Low or medium/low capacity	

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?	No.	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?	No.	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	

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 Medium.

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