

MONMOUTHSHIRE COUNTY COUNCIL



MONMOUTHSHIRE LOCAL DEVELOPMENT PLAN

CANDIDATE SITES ASSESSMENT PROCESS AND CRITERIA

April 2009

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SUMMARY

- *As part of the process of gathering information for the Local Development Plan, the Council invited interested parties to submit details of sites which they wished to be considered for development or re-use over the plan period. The closing date for the submission of candidate site forms was 25th April 2008. The Register of Candidate Sites was published on the Council's website on 3rd June 2008, and submissions have been made available for public inspection.*
- *The next stage is to identify those sites of potential strategic significance to the LDP, in terms of their size, location, and proposed use. The report identifies a list of candidate sites which could be critical to key aspects of the preferred strategy when it is developed, based on their potential significance, either singly or in conjunction with nearby sites. For those sites, the Council will validate or obtain information on their planning status, site characteristics, setting, accessibility, direct implications on the local environment, and physical constraints. Information collected through this process will be added to the Candidate Sites Register as supplementary information, and will be made public. This information will not be collected for sites not of potential strategic importance at this stage.*
- *Draft Strategic Options will be prepared for public consultation. These will be developed from assessments of the overall levels of growth required across the area, and from alternative approaches towards distributing growth. This will not necessarily refer to specific candidate sites but rather to broad areas of change.*
- *As part of the process of preparing the Preferred Strategy, further assessments will be undertaken of those candidate sites or combinations of sites which are of potential strategic significance. Additional information on infrastructure requirements and site deliverability may be sought from landowners, developers, infrastructure providers, or others with an interest in a particular site. The potential benefits of development of particular sites will also be assessed. The Preferred Strategy will identify those strategic sites that are considered vital to the implementation of the Strategy.*
- *The Preferred Strategy will set out criteria for assessing non-strategic sites, and these will be assessed as part of the process leading to the Deposit LDP. Strategic sites which accord with the Preferred Strategy, and those non-strategic sites which merit further consideration, will then be assessed against the SA/SEA framework. The full assessment of all candidate and other sites will be published for consideration as part of the consultation process on the Deposit LDP.*

1 REQUEST FOR CANDIDATE SITES

1.1 The Monmouthshire Local Development Plan (LDP) will guide future development in the area over the period to 2021. As part of the process of collecting the evidence on which to base the LDP, the Council invited interested parties including developers, landowners and members of the public to provide information on any sites which they wish to be considered for development or re-use over the period. The notice requesting information on candidate sites was published in January 2008. The deadline for the submission of candidate site forms was 25th April 2008.

1.2 It was intended that candidate sites be suggested for housing (including affordable housing), employment, retailing, leisure, recreation, minerals, waste, transport, public open space, or other uses. The sites may currently be either developed or undeveloped. Those submitting candidate sites were asked to submit, as a minimum requirement:

- An Ordnance Survey (OS) map of minimum scale 1:2500, clearly indicating the site boundaries and any adjoining land in the same ownership.
- A completed candidate site assessment form, setting out, in particular, clear details of the ownership of the site, any legal agreements or covenants affecting it, and its current and proposed land use(s).

They were also asked to indicate, as far as possible, how the sites are consistent with overall planning and sustainability objectives.

1.3 As a result, a significant number of potential sites (currently 277) have been submitted to the Council for consideration through the LDP process. This report summarises the process and criteria for assessing candidate sites, and other emerging potential sites, which the County Council proposes to adopt in preparing the LDP. The methodology involves a robust assessment of the suitability, availability and deliverability of land for particular uses and will allow assessments as to whether sites promoted for development accord with the Council's Preferred Strategy for the LDP. The site appraisal process also considers the Council's requirements for undertaking a Sustainability Appraisal and a Strategic Environmental Assessment (SA/SEA) as part of its LDP preparations.

2 PUBLICATION OF THE REGISTER OF CANDIDATE SITES

2.1 The Register of Candidate Sites was published on the Council's website on 3rd June 2008, and copies of the submissions have been made publicly available for inspection. The Register includes a plan of each site put forward, and its future use as proposed by the person nominating the site.

2.2 The initial published register does not set out the baseline information on environmental or accessibility data which was provided on the nomination forms. The Council may also, at its discretion, publish additional information which validates, expands upon or questions the information provided on the nomination forms.

3 IDENTIFICATION OF SITES OF POTENTIAL STRATEGIC SIGNIFICANCE

- 3.1 The LDP Manual (2006) states (para.5.4.4) that: - *“The LPA should apply a set of criteria or filtering mechanism to classify sites as to their acceptability as sites for further consideration. This should be a transparent process. Potential sites should be discussed with statutory consultees at an early stage to identify any fundamental issues. The size of a site may not be indicative of its impact in social, economic or environmental terms. A site register could then be prepared by the authority, with baseline data assembled for each, including physical constraints, proximity to local services, accessibility, etc. and with an OS base where possible.”*
- 3.2 At this stage, the authority does not intend to assess all submitted candidate sites in terms of sustainability criteria. However, it will undertake a process of validating and obtaining relevant information on those sites which could potentially be critical to key aspects of the preferred strategy, in relation either to the area as a whole or to particular areas or key settlements.
- 3.3 The fundamental criterion in identifying a site as being of potential strategic significance is whether a change in policy on the site would have a significant effect on the overall strategy of the LDP, or on the approach to be followed in particular key areas such as one of the main settlements. The key is whether they are potentially *“strategic sites that are vital to the implementation of [the] strategy”* (LDP Manual para. 6.1). A major, but not the only, consideration is the size of the site. The proposed use of the site is also relevant, as, in particular, it is the scale and distribution of sites proposed for housing or employment (or a mixture of those uses) which will be fundamental to the eventual strategy.
- 3.4 It is proposed that candidate sites proposed for housing and/or employment uses will qualify for initial sustainability assessment if they are of about 8 ha. or more in extent, either singly or when taken together with adjoining sites with similar properties. Smaller sites will be considered together where they would have a cumulative strategic impact, for example within or adjoining the main settlements.
- 3.5 A list is attached (Appendix 3) of 24 candidate sites, or combinations of sites, which meet these criteria and are therefore of potential strategic significance.
- 3.6 Additional information will be collected on these strategic sites. This will include:-

Site type

- **Brownfield or greenfield land.** Planning Policy Wales emphasises the importance of re-using brownfield sites, in order to minimise the take-up of greenfield land.
- **Higher or lower agricultural quality of the land.** PPW places a particular importance on the safeguarding of agricultural land graded 1, 2 and 3a.

Site location, setting and accessibility

- **Relationship to town or other settlement.** The assessment will consider the location in terms of whether it is within, adjacent to or outside a town or other village, as well as the distance to the town or village centre.
- **Relationship to existing facilities including primary schools, doctor's surgeries and local shops.** Guidance highlights the importance for new developments to have access to a range of services, facilities and opportunities. The Institute of Highways and Transportation Guidelines for Providing Journeys on Foot (2000) suggests acceptable walking distances to facilities, defined as those where a high proportion of the trips generated by new development can be conveniently made by passenger transport, on foot or by bicycle. These are summarised below.

	Facilities, e.g shops, bus stop.	Commuting / school	Other
Desirable	200m	500m	400m
Acceptable	400m	1000m	800m
Preferred maximum	800m	2000m	1200m

Source: Guidelines for Providing for Journeys on Foot (IHT 2000)

- **Access to public transport**, including level and frequency
- **Setting** in relation to neighbouring uses, accessibility to community facilities, and the provision of services such as water and sewerage.

Environmental factors

- **The impact on the character and appearance of the area**, including the visual prominence of the site, impact on historic environment and on any areas designated of landscape importance.
- **The impact on the biodiversity and other environmental assets and resources of the area**, particularly national and international environmental designations. Where a site falls within one of the following designations it will normally be discounted from further consideration:
 - Special Area of Conservation (SAC)
 - Site of Special Scientific Interest (SSSI)
 - Ramsar Site
 - Special Protection Area (SPA)
 - Sites of Important Nature Conservation (SINC)

Physical constraints

- **The degree and extent of flood risk.** In accordance with Technical Advice Note (TAN) 15 Development and Flood Risk (July 2004), sites promoted for housing which are located in areas of high flood risk C2 Flood Zones will generally not be permitted. The Council is commissioning a Strategic Flood Consequence Assessment which will also address this issue.

- **The existence of development constraints** such as site contamination, topography, and stability

Infrastructure capacity

- **The access to, and impact of development on, the highway network**, including potential benefits arising from development
- **The relationship to other existing infrastructure** such as water supply, drainage and sewer capacities, including potential benefits arising from development
- **The relationship to local community facilities and recreational space** , including potential benefits arising from development

- 3.7 Information on strategic sites collected through this process will be added to the Candidate Sites Register as supplementary information, and will be made public.
- 3.8 The proposed criteria for the initial assessment of strategic sites are set out in Appendix 4. The initial assessment of strategic sites will be carried out by Council officers, where necessary in consultation with statutory authorities. The assessment system proposed is a “traffic light” system, under which each site or group of sites will be given a positive (green), neutral or mixed (amber) or negative (red) rating against each criterion. This system is preferred to a scoring system, in particular because it enables conflicting ratings to be identified, to enable an explicit process of balancing against different criteria to be undertaken. The appraisal schedule will include a comments section which, for example, may indicate that constraints exist on only part of the site. The Preferred Strategy will include a summary of the site assessments and provide a reasoned justification for including a strategic site in the strategy and for the rejection of the other strategic sites at this stage. Further detailed site assessments will take place in the preparation of the Deposit Plan including those matters referred to in Appendix 5. Site promoters will be given the opportunity to provide additional supporting information as part of this process.

4 PREPARATION OF DRAFT STRATEGIC OPTIONS

- 4.1 Strategic sites and other candidate sites will not at this stage be directly assessed against the strategic options. However, information from the Candidate Sites Register will be used as background material in considering the overall supply of land across the plan area.
- 4.2 The Draft Strategic Options will set out, for public consultation, different broad levels and patterns of change, taking into account such factors as the requirements for new development for housing, employment and other uses; the need to protect key environmental assets; and the needs of existing settlements and their ability to accommodate sustainable development. The options will be developed from assessments of the overall levels of growth

required across the area, and from alternative approaches towards distributing growth. They will also be informed by parallel processes which have been undertaken, including :-

- The outcomes of the public participation process on Visioning
- The outcomes of the consultants' studies
- Ongoing non-site-specific work on Sustainability Appraisal and SEA
- As part of the SA/SEA work, assessments of the functional hierarchy of settlements and their ability to accommodate sustainable development

5 PREFERRED STRATEGY PREPARATION AND CONSULTATION

5.1 A Preferred Strategy will be prepared for public consultation. In accordance with national guidance (LDP Manual para. 4.5.1), this will “...*set out the authority's vision and overall objectives, the strategic spatial options considered, and its preferred spatial strategy.*” It will also cover the implications for development of pursuing the strategy, including any major sites on which the strategy depends.

5.2 Strategic sites, or more general areas of change which could include combinations of several sites, will be included in the Preferred Strategy on the basis of assessments against the key emerging elements of the Preferred Strategy. Sites not proposed through the Candidate Sites process may also be considered.

5.3 Further information will be required on the proposed strategic sites prior to their inclusion in the Deposit Plan to ensure their viability and deliverability, and to ensure that appropriate infrastructure is in place or can be provided to facilitate their development. Developers and landowners will also have the opportunity to provide additional information in support of the sites they are promoting.

5.4 Such information would include:

- **Infrastructure requirements** These will be the subject of discussion between Council departments and with infrastructure service providers.

- **Deliverability over the plan period.** The Council will need to ensure that strategic sites have a realistic chance of coming forward for development within the plan period. For example, the willingness of an owner to release a site for development is a key factor which needs to be considered. This is especially the case where the Council itself identifies land that it considers can assist in the delivery of the LDP strategy. Other factors may also impact on deliverability and implementation, for example, the existence of other land uses on the site which are unable to immediately vacate, land remediation or site viability issues.

- **Potential benefits** to a locality or area, for example through improving environmental quality; assisting regeneration; providing new community facilities, shops, employment or open space; bringing improvements to the local highway network; or satisfying other local needs.

5.4 A schedule for assessing this information is attached as Appendix 5.

6 ASSESSMENT OF NON-STRATEGIC SITES AGAINST THE PREFERRED STRATEGY

6.1 The Preferred Strategy will list those sites that are compatible with it and those that are not. In particular, it will list those that fit with the proposed spatial distribution of development. Sites which are not compatible with the Preferred Strategy would not be considered further for inclusion in the Deposit LDP.

6.2 The Preferred Strategy will not set out detailed information on non-strategic sites, but will set out policy principles and broad site selection criteria that it is proposed to apply to those sites.

6.3 Non-strategic sites that are compatible with the Preferred Strategy will be appraised against the published criteria. The screening of these sites will be undertaken using the same criteria by which strategic sites have been assessed, using baseline information on each site set out in the Candidate Sites Register. This would identify whether the sites could, in terms of their size, location, and characteristics, be potentially suitable for inclusion in the Deposit LDP. Such sites would progress to further assessment against SA/SEA criteria.

7 APPRAISAL OF SITES AGAINST SUSTAINABILITY APPRAISAL / S E A CRITERIA

7.1 Following the process of public consultation on the Preferred Strategy, all the candidate and other sites, including both the strategic sites and those non-strategic sites which have passed through the screening process, will be appraised against sustainability and emerging strategic policy criteria.

7.2 Strategic sites which accord with the Preferred Strategy, and those non-strategic sites which merit further consideration, will then be assessed against sustainability criteria identified by the consultants advising the Council on the SA / SEA process. The assessment process will involve scoring each site in terms of its likely impact (positive or negative) on each sustainability objective identified through the SA/SEA process. Detailed appraisal criteria will be developed by the Council in order to determine how each site contributes towards the Council's sustainability objectives.

7.3 The full assessment of all candidate and other sites will then be published for consideration as part of the consultation process on the LDP. Those sites that best meet detailed criteria will in turn then be included in the LDP.

APPENDIX 1

PLANNING POLICY WALES

2.3 Key policy objectives

2.3.1 *The following broad objectives...should be taken into account in the preparation of UDPs and in the control of development throughout Wales.....*

2.3.2 *Planning policies and proposals should:*

- *Promote resource-efficient settlement patterns that minimise land-take (and especially extensions to the area of impermeable surfaces) and urban sprawl, especially through preference for the re-use of suitable previously developed land and buildings, wherever possible avoiding development on greenfield sites*
- *Locate developments so as to minimise the demand for travel, especially by private car*
- *Contribute to climate protection by encouraging land uses that result in reduced emissions of greenhouse gases, in particular energy-efficient development, and promoting the use of energy from renewable sources*
- *Minimise the risks posed by, or to, development on, or adjacent to, unstable or contaminated land and land liable to flooding. This includes managing and seeking to mitigate the effects of climate change*
- *Play an appropriate role in securing the provision of infrastructure (including water supplies, sewerage and associated waste water treatment facilities, waste management facilities, energy supplies and distribution networks) – the basis for sustainable communities – and telecommunications infrastructure, while ensuring proper assessment of their sustainability impacts*
- *Contribute to the protection and improvement of the environment, so as to improve the quality of life, and protect local and global ecosystems. In particular, planning should seek to ensure that development does not produce irreversible harmful effects on the natural environment. The conservation and enhancement of statutorily designated areas and of the countryside and undeveloped coast; the conservation of biodiversity, habitats, and landscapes; the conservation of the best and most versatile agricultural land; and enhancement of the urban environment all need to be promoted*
- *Help to ensure the conservation of the historic environment and cultural heritage, acknowledging and fostering local diversity*
- *Minimise the use of non-renewable resources, and, where it is judged necessary to use them, maximise efficiencies in their use. The use of renewable resources and of sustainably-produced materials from local sources should be encouraged*

- *Encourage opportunities to reduce waste and all forms of pollution and promote good environmental management and best environmental practice*
- *Ensure that all local communities – both urban and rural – have sufficient good quality housing for their needs, including affordable housing for local needs and for special needs where appropriate, in safe neighbourhoods*
- *Promote access to employment, shopping, education, health, community, leisure and sports facilities and open and green space, maximising opportunities for community development and social welfare*
- *Foster improvements to transport facilities and services which maintain or improve accessibility to services and facilities, secure employment, economic and environmental objectives, and improve safety and amenity. In general, developments likely to support the achievement of an integrated transport system should be encouraged*
- *Foster social inclusion by ensuring that full advantage is taken of the opportunities to secure a more accessible environment for everyone which the development of land and buildings provides. This includes helping to ensure that development is accessible by means other than the private car*
- *Promote quality, lasting, environmentally-sound and flexible employment opportunities*
- *Support initiative and innovation and avoid placing unnecessary burdens on enterprises (especially small and medium sized firms) so as to enhance the economic success of both urban and rural areas, helping businesses to maximise their competitiveness*
- *Respect and encourage diversity in the local economy*
- *Promote a greener economy and social enterprises*
- *Contribute to the protection and, where possible, the improvement of people's health and well-being as a core component of sustainable development. Consideration of the possible impacts of developments – positive and/or negative – on people's health at an early stage will help to clarify the relevance of health and the extent to which it needs to be taken into account*

APPENDIX 2

Monmouthshire Local Development Plan

CANDIDATE SITE ASSESSMENT FORM

*Monmouthshire County Council, Resources Environment and Regeneration Directorate,
Development Plans, County Hall, Cwmbran, Torfaen, NP44 2XH.
Telephone: 01633 6444828 Fax: 01633 644800
E-mail: developmentplans@monmouthshire.gov.uk*

Explanatory notes on completing the form

Note 1.

Section 1 & 2 (must be completed by all proposers)

Please indicate clearly your personal details, i.e. name and address, and/or those of any Agent acting on your behalf. If you complete the Agent's details, all correspondence will be sent to the agent, unless you indicate otherwise.

Note 2.

Section 3 (must be completed by all proposers)

Please complete all the site details as accurately and completely as possible. Where the information is not known, please state 'unknown'.

Note 3.

Section 4

Please use this section of the form to provide us with any further information on the proposed candidate site. Where possible, please enclose any further information required. Where the information is not known, please tick 'unknown'.

Note 4.

Section 5

Please use this space to give any additional information regarding the site which you feel may be relevant to its consideration.

Please complete in block capitals and black ink only

1. Contact Details of Proposer

Name :

Organisation (if applicable) :

Address :

Postcode:

Telephone no.:

Fax no.:

Email:

2. Contact Details of Proposer's Agent (if applicable)

Name :

Contact person (if applicable) :

Address :

Postcode:

Telephone no.:

Fax no.:

Email:

3. Site Details

Name / Address/ Location of site :

OS grid reference:

Area of site in hectares:

Existing use of site:

Proposed LDP allocation of site:

If residential development, approximate number of units proposed:

4. Consultation Questions

(a) General (please tick one box and complete further information where necessary)

Question	Yes	No	Further information required	Further information (<i>Please continue on a separate sheet if necessary</i>)
Is the site wholly in the ownership of the proposer?			If no, please indicate whether you have notified the owner(s), and state your legal interest in the site.	
Does the proposer own or control any of the land adjoining the proposed site?			If yes, please mark the land on the submitted site plan in blue .	
Are there any restrictive covenants relating to the use of the land or buildings contained within the site?			If yes, please provide details and attach copies of any such covenant where available.	
Would the allocation of the site require an alteration to an existing settlement boundary contained within the adopted Monmouthshire Unitary Development Plan?			If yes, please state which settlement boundary would be affected and mark on the submitted site plan the existing and proposed settlement boundary.	
Would the allocation require a change to a land use allocation contained within the adopted Monmouthshire Unitary Development Plan?			If yes, please state the name and policy number of the existing allocation.	

(b) Accessibility (please tick one box and complete further information where necessary)

Question	Yes	No	Further information required	Further information <i>(Please continue on a separate sheet if necessary)</i>
Is the site accessible from the existing public highway network?			If no, please indicate whether you have notified third party landowners. Please provide contact details where necessary.	
Is the site located within 400m of a public transport access point, e.g. a bus stop or train station?			If yes, please provide further details of the route frequency and destinations.	
Is the site located within 400m of a community facility, e.g. a shop or commercial services?			If yes, please give details of the community services.	
Does the site's stability or topography present an obstacle to its development for the proposed purpose?			If yes, please give details of any remedial works necessary.	

(c) Environmental (please tick one box and complete further information where necessary)

Question	Yes	No	Further information required	Further information <i>(Please continue on a separate sheet if necessary)</i>
Is the site located on previously developed (brownfield) land? (For			Please give details of how the site meets this criterion	

developed (brownfield) land? (For definition, please see <i>Planning Policy Wales</i> , fig. 2.1)			the site meets this criterion.	
Is the site located in an area of flood risk or adjacent to a watercourse?			If yes, please provide details of flood risk data and extent to which the site is affected.	
Would the development of the site result in the loss of agricultural land (in current or previous use)?			If yes, please give details of the site's Agricultural Land Classification.	
Is the site located in an area designated as a local, regional or national area for landscape or cultural purposes?			If yes, please give details of the classification.	
Is there a risk that the site could consist of contaminated land?			If yes, please provide details of possible contamination sources.	

(d) Site Context (please tick one box and complete further information where necessary)				
Question	Yes	No	Further information required	Further information (<i>Please continue on a separate sheet if necessary</i>)
Is the site located within 100m of existing water, sewerage, electrical, gas and telecommunication systems?			If no, please describe how access to these services will be obtained.	
If the site is proposed for residential development, are there any industrial/employment uses adjacent			If yes, please provide details of their location and mark on the submitted site plan.	

to the site?			the submitted site plan.	
If the site is proposed for employment / waste / minerals development, are there any residential properties adjacent to the site or within 200m of the site?			If yes, please provide details of their location and mark on the submitted site plan.	

5. Any Other Comments

Please use this space (and any additional sheets of paper if necessary) to provide any additional information regarding the site which you feel may be relevant for its consideration.

Thank you for completing the candidate site assessment form.

I/We confirm that the site proposed is legally capable of being developed for the purpose outlined above and the information provided is correct to the best of my/our knowledge.

Signature:

Date:

APPENDIX 3

CANDIDATE SITES OF POTENTIAL STRATEGIC SIGNIFICANCE

	Town / settlement	Description	Candidate site number(s)	Total area (ha.)
1	Abergavenny / Llanfoist	Nevill Hall Hospital	0082 0108 0138	16.03
2		NW of town (Old Hereford Rd)	0004 0047 0177 0227	Approx 15.00
3		N of town (Deri Rd)	0099	8.53
4		Maindiff Court Hospital	0106	8.04
5		NW of Llanfoist (Church Lane)	0267	8.57
6	Caldicot / Rogiet	Between Caldicot and Rogiet <i>(Note: sites 6A and 6B overlap by approx 7 ha.)</i>		Approx 55.00
6A		W of Caldicot	0049 0071	Approx 45.00
6B		E of Rogiet (Ifton Manor)	0025 0098 0229 0230	Approx 17.00
7	Chepstow	Riverside (Fairfield / Osborn)	0158 0193	21.12
8		N of Bayfield / Crossways Green	0096 0168 0169 0207	15.46
9		S of Bayfield (Mounton Rd)	0214	14.69
10		NE of Pwllmeyric (Wyelands)	0076	20.36
11	Magor / Undy	N of village (Rockfield Farm)	0023 0244 0249 0266	69.78
12	Monmouth	E of Rockfield Road (Vauxhall / Drybridge Fm)	0092 0121 0196	34.73
13		SW of Rockfield estate (Wonastow Rd / Drewen Fm)	0111 0219	44.95
14		NW of Rockfield estate (Croft-y-Bwla)	0199 0201	32.18
15	Portskewett / Sudbrook	N of Portskewett (Crick Rd)	0253	9.60
16		NE of Portskewett (Main Rd)	0248	24.31
17		Former paper mill, Sudbrook	0260	28.36
18	Usk	NE of town (Castle Oaks)	0033 0063 0162	9.66
19		W of town (Woodside)	0176 0245	Approx 8.00
20	Raglan	W of village	0213	26.50
21	Penperlleni	N of village (Capel Ed Lane)	0100 0113	10.53
22	Crick	Mount Ballan	0250	73.20

23	Llanelen	Llanelen Court Farm	0198	9.76
24	Coed-y-Paen	Coedypaen Farm	0262 0263 0264	13.63

APPENDIX 4 – INITIAL ASSESSMENT OF SITES AGAINST SUSTAINABILITY CRITERIA

	Criterion	Commentary	Assessment criteria	Overall assessment
1	Is the site within or adjoining an existing settlement?		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)		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)?		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?		Yes Yes, however requires improvements No	

5	Is the nearby highway network capable of accommodating the resulting traffic movements.		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?		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?		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?		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?		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	
			No	
11	If the site is proposed for residential development, how does it relate to any industrial/employment uses adjacent to the site?		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?		No	
			Yes	
13 a	Does the site include or is it close to any areas designated for biodiversity importance at an International level?		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	
			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?		No	
			Adjacent/ Close to	
			Within	
14	Is the site likely to affect the habitat, breeding site or resting place of a protected species?		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	
			Adjacent/ Close to	
			Within	
15 b	Is the site located within or close to an area designated of landscape importance at a local level?		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		Low or medium/low sensitivity	
			Medium sensitivity	

	landscape resource? (eg field patterns, woodland)		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		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 Adjacent/ Close to Within	
18	Is the site within or adjacent a Conservation Area to the extent that the setting would be affected?		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 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 Adjacent/ Close to Within	
21	Is the site located within or adjacent an area prone to flood risk?		No	

	an area prone to flood risk?		Partially within/adjacent	
			Within	
22	Does the site's stability or topography present an obstacle to its development for the proposed purpose?		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	
			Yes, however capable of remediation	
			Yes, however unlikely to be capable of remediation	

APPENDIX 5 – PRE-DEPOSIT ASSESSMENT OF STRATEGIC SITES

Deliverability criteria	Process	Comments	Assessment criteria	Overall assessment
Infrastructure requirements	Assessment of requirements through discussion with Council departments and service providers		<div style="background-color: #90EE90; padding: 2px;">Positive</div> <div style="background-color: #FFD700; padding: 2px;">Mixed</div> <div style="background-color: #FF0000; padding: 2px;">Negative</div> <div style="background-color: #A9A9A9; padding: 2px;">Uncertain</div>	
Ownership and other site-related issues	Assessment of deliverability of proposals through discussions with owners, tenants, developers etc.		<div style="background-color: #90EE90; padding: 2px;">Positive</div> <div style="background-color: #FFD700; padding: 2px;">Mixed</div> <div style="background-color: #FF0000; padding: 2px;">Negative</div> <div style="background-color: #A9A9A9; padding: 2px;">Uncertain</div>	
Relationship with neighbouring sites and settlement/area as a whole	Assessment of potential benefits/ disbenefits to area through traffic, visual amenity, providing new infrastructure, addressing community needs, potential for renewable energy generation etc.		<div style="background-color: #90EE90; padding: 2px;">Positive</div> <div style="background-color: #FFD700; padding: 2px;">Mixed</div> <div style="background-color: #FF0000; padding: 2px;">Negative</div> <div style="background-color: #A9A9A9; padding: 2px;">Uncertain</div>	