

INITIAL ASSESSMENT OF SITES AGAINST SUSTAINABILITY CRITERIA – CS/0212: Lawns Cottages, Grosmont

	Criterion	Commentary	Assessment criteria	Overall assessment
1	Is the site within or adjoining an existing settlement?	The site is located adjacent the village of Grosmont.	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)	Yes.	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)?	No.	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 is existing access to the site, although it is not acceptable for the proposed use. Existing access to workshop area may be capable of serving one or two new dwellings built north of existing cottages, but new access(es) would be required if new dwelling(s) are constructed south of cottages. However, a satisfactory access could probably be provided to serve the site, it is probably possible to construct new accesses, and/or adapt existing workshop access to serve new dwellings.	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?	The shop/post office within the village is located approximately 510m from the site.	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 Cross Ash (approximately 5360m by road). There is however; a place of worship, public house, public hall and recreation open space within the village.	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?	Yes, the site is located approximately 300m from the River Monnow 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 European Protected species issues to be considered at this site, there are also potentially UK protected and UK priority species issues to be considered at the site. There are UKBAP and LBAP habitats on part of 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 in an area currently designated as a 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 site is located within a character area that has high/medium sensitivity as it is a ridge with sloping sides to the south and north which are exposed to view. The landscape is generally attractive open countryside with irregular fields and hedgerows with trees with the Conservation Area directly to the east.	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 site is located within a character area that has medium/low capacity as it is open countryside exposed to view, especially to the north, but also to the south, adjacent to development which has already substantially expanded the settlement and changed its character. Further development would be highly visible to the south albeit at a distance and would be undesirable.	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.	The site is located approximately 220m from an Area of Special Archaeological Sensitivity. The GGAT assessment of the site however, identifies a Fairly Significant Archaeological Restraint at the site as the site is a possible area of medieval settlement. The assessment goes further to say that the site could be allocated within the LDP if deemed appropriate, with the proviso that archaeological features could restrict development. It is therefore appropriate to give this 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?	Part of the site is located within the Grosmont Conservation Area.	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 Low.