

INITIAL ASSESSMENT OF SITES AGAINST SUSTAINABILITY CRITERIA – CS/0147: Land known as Riverview, 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) | No. Supporting information submitted along with Candidate Site assessment form by the proposer refers to a former use of the site by Grosmont Junior and Infants School for informal sports and recreation activities- the PPW definition actually states that recreation grounds are excluded from the definition; as are impermanent structures and agricultural buildings. | 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? | Currently only served by a field access just north of B4237 and route C12-1 junction. However, a satisfactory access could probably be provided to serve the site, Existing access can probably be improved to acceptable standard for a small residential development, similar to adjacent developments on east side of B4237. Existing hedge will require grubbing up to provide adequate visibility. | 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? | Yes, there is a shop/post office within 400m of 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 5250m 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 230m 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 sensitivity as the setting for Grosmont Castle and the historic part of the village and due to its exposed character with views to and from the east. The castle is a SAM and most of the area is a Conservation Area. | 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 low capacity for housing as it acts as the setting for the castle and the historic part of the village and it is exposed to views to the east with ridgeline development being particularly intrusive. Further development is therefore highly undesirable as it would adversely affect the character of the area. | 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 40m from an Area of Special Archaeological Sensitivity. The GGAT assessment of the site however, identifies a Significant Archaeological Restraint at the site as the site is also a probable area of medieval settlement. The assessment goes further to say that extensive archaeological work will be required, if this site is to be included in the LDP evaluation would be required prior to its inclusion. It is therefore appropriate to give this a red 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? | 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? | The Old School a Grade II listed building is located directly opposite the site. | 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? | The Grosmont Castle SAM is located approximately 135m to the south of the site. | 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.