

**ASSESSMENT OF SITES AGAINST SUSTAINABILITY CRITERIA (SEPTEMBER 2012)– ASN044 (Previously CS/0137): Land adjacent Usk Road, Raglan**

	Criterion	Commentary	Assessment criteria	Overall assessment
1	Is the site within or adjoining an existing settlement?	Adjacent the Raglan Village Development Boundary.	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 Edition 4</i> , fig. 4.1)	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, 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?	<p>Not currently, north west frontage abuts route R62 Usk Road and its junction with R63, also Usk Road. At the south east end of north east frontage site also abuts turning head at end of a spur cul de sac off Prince Charles Road.</p> <p>However, a satisfactory vehicular access can probably be provided to serve the site. Arguably vehicular access could be achieved merely by extending Prince Charles Road spur, but with potential for circa 80 dwellings this is not desirable. A new access should be constructed off Usk Road, probably towards southern end of this frontage, away from R62/R63 junction and where levels are more conducive, with extension of Prince Charles Road as a secondary access.</p>	Yes	
			Yes, however requires improvements	
			No	
5	Is the nearby highway network capable of accommodating the resulting traffic movements.	<p>The nearby highway network is probably capable of accommodating the resulting traffic movements, it should be noted that congestion and road safety hazards often occur in High Street due to on street parking associated with adjacent commercial premises. Significant development should not be undertaken in Raglan until adequate off street parking facilities have been provided.</p>	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?	<p>Yes, a bus stop with the following service is located within 400m of the site: Service 60 Monmouth-Raglan-Usk-Newport (10 services each way between 7am-7pm Monday to Saturday) Service 83 Abergavenny-Raglan-Monmouth (6 services each way between 7am-7pm Monday-Saturday) is located within 800m of the site.</p>	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, the site is located within 400m of a butchers and post office. The rest of the shops in Raglan Village Centre are located within 800m 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?	Yes, the site is located within 1000m of a school. The site is also located within 1000m of recreation open space, a doctors surgery, places of worship, public houses, a public hall and a petrol station.	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?	The site is located within 100m of existing serviced residential development.	Yes	
			No	

11	If the site is proposed for residential development, how does it relate to any industrial/employment uses adjacent to the site?	No employment uses adjacent 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?	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?	No.	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 issues at the site. There are potential UK protected species issues and UK priority species issues at the site. There are also UKBAP and LBAP habitats on 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?	No.	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 includes the corridor of the Nant y Wilcae and provides the setting to the settlement to the south. The most sensitive part of the area is the river corridor/floodplain with associated vegetation and the area to the south of the river.	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 for housing due to its floodplain and watercourse with associated vegetation and the separation from the settlement of the area to the south west of the watercourse. The only potential areas for development are adjacent to the settlement to improve the settlement edge especially to the west.	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 of the site states that there are no known archaeological restraints at the 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.	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?	Part of the site is located within Zone C2 floodplain.	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 Surface Water Flooding and therefore requires further investigation in this respect.