

ASSESSMENT OF SITES AGAINST SUSTAINABILITY CRITERIA (SEPTEMBER 2012): ASN074 (Previously CS/0170 – this assessment relates to an enlarged area) – Land to the east of Hill House, Raglan

	Criterion	Commentary	Assessment criteria	Overall assessment
1	Is the site within or adjoining an existing settlement?	Within the Raglan Village Development Boundary.	Within main settlement	
			Adjoining edge of main settlement	
			Within / adjoining larger village	
2	Is the site located on previously developed (brownfield) land? (as defined in <i>Planning Policy Wales Edition 4</i> , fig. 4.1)	No.	In small village / open countryside	
			Brownfield	
			Part brownfield/ part greenfield	
3	Would the development of the site result in the loss of agricultural land (in current or previous use)?	No.	Greenfield	
			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, southern frontage abuts route R70 Monmouth Road.</p> <p>However, a satisfactory vehicular access can probably be provided to serve the site. A simple junction with acceptable visibility can probably be established at the middle of the Monmouth Road frontage.</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 services is located within 400m of the site: Service 60 Monmouth-Raglan-Usk-Newport (10 services each way between 7am-7pm Monday to Saturday) and Service 83 Abergavenny-Raglan-Monmouth (6 services each way between 7am-7pm Monday-Saturday).</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 convenience store, post office, fish and chip shop and clothes shop. 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, pharmacy, 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, although the site is designated as Amenity Open Space it is private land and therefore not accessible to the public.	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 of CS/0170 and ASN074 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 is of medium sensitivity as it lies adjacent to Raglan Conservation Area and part is part of the wider setting of Raglan Castle especially to the east. It forms open countryside east of the settlement and acts as a setting to the burial ground. The mature trees and watercourse have intrinsic value. However, it has major roads on two sides with recent settlement on the third and limited intrinsic character.	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 capacity for housing as it lies adjacent to Raglan Conservation Area and is part of the wider setting of Raglan Castle especially to the east. It forms open countryside east of the settlement and acts as a setting to the burial ground. Any development would need to avoid the most sensitive areas to the north east and south west and views from the castle, respect the burial ground and be adjacent to the settlement edge.	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?	Yes, the site is located within the Raglan 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.