Site Name and Address	on	Larger than 500aqm?	Zone ac	thin or Co joining a b titement undary	Greenfield Surrounded by brownfield built development vacylamently lasues	Within BBNP or Jpri AONB		Within DES2 Phosphates Affloc Datchment in	DES2 in Review Recommen ation	Within/a djacent ASA to Conservation Area or Historic Park & Garden	Heritage designations (LB, Con Area, Historic Park & Garden, AS and SAMs) (store if within and what the designation is, state what is within 500 metres of the site)	Ecological Ecological Designation Local non-whole on state (SSSI, Local RAMSAR, national nature, TP reserves)	or National Local Nature Reserve, note if within 500 metres of one of these designations		Mineral safeguarding (state if within current safeguarding area identified in Adopted LDP)	carriageway road, trunk road, motorway, railway, industrial estate)	on (viability of	School proximity (state distance to catchment primary and secondary schools)	Medical facility proximity (state distance)	Town, Severnaide Settlement or Rural secondary	minutes; Low frequency service between 31 - 60 minutes; Daily frequency- more than hourly (at least one in the morning and	Constrail Access sed by (site opograp specific checks tater)	Ability to provide (complete later)	rermanency 21 years+) (ater) exp nee (tat	panaion if p reded oter)	Considerations following lite visit - should site progress for further consideration?	Highways Commerts	Comments	EHPublic Protection Comments	Flooda/SUDs Comments	GI Comments	Ecology Comments
Garthi Close Open Space, Mitchell Troy, NP25 4JN	Public 1.56 acc Open Space		No N		Periodotal		No	tour Wye No Datchment	Not reviewed to change	No No	Linked building with 500m	n No No	SINCs within 500m	Within Mitchell Toy - minor village, Adjacent Is LCA MTOI which as deenlifed as high/mediun sensitivity	Nio In	Edge of Minor Village of Mitchell Troy	None	Kymin Premary 5.1 miller; Morrmouth Comp 3.4 miles	3.4 mles	2.5 miles to Mozenouth Town Centre	Daily frequency bus service available.				5	Dite should progress to the east stage of the process.	A suitable means of access can be provided by irrepriving the esisted shared private drive and field gale access, the preferend highway sufferily aption. However, if lart coverant fig. dictates otherwise the access that the provided provided and access that the access t	Near ATNM route	No former development of the land, No objection based on information based on information available.	No real food risk to the site. Wood forgule SAS if infiltration does not wo the site has not indentified surface water cuttall saxily architerable - watercourse to acuth- wast would require access across multiple third party land holdings.	Site is not sustable. To create sustable sooms is significant section of sustaints helps would read to be removed. Based on the proposed layout for settlement, location, impact on character setting and the qualities of Microsofthishink landscape are well as the WV ACMS this site is no satisfies.	The late is incomfortly markes general beings, part of the hadgemen will make the in removal of the hadgemen will be a fine the hadgemen will be a fine the hadgemen will be a fine to the hadgemen will be made to the hadgemen will be made the particular the hadgemen will be made the particular that the hadgemen will be made to the hadgemen will be made to the hadgemen will be made to the hadgemen will be a made to the hadgemen will be a made that the proposed development.
Community Feedback Travelling Ahead	Transfers Annual Planter that If not down to many experts from an other to second to develop the combination of the site and counts a condition of the site																															
Feedback Manace Heights Americal Land, Monmouth, NP25 3QX	Public 0.19 acc Open Space	775 sgm	No No		Row of resident properties to south, setderfor all other boundaries.	ntini No	No	Ever Wye No Catchment	Not reviewed/no change	No No	Listed buildings within 300m.	No No	Cross Wood SINC within 500m.	LLCA Mo5 - High/medium sensibity to residential development	No No	Outside Monmouth development boundary; 250m to A466	Conteminated land point in northern part of site.	Onbaston Primary 1.3 miles; Morrouth Comp 1.7 miles	1.5 miles	Approx 1.5 miles to Morerouth Town Centre	Bus services to/from Mormouth.	Access to site fine, however, wider soceas is v a single track from the A465.	ia I		A o p	Access antangement raise concerns. Site should anogress to the next stage or further consideration.	No objection is the proposal would not be detrimental to the safety and capacity of the adjacent highway network, however, the location is not considered to be a sustainable transport location.	Outside of locality with no routes nearby.	No former development on the parcel of land. No objection based on information available.	No real food risk. Likely to require SAS: It infiltration does not work site has no identified surface water cutful sasily achieveable - wate course to south west would require access access multiple third part land holdings.	scale of development the site is potentially suitable, subject to an	The site is bounded by native species hedge, with trees and accessed via narrow lane with vertical four materials with trees. The quality of histories is unknown without surveys made of histories is unknown without surveys made of histories and present of the property o
Travelling Ahead	Not suit	able as too close	to existing homes. Ex		on two elevations is good. 1		_																									
Feetback Rocklas Open Space, Rocklas Troy, NP25 4.J	Public Open Space	nus 3035 sigm	Surface Water No. Zone 2 & 3 around the edge of the site.		Cresenhald Pleasidemail to south	Wys Valley ACNS	No	Out Wye No Catchment	Not reviewedino change	No No	None	No No	SINC within 500m	Partially within MT03 LLCA - Highlinedium zensitivky	No	None	None	Overmornow Primary - 3 miles; Morenouth Comp - 3.5 miles	3.3 miles	Approx3 miles to Mormouth Town Centre	Disty frequency bus service available.	No access identified, but potentia for new access off Correson Road.	ad .			ccess amangement raise concerns. Sits should nogress to the next stage or further consideration.	Does not appear to banefit from a independent means of access. Access is potentially achievable directly off Common Rd. however this will result in considerable loss of the existing boundary hedge. Not considerable loss transport lossion.	Nearest route MCC	No former development of the land. Sawmill (current) 100m northwest - maybe potential for activity at the sawmill to impact on residents of site. Maybe necessary to request a noise impact assessment.	site. Likely to require	To create a suitable visibility splay a algebilicant section of southers bedge, trees and ground would need to be removed. This would not be acceptable from a landscape and G perspective. Size is not suitable.	
Community Feedback	Rural Easter t	o get Planning the	further you are away	nom other peop	ple due to hostility. Putting all op the northern part of the site	nes rear to selfe	d community does	nt work. Feeling m	utual of not wantin	to live near each othe	r (in Travellers and the	settled population)																				
Travelling Ahmad Feedback 1.55 acres at Dancing Hill (penedod to include northern asction of land), Cale Liser, Dancing Hill, Undy, CALDICOT, NP2 3BY	Agricultura 3.1 acre 1, Bare Land		No Ac	scope to develo	op the northern part of the size Creenfield Residential to south, 544 to north.	No	No	ds on the capacity a 40 DES2 Amenin Lando approx half se	Should not be dealnoted to DESZ.	ity of the site. Curren	No	No Yes	TPO Group TPO in	ase alse proceeds. The Gri Within MAGS LEIVA; I medium season season residential development.	art Close site is con Mineral Ealequarding Axes	aidened more sustable th	EA Historic Landfilt;	Magor CW Primary School - 0.5 miles; Caldicot Comp - 4.3 miles	0.6 mles	Approx 0.4 miles to Magor Village Centre	Low frequency bus service available. Train station and service available at Seven Turnel Junction	Tat site Access off Dending HIDGrange Road			S at p	Die should progress to ned dage of assessment nocess.	Site abuts Grange Road that is currently undergoing highway improvements. Existing access to vinusuable but an informative mountable to an informative invalidation of a programme information of the formation of the formation of the formation of the formation of the formation of formation of forma	Desingulard locality Magor and Undy. Near route MCC- \$13A	Objection the site is on a former facilities face. Dish is currently used for gracing control of the control of	No read issues on site. Likely to require SAS. Nearby historic flooding should be considered at design stage.	Would need to ensure the DES2 area is still a publicly accessible area as part of the overall design. Overall suitable subject to an appropriate scheme.	See description home ground proximal with a certain being with one water where makes the certain being with one water where the home. The water being water to design the State state of the certain of provided and the most fair record of provided as with a long the fair of the certain of the certain of the property of the certain of the certain of the special fair laying a present stands date; planting record is stand, as well as property of the certain of the certain of the certain certain of th
Community Feedback	Semi Good to Runal	anaport links are s	seeded for work prupo	ses. Supermark	set deliveries and taxis will be	needed. Near s	hops is helpful bu	t not so near that kid	ds can walk off into	lown on their own and	get into trouble.		<u> </u>				'		'			'		-						•		
Traveling Ahead Comments 5.79 acres at rear of	Acricultura 5.79 acr	ma 23.431 acre	No Lo	properties and o	close to M4 in terms of noise Greenheld Residential to	and pollution, ad	No	opment this should!	of Should we're	Oreale a margin from e	Within 200m from a	No No	Within 200m from	Within MADS LLCA-	Mineral	Within 100m from M4	No	Magor CW Primary -	0.4 mlex	Approx 1.2 miles	Low frequency bus	Tat site Access of			Te.	Site should progress to next	Due to size, scale and type of	Designated locality:	No former development of	No real flood risk. Likely	Suitable for proposed	
Langley Close , Magor	Country				south, MH to north.			site Di on east bound	Sz Desz piern lany.		Laned Building		SINC	readum seralivity to readum seralivity to readerful development	Saleguarding Area			1.3 miles; Caldicot Comp - 5 miles		to Magor Village Centre	service available. Train station and service available at Severn Turnel Junction	St Beda's Read			al p	and another program of management of managem	observing the second of the se	mage and Unity. Near rouse MCC- 517C.	No land. Govern proximity is M4 recommend a TA411 Notice assessment.	to require SAB approval.	description of popularity of the second	The other comprises home grand grantised surrounded by trees which may include wetered and operated some state of the result of
Community Feedback Travelling Ahead	Semi Runal Good to	anaport links are s	seeded for work purpo	es, Supermirk	set deliveries and taxis will be	needed. Near at	ces is helpful but	not so near that kid	s can walk off into	own on their own and	set into trouble. Essier	to get Planning the f	other you are away from o	ther people due to hostility	Putting sites near	to settled community do	ant work.															
Comments	Althoug	h close to existing	homes considered a	comble option	due to the ability to develop t	the site from the	west to centre an	create a margin to	the existing homes	Being a street/e site	creates flexibility. Nea	M4 so issue of poli	tion and noise.																			