

## APPENDIX 7

# Integrated Sustainability Appraisal (ISA) for the Monmouthshire Replacement Local Development Plan

Technical Annex Candidate Sites Assessment

Monmouthshire County Council

September 2025

## Quality information

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# 1. GIS analysis of Candidate Sites

## Methodology and assumptions

- 1.1 In line with the Development Plans Manual Edition 3 (March 2020), separate more spatially specific and quantitative criteria have been developed to assess candidate sites through the ISA, which build on the ISA Framework developed at the scoping stage. The methodology for the ISA of candidate sites involves employing GIS data-sets and measuring ('quantitative analysis') how each candidate site relates to various constraint and opportunity features. Specifically, the aim is to differentiate the performance of the candidate sites in respect of specific locational (e.g., distance to a GP surgery) / intersect (e.g., intersect with flood risk zone) criteria. The ISA methodology allows for the consistent and transparent assessment of candidate sites.
- 1.2 Two GIS tools were used to undertake the appraisal of candidate site options depending on the feature and measurements required. These provided either a:
  - **Straight line distance** from a feature to a candidate site and percentage overlap of any features within a site. Measurements were taken from the closest boundary of the candidate site and the feature; or
  - **Network analyst** - Distances calculated from a candidate site to a feature along a real-world network of roads and urban footpaths using Open Street Map. The network analyst tool helps to provide approximate real world walking distances. Network analysis has been carried out assuming suitable access points to the sites (as we cannot use the whole site boundary) and so the walking distances are approximate, i.e., a feature may be closer to the site boundary than the assigned access point.

## Assumptions and limitations

- 1.3 All relevant and available spatial data sets have been used; however, there are data limitations, which is a limitation of the appraisal overall. For example, on the basis of the available datasets, it is noted that much of the data (including Green Wedges, protected employment sites, and industrial and business sites) is from the adopted LDP. This data is being updated as part of the RLDP process.
- 1.4 Also, it is generally the case that, on the basis of the available datasets, there is more limited potential to appraise the merits of site options in terms of socio-economic objectives, relative to environmental objectives. In this respect, under the economy and employment ISA topic, singular employment sites are not considered (i.e., public house or scrap metal works); rather, clusters of employment sites are considered, including town/ local centres and industrial estates.
- 1.5 It is also important to state that the appraisal is limited on the basis that proximity / percentage intersect is often (i.e. for many objectives) a crude indicator of constraint or opportunity. For example, whilst percentage intersect with a flood risk zone is a strong indicator of actual flood risk constraint, proximity to a designated biodiversity feature, or Air Quality Management Area

(AQMA), is less robust as an indicator of biodiversity or air quality constraint. We understand that distance to features in this respect does not indicate a 'significant effect', but aids differentiation, which is the aim at this stage of the ISA process. However, it is important to note that these issues will be explored in further detail through the ISA of strategic options and RLDP policies.

#### 1.6 Further criteria specific assumptions are set out below:

- Where candidate sites are brownfield in nature, we assume that any development would be an improvement on the existing form in accordance with principles of sustainable development and placemaking as set out in Planning Policy Wales (PPW).
- It is assumed that all development will deliver appropriate mitigation to address any potential water quality impacts, in accordance with the Water Supply (Water Quality) Regulations 2018 (in Wales). However, it is recognised that water quality issues in relation to Phosphates are affecting the River Wye and River Usk, with developments required to demonstrate betterment or neutrality.
- In terms of infrastructure (green, blue, grey), services and facilities, the appraisal considers only those assets that are existing and does not consider any future proposals.
- It is noted that many existing services and facilities (i.e., industrial and business sites, protected employment sites, etc.) are based on adopted LDP allocations and will be reviewed as part of the RLDP process.

## Detailed methodology

1.7 The candidate site options appraisal methodology is presented in Table 1.1 and Table 1.2. The tables set out the criteria and thresholds as well as the GIS tool used and provides further commentary as necessary. The tables recognise data limitations and assumptions set out above. Where possible the ISA methodology has sought to remain consistent with MCC's candidate site methodology<sup>1</sup> and to reflect guidance in the Welsh Government Development Plans Manual Edition 3<sup>2</sup>.

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<sup>1</sup> Monmouthshire County Council (2022): 'Monmouthshire Replacement Local Development Plan Candidate Sites Assessment Methodology Updated August 2022' can be accessed via <https://www.monmouthshire.gov.uk/app/uploads/2022/12/CS-Methodology-Update-August-2022-1.pdf>

<sup>2</sup> Welsh Government (2020): 'Development Plans Manual Edition 3' can be accessed via [Welsh Government Development Plans Manual Edition 3 \(March 2020\)](#)

**Table 1.1: Site options appraisal methodology**

Criteria	Data and measurement	Commentary
<b>Employment</b>		
Identified Industrial & Business Site	Data provided by MCC and does not include features outside the authority. Network analyst measurement.	Highlights walking distance to identified industrial & business site. There is no clear guidance on distance thresholds, and it is recognised that identified industrial & business sites will often be reached by car or public transport. The thresholds therefore reflect the spread of the data.
Protected Employment Site	Data provided by MCC and does not include features outside the authority. Network analyst measurement.	Highlights walking distance to protected employment site. There is no clear guidance on distance thresholds, and it is recognised that protected employment sites will often be reached by car or public transport. The thresholds therefore reflect the spread of the data.
<b>Population and communities</b>		
Neighbourhood centre	Data provided by MCC and does not include features outside the authority. Network analyst measurement.	Highlights walking distance to neighbourhood centres. There is no clear guidance on distance thresholds, and therefore the thresholds reflect the spread of the data.
Central shopping area	Data provided by MCC and does not include features outside the authority. Network analyst measurement.	Highlights walking distance to a central shopping area. There is no clear guidance on distance thresholds, and it is recognised that these facilities will often be reached by car or public transport. The thresholds therefore reflect the spread of the data.
Area of amenity importance	Data provided by MCC and does not include features outside the authority. Network analyst measurement.	Highlights walking distance to an area of amenity importance. There is no clear guidance on distance thresholds, and therefore the thresholds therefore reflect the spread of the data.
School	Data provided by MCC and does not include features outside the authority. Network analyst measurement.	Highlights walking distance to schools. Thresholds based on the WG's Active Travel Guidance (800m for walkable neighbourhoods).
<b>Health and wellbeing</b>		
Health services	Data provided by MCC and does not include features outside the authority. Network analyst measurement.	Highlights walking distance to health facilities (including hospitals, GPs and dentists). Thresholds based on the WG's Active Travel Guidance (800m for walkable neighbourhoods).
Green space	Data provided by MCC and does not include features outside the authority. Network analyst measurement.	Highlights the walking distance of site options to areas of green space. It is recognised that there may be other areas of open or green space that are not considered through this criterion. Thresholds based on the WG's Active Travel Guidance (800m for walkable neighbourhoods).

Criteria	Data and measurement	Commentary
Green wedge	Data provided by MCC and is based on the adopted LDP. Straight line distance/ overlap measurement.	Green wedges are an urban containment mechanism intended to restrict the spread of built development beyond designated settlement boundaries and allocated sites. MCC has indicated several areas to be green wedges in order to prevent coalescence between settlements. Green wedges have been identified through the adopted LDP in the south of Monmouthshire.
Public right of way	Data provided by Welsh Government. Straight line distance/ overlap measurement.	Highlights the proximity of site options to walking routes.
National cycle network	Data provided by Welsh Government. Straight line distance/ overlap measurement.	Highlights the proximity of site options to cycling routes.
National trail	Data provided by MCC. Straight line distance/ overlap measurement.	Highlights the proximity of site options to national trail routes.
<b>Equalities, diversity and inclusion</b>		
Deprivation	Data provided by Welsh Government and included features outside the authority. Straight line distance/ overlap measurement.	Highlights site options that fall within an area of deprivation. Development in an area of relative deprivation (as measured by the Index of Multiple Deprivation) may support regeneration. However, it is recognised that this will be dependent on a variety of factors, including the level of improvements delivered in terms of community facilities.
<b>Transport and movement</b>		
Public transport	Data provided by MCC and includes features outside the authority. Network analyst measurement.	Highlights walking distance to a train station or bus stop. Thresholds based on the WG's Active Travel Guidance (800m for walkable neighbourhoods).
<b>Natural resources</b>		
Air Quality Management Areas (AQMA)	Data provided by MCC.	Highlights the proximity of site options to an Air Quality Management Area (AQMA).
Land classification	Data provided by Welsh Government. Straight line distance/ overlap measurement.	Highlights whether the site is a previously developed or greenfield site as defined by Future Wales.

Criteria	Data and measurement	Commentary
Agricultural land classification	Data provided by Natural Resource Wales. Straight line distance/ overlap measurement.	The ALC Predictive Map Version 2 (2019) is available and has informed MCC's CS assessments. The Map provides a distinction between Grade 3a (i.e. land classified as the 'best and most versatile') and Grade 3b land (i.e. land which is not classified as such). Taking the above into account it is appropriate to 'flag' red those sites that may include Grade 1 to 3a agricultural land.
Source Protection Zone	Data provided by Natural Resource Wales. Straight line distance/ overlap measurement.	Groundwater Source Protection Zones are designated zones around public water supply abstractions and other sensitive receptors that signal there are particular risks to the groundwater source they protect. The zones are based on an estimation of the time it would take for a pollutant which enters the saturated zone of an aquifer to reach the source abstraction or discharge point. For each source, three zones are defined around a particular water abstraction based on travel times, of the groundwater (Zone 1 = 50 days; Zone 2 = 400 days) and the total catchment area of the abstraction (Zone 3).
Nitrate Vulnerable Zone	Data provided by Natural Resource Wales. Straight line distance/ overlap measurement.	Nitrate Vulnerable Zones are areas within Wales that contain surface water or groundwater that is susceptible to nitrate pollution from agricultural activities. They are designated in accordance with the requirements of the European Commission's Nitrates Directive 91/676/EEC, which aims to protect water quality across Europe by preventing nitrates from agricultural sources polluting ground and surface waters and by promoting the use of good farming practices. The Welsh Government is responsible for maintaining and improving the quality of the aquatic environment and carries out a review of the NVZ areas every four years.
Mineral safeguarded site	Data provided by MCC. Straight line distance/ overlap measurement.	It is assumed that any development outside of a mineral safeguarded site would not result in the sterilisation of that resource and the RAG distances reflect this. Mineral safeguarding areas in Monmouthshire identified through the adopted LDP include limestone and sand gravel. It is noted that these are being reviewed as part of the RLDP process, and will be presented within the Deposit RLDP.
Waterbodies	Data provided by MCC. Straight line distance/ overlap measurement.	It is recognised that distance in itself is not a definitive guide to the likelihood or significance of effects on a waterbody (rivers, lakes and coastline). This criterion will help to highlight the waterbodies that lies in closest proximity to the site for the purposes of differentiating between sites.
<b>Biodiversity</b>		
Ancient Woodland	Data provided by MCC and includes sites lying outside of the authority. Straight line distance/ overlap measurement.	Ancient Woodlands are spread across Monmouthshire. The RAG distances have been selected to take account of this and help differentiate between the sites options.



Criteria	Data and measurement	Commentary
European site (SAC, SPA or Ramsar site)	Data provided by NRW and includes sites lying outside of the authority boundary. Straight line distance/ overlap measurement.	It is recognised that distance in itself is not a definitive guide to the likelihood or significance of effects on a European site. This criterion will help to highlight the European sites that lies in closest proximity to the site for the purposes of differentiating between sites.
National Nature Reserve (NNR)	Data provided by NRW and includes sites lying outside of the authority. Straight line distance/ overlap measurement.	There are two National Nature Reserves (NNR) within Monmouthshire. NNR's are assumed to be of less significance and therefore less sensitive than European sites and SSSIs. However, it is recognised that the designations overlap.
Priority habitats	Data provided by NRW and includes sites lying outside of Monmouthshire. Straight line distance/ overlap measurement.	This seeks to flag if a development at a site could result in the loss of and therefore fragmentation of BAP priority habitats. It also helps to flag if there is the potential for disturbance to priority habitats within 50m of the site.
Sites of Importance for Nature Conservation (SINCs)	Data provided by MCC and does not include sites lying outside of the authority. Straight line distance/ overlap measurement.	There are numerous SINCs situated within Monmouthshire and the RAG distances reflect this along with the assumption that these are of less significance and therefore less sensitive than internationally and nationally designated biodiversity.
Site of Special Scientific Interest (SSSI)	Data provided by NRW and includes sites lying outside of the authority boundary. Straight line distance/ overlap measurement.	As above, it is recognised that distance in itself is not a definitive guide to the likelihood or significance of effects on a European site. This criterion will help to highlight the SSSI that lies in closest proximity to the site and together with the criterion below for SSSI Impact Zones, it will help to differentiate between sites.
<b>Historic Environment</b>		
Conservation Area	Data provided by MCC and does not include conservation areas outside the authority. Straight line distance/ overlap measurement.	It is appropriate to 'flag' a red where a site is within, intersects or is adjacent to a Conservation Area. It is also appropriate to flag sites that might more widely impact on the setting of a Conservation Area and a 50m threshold has been assumed. It is recognised that distance in itself is not a definitive guide to the likelihood or significance of effects on a heritage asset. It is also recognised that the historic environment encompasses more than just designated heritage assets. Whilst there is good potential to highlight where development in proximity to a heritage asset might impact negatively on that asset, or its setting, a limitation relates to the fact that it has not been possible to gather views from heritage specialists on sensitivity of assets/ capacity to develop each of the sites. This is a notable limitation as potential for development to conflict with the setting of historic assets/ local historic character can only really be considered on a case-by-case basis rather than through a distance-based criteria. It will also sometimes be the case that development can enhance heritage assets.

Criteria	Data and measurement	Commentary
Scheduled Monument	Data provided by Cadw and includes assets lying outside of the authority. Straight line distance/ overlap measurement.	As above.
Listed Building	Data provided by Cadw and includes assets lying outside of the authority. Straight line distance/ overlap measurement.	As above.
World heritage site	Data provided by Cadw and includes assets lying outside of the authority. Straight line distance/ overlap measurement.	As above.
Archaeologically sensitive area	Data provided by MCC and does not include sites lying outside of the authority. Straight line distance/ overlap measurement.	As above
<b>Landscape</b>		
Area of Outstanding Natural Beauty (AONB)	Data provided by MCC. Straight line distance/ overlap measurement.	There is only one AONB in Monmouthshire, which is Wye Valley AONB in the east of the county. Highlights the proximity of site options to the Wye Valley AONB.
Country Park	Data provided by MCC. Straight line distance/ overlap measurement.	There are only two country parks in Monmouthshire. Highlights the proximity of site options to the nearest of the two country parks.
National Landscape Character Area	Data provided by MCC. Straight line distance/ overlap measurement.	Monmouthshire intersects five National Landscape Character Areas. Highlights which National Landscape Character Area the site falls within.
National Park	Data provided by MCC. Straight line distance/ overlap measurement.	There is only one National Park in Monmouthshire, which is the Bannau Brycheiniog in the northwest of the county. Highlights the proximity of site options to the Bannau Brycheiniog National Park.
<b>Climate Change</b>		

Criteria	Data and measurement	Commentary
Groundwater flood risk	Data provided by MCC. Straight line distance/ overlap measurement.	This criterion will help to identify sites that fall within areas at risk of groundwater flooding.
Surface water flood risk	Data provided by Welsh Government. Straight line distance/ overlap measurement.	This criterion will help to identify sites that fall within areas at risk of surface water flooding. N.B. While it is important to avoid development in areas of high flood risk, there is the potential to address risk of surface water flooding at the development management stage through the use of appropriate mitigation, such as Sustainable Drainage Systems (SuDS).
Fluvial flood risk	Data provided by Welsh Government. Straight line distance/ overlap measurement.	This criterion will help to identify sites that fall within high flood risk areas. N.B. While it is important to avoid development in flood zones, there is the potential to address flood risk at the development management stage, when a 'sequential approach' can be taken to ensure that uses are compatible with flood risk. There is also the potential to design-in SuDS.

- 1.8 Table 1.2 overleaf presents the candidate site framework and assessment questions, where '++' represents major positive effects, '+' represents minor positive effects, '0' represents neutral/ no effects, '?' represents uncertain effects, '-' represents minor negatives effects, and '--' represents major negative effects.

**Table 1.2: Candidate site framework and assessment questions**

ISA themes	ISA objectives	ISA candidate site assessment questions	
<b>Economy and employment</b>	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	++	New employment land proposed at the site.
		+	The site has good access to existing employment ( $\leq 800\text{m}$ from an employment centre).
		0	The site has reasonable access to existing employment ( $800\text{-}1,600\text{m}$ from an employment centre).
		?	Type of development uncertain at this stage.
		-	The site has poor access to existing employment ( $>1,600\text{m}$ from an employment centre).
		--	Development at the site would result in the loss of existing employment land.
<b>Population and communities</b>	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	++	The site has capacity to deliver a significant number of new homes ( $\geq 100$ dwellings) and it does not intersect with a designated green wedge.
		+	The site has capacity to deliver new homes ( $<100$ dwellings) and it does not intersect with a designated green wedge.
		0	The site will deliver new employment land.
		?	N/A
		-	The site could deliver new homes or employment land; however, the site partially intersects with a designated green wedge.
		--	The site could deliver new homes or employment land; however, the site wholly intersects with a designated green wedge.

ISA themes	ISA objectives	ISA candidate site assessment questions	
	To enhance design quality to create places for people that maintain and enhance community and settlement identity.	++	The site is within reasonable walking distance ( $\leq 800\text{m}$ ) to a primary and a secondary school ( $\leq 1,600\text{m}$ ).
		+	The site is within reasonable walking distance ( $\leq 800\text{m}$ ) to a primary or a secondary school ( $\leq 1,600\text{m}$ ).
		0	N/A
		?	N/A
		-	The site is not within reasonable walking distance ( $\leq 800\text{m}$ ) to a primary or a secondary school ( $\leq 1,600\text{m}$ ).
		--	The site is $> 1,600\text{m}$ from a primary school and secondary school.
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	++	The site is within 800m of a health service and an active travel route.
		+	The site is within 800m of a health service or an active travel route.
		0	N/A
		?	N/A
		-	The site is not within 800m of a health service or an active travel route.
		--	The site is not within 800m of a health service, or an active travel route and development would result in the loss of designated open/ recreational space.
		++	The site is within 800m of a formal leisure and green space.
		+	The site is within 800m of a formal leisure or green space.
		0	N/A
		?	N/A
		-	The site is not within 800m of a formal leisure or green space.

ISA themes	ISA objectives	ISA candidate site assessment questions	
<b>Equalities, Diversity and Inclusion</b>	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	--	The site is not within 800m of a formal leisure and green space or intersects with a formal leisure or green space and may result in their loss.
		++	The site falls within one of the 10% or 20% most deprived LSOAs in Wales and development proposes the delivery of a new or improved community facility/building/ space that meets a demonstrated need in the area, particularly where it supports the Welsh Language and various groups within the community.
		+	The site falls within one of the 10% or 20% most deprived LSOAs in Wales.
		0	The site falls within one of the 20-30% most deprived LSOAs in Wales.
		?	The site falls within one of the 30-50% most deprived LSOAs in Wales.
		-	The site falls within one of the 50% least deprived LSOAs in Wales.
		--	Development at the site would result in the unjustified loss of a community facility/ building/ space.
<b>Transport and Movement</b>	Increase sustainable transport use and reduce the need to travel.	++	The site is within close proximity ( $\leq 800\text{m}$ ) to a railway station or bus stop, neighbourhood centre or central shopping area, and an active travel route.
		+	The site is within reasonable walking distance ( $\leq 800\text{m}$ ) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.
		0	N/A
		?	N/A
		-	The site is not within reasonable walking distance ( $> 800\text{m}$ ) to a railway station or bus stop, neighbourhood centre or central shopping area, or active travel route.
		--	The site is not within reasonable walking distance ( $> 800\text{m}$ ) to a railway station or bus stop, neighbourhood centre or central shopping area, and active travel route.
		++	N/A
		+	The site does not intersect with an AQMA.

ISA themes	ISA objectives	ISA candidate site assessment questions	
Natural Resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	0	N/A
		?	N/A
		-	The site intersects with an AQMA.
		--	N/A
	To conserve, protect and enhance the water environment, water quality and water resources.	++	N/A
		+	N/A
		0	The site does not contain and is not in close proximity to a waterbody, nor does it fall within the River Wye Catchment Area.
		?	N/A
		-	The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.
		--	N/A
		++	N/A
		+	The site does not intersect with a Groundwater Source Protection Zone (SPZ).
		0	N/A
		?	N/A
		-	The site intersects with a Groundwater Source Protection Zone (SPZ).
		--	N/A

## ISA themes

## ISA objectives

## ISA candidate site assessment questions

To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.

++	N/A
+	The site does not intersect with a Nitrate Vulnerable Zone (NVZ).
0	N/A
?	N/A
-	The site intersects with a Nitrate Vulnerable Zone (NVZ).
--	N/A
++	The site is wholly brownfield land.
+	The site is predominantly brownfield land (>50%) and contains low quality agricultural land (Grade 3b, 4, urban).
0	N/A
?	The site is predominantly greenfield land (≥50%) and contains low quality agricultural land (Grade 3b, 4, urban).  or The site is predominantly brownfield land (>50%) and contains high quality agricultural land (Grade 1, 2 and 3a).
-	The site is predominantly greenfield land (>50%) and contains high quality agricultural land (Grade 1, 2 and 3a).
--	The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).
++	N/A
+	The site does not intersect with a mineral safeguarding area.



ISA themes	ISA objectives	ISA candidate site assessment questions	
<b>Biodiversity and Geodiversity</b>	Protect and enhance biodiversity within and surrounding the plan area.	0	N/A
		?	N/A
		-	The site intersects with a mineral safeguarding area.
		--	The site is wholly within a mineral safeguarding area.
		++	N/A
		+	The site is brownfield land and there is an opportunity to deliver net gain.
		0	The site does not intersect and is not within 1km of any designated sites.
		?	The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.
		-	The site intersects or is adjacent to a regionally or locally (LNRs and SINC)s designated site and/ or priority habitats/ species.
		--	The site intersects or is adjacent to an internationally (SAC, SPA, Ramsar) or nationally (SSSI, Ancient Woodland, NNRs) designated site.
<b>Historic Environment</b>	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets. Promote understanding of Monmouthshire's cultural heritage.	++	Regeneration of brownfield land that is currently significantly detracting from the historic environment.
		+	Regeneration of brownfield land that is currently detracting from the historic environment.
		0	Development at this site will have a neutral effect on the historic environment.
		?	Development at the site would have an uncertain effect on the historic environment.
		-	Development at the site has the potential for a negative effect on the historic environment.
		--	Development at the site has the potential for a significant negative effect on the historic environment.

ISA themes	ISA objectives	ISA candidate site assessment questions	
<b>Landscape</b>	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	++	The site is predominantly brownfield and does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.
		+	The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.
		0	N/A
		?	The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed ( $\geq 100$ dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.
		-	The site intersects with an Area of Outstanding Natural Beauty, National Park or Country Park.
		--	The site is predominantly greenfield and wholly falls within an Area of Outstanding Natural Beauty, National Park or Country Park.
<b>Climate change</b>	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial water sources.	++	Development at the site would reduce fluvial flood risk in the area.
		+	The site does not intersect with a high fluvial flood risk area (flood zone 2 and 3).
		0	N/A
		?	N/A
		-	The site intersects with fluvial flood zone 2 or 3.
		--	The site falls wholly within fluvial flood zone 2 or 3.
		++	Development at the site would reduce surface water flood risk in the area.
		+	The site does not intersect with a high surface water flood risk area (flood zone 2 and 3).
		0	N/A
		?	N/A

ISA themes	ISA objectives	ISA candidate site assessment questions
		- The site intersects with surface water flood zone 2 or 3.
		-- The site falls wholly within surface water flood zone 2 or 3.

## 2. GIS analysis findings

### Abergavenny

#### Residential

##### CS0293 - Land east of Abergavenny

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	+	<i>The site has good access to existing employment (≤800m from an employment centre).</i>  The site is 1,200-1,300m from the nearest industrial and business site (Ross Road, Abergavenny), but 600-700m from the nearest protected employment site (Lower Monk Street).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	-	<i>The site is not within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i>  The site is 1,500-1,600m from the nearest primary school (Our Lady St Michaels RC Primary) and 2-2.5km from the nearest secondary school (King Henry VIII Comprehensive).
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	++	<i>The site is within 800m of a health service and an active travel route.</i>  The site is not within 100-200m of a health service, is within 73m of the nearest National Cycle Network route, and adjacent to a public right of way.
		+	<i>The site is within 800m of a formal leisure or green space.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 500-600m from a play space.
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  Not classified as deprived or relatively deprived (3 <sup>rd</sup> quintile).
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i>  The site is 100-200m from the nearest bus stop, and within 73m of the nearest National Cycle Network route. It is also within 50-100m of the nearest rail station. It is 2-2.5km from the nearest neighbourhood centre and 800-900m from the nearest central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  The site is adjacent to or intersects with a river.
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	-	<i>The site is predominantly greenfield land (&gt;50%) and contains high quality agricultural land (Grade 1, 2 and 3a).</i>
		--	<i>The site intersects with a mineral safeguarding area.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site intersects with a mineral safeguarding area for sand and gravel.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	-	<p><i>The site intersects or is adjacent to a regionally or locally (LNRs and SINC) designated site and/ or priority habitats/ species.</i></p> <p>The site is 329m from the nearest SINC (River Gavenni), 428m from the nearest SSSI and SA(River Usk (Lower Usk)), and 82m from the nearest area of ancient woodland. However, the site is adjacent to and intersects an area of parkland priority habitat (0.08%).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	?	<p><i>Development at the site would have an uncertain effect on the historic environment.</i></p> <p>The site is 536m from the nearest scheduled monument (Area of Conventual Buildings, St Mary's Priory), 67m from the nearest grade II listed building, 576m from the nearest grade II* listed building, 349m from the nearest archaeologically sensitive area, 65m from the nearest conservation area (Abergavenny) and 546m from the nearest grade I listed building.</p> <p>Given the proximity of the site to heritage features, uncertain effects are most likely.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>
		-	<p><i>The site intersects with surface water flood zone 2 or 3.</i></p> <p>&lt;50% of the site intersects with flood zone 2 or 3.</p>

# Caerwent

## Residential

### CS0091 – Caerwent Depot

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<p><i>The site has poor access to existing employment (&gt;1,600m away from an employment centre).</i></p> <p>The site is 1,900-2000m from the nearest protected employment site (Severn Bridge, Caldicot).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<p><i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 60 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	--	<p><i>The site is &gt;1,600m from a primary school and secondary school.</i></p> <p>The site is 2-2.5km from the nearest primary school (Castle Park Primary) and 3-4km from the nearest secondary school (Caldicot Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p><i>The site is within 800m of a health service or an active travel route.</i></p> <p>The site is not within 800m of a health service; however, it is adjacent to the nearest National Cycle Network route.</p>
		--	<p><i>The site is not within 800m of a formal leisure and green space.</i></p> <p>The site is 1,200-1,300m from the nearest area of amenity importance and 1,300-1,400m from the nearest green space (playing field).</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p>

ISA topic	ISA objective	Significant effect?	Commentary
			The site falls within the Caerwent LSOA, which is amongst the 10-20% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site is 50-100m from the nearest bus stop (Crick House) and adjacent to the nearest National Cycle Network route. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	0	<i>The site does not contain and is not in close proximity to a waterbody, nor does it fall within the River Wye Catchment Area.</i>
		-	<p><i>The site intersects with a Groundwater Source Protection Zone (SPZ).</i></p> <p>The site falls within SPZ 3.</p>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	++	<i>The site is wholly brownfield land.</i>
		--	<p><i>The site intersects with a mineral safeguarding area.</i></p> <p>The site intersects with a mineral safeguarding area for carboniferous limestone, and sand and gravel.</p>



ISA topic	ISA objective	Significant effect?	Commentary
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<p><i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i></p> <p>The site is 157m from the nearest SINC (Little Wood), 402m from the nearest SSSI (Nedern Brook Wetlands, Caldicot), and 780m from the nearest priority habitat (lowland meadows).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	-	<p><i>Development at the site has the potential for a negative effect on the historic environment.</i></p> <p>The site is 99m from the nearest scheduled monument (Crick Round Barrow), 184m from the nearest grade II listed building, 334m from the nearest grade II* listed building, 462m from the nearest archaeologically sensitive area, and 871m from the nearest conservation area (Caerwent).</p> <p>Whilst the site is wholly brownfield, and relatively small in size (2.44ha), development has potential to disturb nearby archaeological remains. Nevertheless, it is recognised that development also has potential to improve the setting of the nearby listed buildings.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	++	<i>The site is predominantly brownfield and does not intersect with an Area of Outstanding Natural Beauty, National Park, or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface water flood risk area (Flood Zone 2 and 3).</i>

## CS0129 – Dewstow Village (Former Dewstow Golf Course)

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	+	<p><i>The site has good access to existing employment (≤800m of an employment centre).</i></p> <p>The site is 400-500m from the nearest protected employment site (Cheeseman's Industrial Estate, Rogiet).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	++	<p><i>The site has capacity to deliver a significant number of new homes (≥ 100 dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 815 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	++	<p><i>The site is within reasonable walking distance (≤800m) to a primary and a secondary school (≤1,600m).</i></p> <p>The site is 600-700m from the nearest primary school (Dewstow Primary) and 1,400-1,500m from the nearest secondary school (Caldicot Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	++	<p><i>The site is within 800m of a health service and an active travel route.</i></p> <p>The site is 700-800m from the nearest dentist (Teeth for Life, 186 Newport Road, Caldicot) and intersects with three PRowS (353/113/5, 353/115/3 and 353/115/5).</p>
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 0-50m from the nearest area of amenity importance and 50-100m from the nearest green space (cemetery).</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Caerwent LSOA, which is amongst the 10-20% least deprived LSOAs in Wales.</p>

ISA topic	ISA objective	Significant effect?	Commentary
Transport and movement	Increase sustainable transport use and reduce the need to travel.	++	<p><i>The site is within close proximity (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, and an active travel route.</i></p> <p>The site is 400-500m from the nearest bus stop (Cherry Tree Nursing Home), 700-800m from the nearest neighbourhood centre (West End, Caldicot), and intersects with two PRowS (353/115/3, 353/115/5 and 353/113/5). The site is also 129m from the nearest National Cycle Network route.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	0	<i>The site does not contain and is not in close proximity to a waterbody, nor does it fall within the River Wye Catchment Area.</i>
		-	<p><i>The site intersects with a Groundwater Source Protection Zone (SPZ).</i></p> <p>The site falls within SPZ 3.</p>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<p><i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i></p> <p>The site is a former golf course.</p>
		--	<p><i>The site intersects with a mineral safeguarding area.</i></p> <p>The northern part of the site intersects with a mineral safeguarding area for carboniferous limestone.</p>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	-	<i>The site intersects or is adjacent to a regionally or locally (LNRs and SINC)s designated site and/ or priority habitats/ species.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The northern boundary of the site is adjacent to the nearest SINC (Caerwent Quarry), 26m from the nearest area of ancient woodland, 66m from the nearest propriety habitat (open mosaic habitat on previously developed land), and 176m from the nearest SSSI (Brockwells Meadows).
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	-	<p><i>Development at the site has the potential for a negative effect on the historic environment.</i></p> <p>The site is 35m from the nearest grade II* listed building, 46m from the nearest grade II listed building, 49m from the nearest archaeologically sensitive area, 610m from the nearest conservation area (Caerwent), 624m from the nearest scheduled monument (Church Farm Romano-British settlement), and 943m from the nearest grade I listed building.</p> <p>This is a large site (37.1ha), and therefore it is likely to impact the setting of the four listed buildings located in Dewstow Gardens and Grottoes, which borders the site to the east and south. In addition, development has potential to disturb nearby archaeological remains.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The site will deliver 815 homes on a former golf course.</p>
		+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>

ISA topic	ISA objective	Significant effect?	Commentary
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	-	<p><i>The site intersects with surface water Flood Zone 2 or 3.</i></p> <p>Less than 50% of the site intersects with surface water Flood Zone 2 or 3. However, this is only a very small part of the site, just west of the M48 and north of Dewstow Road.</p>

## CS0071 – Land at Slough Farm Caerwent

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<p><i>The site has poor access to existing employment (&gt;1,600m away from an employment centre).</i></p> <p>The site is 2-2.5km from the nearest protected employment site (Severn Bridge, Caldicot).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	++	<p><i>The site has capacity to deliver a significant number of new homes (≥ 100 dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 143 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	--	<p><i>The site is &gt;1,600m from a primary school and secondary school.</i></p> <p>The site is 2.5-3km from the nearest primary schools (Archbishop Rowan Williams VA Primary, Ysgol Y Ffin and Castle Park Primary) and 3-4km from the nearest secondary school (Caldicot Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p><i>The site is within 800m of a health service or an active travel route.</i></p> <p>The site is not within 800m of a health service; however, it is 1m from the nearest National Cycle Network route.</p>
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 400-500m from the nearest area of amenity importance and 400-500m from the nearest green space (playing field).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Caerwent LSOA, which is amongst the 10-20% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i>  The site is 100-200m from the nearest bus stop (Dinham) and 1m from the nearest National Cycle Network route. The site is also 278m from the nearest PRow. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  The site is 133m from the nearest waterbody (river).
		-	<i>The site intersects with a Groundwater Source Protection Zone (SPZ).</i>  The site falls within SPZ 3.
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>

ISA topic	ISA objective	Significant effect?	Commentary
	development and protecting, where possible, higher grade agricultural land.		The site is currently used for agriculture.
		--	<i>The site is within a mineral safeguarding area.</i>
			The site is within a mineral safeguarding area for sand and gravel.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>  The site is 68m from the nearest SSSI (Nedern Brook Wetlands, Caldicot), 208m from the nearest priority habitat (traditional orchard), 400m from the nearest area of ancient woodland, and 404m from the nearest SINC (Little Wood).
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.  Promote understanding of Monmouthshire's cultural heritage.	-	<i>Development at the site has the potential for a negative effect on the historic environment.</i>  The site is 86m from the nearest archaeologically sensitive area, 121m from the nearest conservation area (Caerwent), 122m from the nearest scheduled monument (Crick Round Barrow), 563m from the nearest grade II listed building, and 719m from the nearest grade II* listed building.  Whilst the site is relatively small (7.5ha), development has the potential to disturb nearby archaeological remains located to the west of the site. In addition, the site has the potential to impact the setting of the conservation area, also located to the west of the site, as well as the setting of the scheduled monument, located to the east of the site.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (<math>\geq 100</math></i>

ISA topic	ISA objective	Significant effect?	Commentary
			<i>dwelling(s) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i>
			The site will deliver 143 homes on agricultural land.
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface water flood risk area (Flood Zone 2 and 3).</i>

## CS0017 – Land at Village Farm

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<i>The site has poor access to existing employment (&gt;1,600m away from an employment centre).</i>
			The site is 5-6km from the nearest protected employment site (Cheeseman's Industrial Estate, Rogiet).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i>
			The site has capacity to deliver six new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	--	<i>The site is &gt;1,600m from a primary school and secondary school.</i>
			The site is 4-5km from the nearest primary school (Shirenewton Primary) and 7-8km from the nearest secondary school (Caldicot Comprehensive).
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<i>The site is within 800m of a health service or an active travel route.</i>



ISA topic	ISA objective	Significant effect?	Commentary
			The site not within 800m of a health service; however, it is 91m from the nearest PRow.
		+	<i>The site is within 800m of a formal leisure or green space.</i>  The site is not within 800m of a formal leisure space; however, it is 0-50m from the nearest green space (religious grounds).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Caerwent LSOA, which is amongst the 10-20% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i>  The site is 400-500m from the nearest bus stop (Llanvair Discoed) and 91m from the nearest PRow. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  The site is 30m from the nearest waterbody (river).
		-	<i>The site intersects with a Groundwater Source Protection Zone (SPZ).</i>  The site falls within SPZ 3.

ISA topic	ISA objective	Significant effect?	Commentary
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>  The site is currently used for agriculture.
		--	<i>The site is within a mineral safeguarding area.</i>  The site intersects with a mineral safeguarding area for carboniferous limestone.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>  The site is 123m from the nearest priority habitat (lowland dry acid grassland), 192m from the nearest area of ancient woodland, and 221m from the nearest SINC (Wern Brake).
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.  Promote understanding of Monmouthshire's cultural heritage.	-	<i>Development at the site has the potential for a negative effect on the historic environment.</i>  The site is 36m from the nearest scheduled monument (Llanvair Castle) and 61m from the nearest grade II listed building.  Whilst the site is very small (0.7ha), it still has the potential to impact the setting of the aforementioned heritage assets, which are located to the south of the site. However, it is recognised that there are existing homes and a road between the site and these heritage assets, which will likely provide a degree of screening.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>

ISA topic	ISA objective	Significant effect?	Commentary
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface water flood risk area (Flood Zone 2 and 3).</i>

## Mixed Use: Residential (C3), Care (C2), Employment (B1), Community Use (D1)

### CS0009 – Land at former MoD Training Centre

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	++	<i>New employment land proposed at the site.</i>  The site is proposed for mixed-use development, including employment use.
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i>  The site has capacity to deliver 80 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	--	<i>The site is &gt;1,600m from a primary school and secondary school.</i>  The site is 2.5-3km from the nearest primary school (Ysgol Y Ffin) and 3-4km from the nearest secondary school (Caldicot Comprehensive).
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<i>The site is within 800m of a health service or an active travel route.</i>  The site is not within 800m of a health service; however, it is 28m from the nearest National Cycle Network route.
		++	<i>The site is within 800m of a formal leisure and green space.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 300-400m from the nearest area of amenity importance and 300-400m from the nearest green space (play space).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Caerwent LSOA, which is amongst the 10-20% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i>  The site is 0-50m from the nearest bus stop (Dinham) and 28m from the nearest National Cycle Network route. The site is also 316m from the nearest PRow. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	0	<i>The site does not contain and is not in close proximity to a waterbody, nor does it fall within the River Wye Catchment Area.</i>
		-	<i>The site intersects with a Groundwater Source Protection Zone (SPZ).</i>  The site falls within SPZ 3.
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	-	<i>The site is predominantly greenfield land (&gt;50%) and contains high quality agricultural land (Grade 1, 2 and 3a).</i>  The site comprises the former MoD Training Centre, however this is predominantly greenfield land.

ISA topic	ISA objective	Significant effect?	Commentary
		--	<p><i>The site is within a mineral safeguarding area.</i></p> <p>The site intersects with a mineral safeguarding area for carboniferous limestone and sand and gravel.</p>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<p><i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i></p> <p>The site is 141m from the nearest priority habitat (traditional orchard), 269m from the nearest SSSI (Nedern Brook Wetlands, Caldicot), 359m from the nearest area of ancient woodland, and 364m from the nearest SINC (Little Wood).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	-	<p><i>Development at the site has the potential for a negative effect on the historic environment.</i></p> <p>The site is 125m from the nearest archaeologically sensitive area, 138m from the nearest conservation area (Caerwent), 327m from the nearest scheduled monument (Crick Round Barrow), 593m from the nearest grade II listed building, and 900m from the nearest grade II* listed building.</p> <p>Whilst the site is partially brownfield, and relatively small (4.2ha), development has the potential to disturb nearby archaeological remains located to the west of the site. In addition, the site could impact the setting of the conservation area, also located to the west of the site.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
		+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>

ISA topic	ISA objective	Significant effect?	Commentary
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	-	<i>The site intersects with surface water Flood Zone 2 or 3.</i>  Less than 50% of the site intersects with surface water Flood Zone 2 or 3.

## Caldicot Castle

### Residential

#### CS0067 – Land east and west of Church Road

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	0	<i>The site has reasonable access to existing employment (800-1,600m from an employment centre).</i>  The site is 1,500-1,600m from the nearest protected employment site (Severn Bridge, Caldicot).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i>  The site has capacity to deliver 23 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	+	<i>The site is within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i>  The site is 700-800m from the nearest primary school (Ysgol Y Ffin); however, it is 1,700-1,800m from the nearest secondary school (Caldicot Comprehensive).
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<i>The site is within 800m of a health service or an active travel route.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is not within 800m of a health service; however, it intersects with a PRow (354/39/2).
		++	<i>The site is within 800m of a formal leisure and green space.</i>  The site is 0-50m from an area of amenity importance and 200-300m from a green space (religious grounds and play space).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Caldicot Castle 1 LSOA, which is amongst the 10-20% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i>  The site is 300-400m from the nearest bus stop (Heol Glaslyn) and intersects with a PRow (354/39/2). It is also 146m from the nearest National Cycle Network route. However, the site is not within reasonable walking distance to a neighbourhood centre or central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  The site is 122m from the nearest waterbody (river).
		-	<i>The site intersects with a Groundwater Source Protection Zone (SPZ).</i>  The site falls within SPZ 3.

ISA topic	ISA objective	Significant effect?	Commentary
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	?	<p><i>The site is predominantly greenfield land (≥50%) and contains low quality agricultural land (Grade 3b, 4, urban).</i></p> <p>The current use of the site is agricultural.</p>
		--	<p><i>The site is within a mineral safeguarding area.</i></p> <p>The site intersects with a mineral safeguarding area for carboniferous limestone, and sand and gravel.</p>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	--	<p><i>The site intersects or is adjacent to an internationally (SAC, SPA, Ramsar) or nationally (SSSI, Ancient Woodland, NNRs) designated site.</i></p> <p>The northeastern end of the site is adjacent to an area of ancient woodland. In addition, the site is 46m from the nearest SSSI (Nedern Brook Wetlands, Caldicot), 242m from the nearest SINC (Caerwent Quarry), and 629m from the nearest priority habitat (traditional orchard).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	--	<p><i>Development at the site has the potential for a significant negative effect on the historic environment.</i></p> <p>The northeastern half of the site (55% of the entire site), on the eastern side of Church Road, fully intersects with an archaeologically sensitive area. In addition, the site is 181m from the nearest scheduled monument (Church Farm Romano-British settlement), 500m from the nearest grade II listed building, 579m from the nearest grade II* listed building, 717m from the nearest conservation area (Caldicot), and 784m from the nearest grade I listed building.</p> <p>Whilst the site is small (2.6ha), development has the potential to disturb on-site archaeological remains.</p>



ISA topic	ISA objective	Significant effect?	Commentary
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i>  The site is 814m from the nearest Country Park (Caldicot Castle).
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface water flood risk area (Flood Zone 2 and 3).</i>

## Caldicot Castle / Portskewett

### Residential

#### CS0087 – The Showground

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	+	<i>The site has good access to existing employment (≤800m from an employment centre).</i>  The site is 100-200m from the nearest protected employment site (Severn Bridge, Caldicot) and 700-800m from the nearest identified industrial and business site (Pill Row, Severnbridge Industrial Estate, Caldicot).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	++	<i>The site has capacity to deliver a significant number of new homes (≥ 100 dwellings) and it does not intersect with a designated green wedge.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site has capacity to deliver 500 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	++	<p><i>The site is within reasonable walking distance (<math>\leq 800m</math>) to a primary and a secondary school (<math>\leq 1,600m</math>).</i></p> <p>The site is 300-400m from the nearest primary school (Castle Park Primary) and 1,100-1,200m from the nearest secondary school (Caldicot Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	++	<p><i>The site is within 800m of a health service and an active travel route.</i></p> <p>The site is 500-600m from the nearest dentist (The Bridges Dental Surgery, Caldicot) and intersects with four PRowS (354/48/1, 354/79/1, 376/25/1 and 376/26/1).</p>
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 0-50m from the nearest area of amenity importance and green space (public park or garden).</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Caldicot Castle 1 LSOA, which is amongst the 10-20% least deprived LSOAs in Wales.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	++	<p><i>The site is within close proximity (<math>\leq 800m</math>) to a railway station or bus stop, neighbourhood centre or central shopping area, and an active travel route.</i></p> <p>The site is 300-400m from the nearest bus stop (St Mary's Junior School), 400-500m from the nearest central shopping area (Caldicot), and intersects with four PRowS (354/48/1, 354/79/1, 376/25/1 and 376/26/1).</p>

ISA topic	ISA objective	Significant effect?	Commentary
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  The western extent of the site, near the site boundary, intersects with a river (Nedern Brook).
		-	<i>The site intersects with a Groundwater Source Protection Zone (SPZ).</i>  The site falls within SPZ 3.
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	-	<i>The site is predominantly greenfield land (&gt;50%) and contains high quality agricultural land (Grade 1, 2 and 3a).</i>
		--	<i>The site intersects with a mineral safeguarding area.</i>  The site intersects with a mineral safeguarding area for carboniferous limestone, and sand and gravel.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	--	<i>The site intersects or is adjacent to an internationally (SAC, SPA, Ramsar) or nationally (SSSI, Ancient Woodland, NNRs) designated site.</i>  The western extent of the site, near the site border, intersects with an SSSI (Nedern Brook Wetlands, Caldicot). In addition, the site is 54m from the nearest area of ancient woodland, 84m from the nearest SINC (Farthing Hill), and 896m from the nearest priority habitat (lowland calcareous grassland).

ISA topic	ISA objective	Significant effect?	Commentary
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	---	<p><i>Development at the site has the potential for a significant negative effect on the historic environment.</i></p> <p>The western half of the site intersects with an archaeologically sensitive area, and the southwestern quarter of the site intersects a conservation area (Caldicot). In addition, the site is 35m from the nearest grade II listed building, 39m from the nearest scheduled monument (Caldicot Castle (unoccupied parts)), 94m from the nearest grade I listed building, and 151m from the nearest grade II* listed building.</p> <p>The site is large (38.6ha), and therefore development has the potential to disturb on-site archaeological remains. In addition, the site will likely impact the setting of the conservation area that it intersects with, as well as the setting of the aforementioned listed buildings and scheduled monument.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The southwestern boundary of the site is adjacent to a Country Park (Caldicot Castle). In addition, the site will deliver 500 new homes on land currently used as an equestrian event centre.</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	-	<p><i>The site intersects with fluvial Flood Zone 2 or 3.</i></p> <p>Less than 50% of the site intersects with fluvial Flood Zone 2 or 3. This is largely isolated along the western and southern boundaries of the site.</p>
		-	<p><i>The site intersects with surface water Flood Zone 2 or 3.</i></p>

ISA topic	ISA objective	Significant effect?	Commentary
			Less than 50% of the site intersects with surface water Flood Zone 2 or 3. This is largely isolated along the western and southern boundaries of the site.

## Cantref

### Residential

#### CS0128 – Land at Chapel Farm Fields

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	+	<p><i>The site has good access to existing employment (≤800m from an employment centre).</i></p> <p>The site is 700-800m from the nearest protected employment site (Hatherleigh Place, Abergavenny).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	++	<p><i>The site has capacity to deliver a significant number of new homes (≥ 100 dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 120 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	++	<p><i>The site is within reasonable walking distance (≤800m) to a primary and a secondary school (≤1,600m).</i></p> <p>The site is 600-700m from the nearest primary school (Cantref Primary) and 1,300-1,400m from the nearest secondary school (King Henry VIII Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<i>The site is within 800m of a health service or an active travel route.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is not within 800m of a health service; however, it is 120m from the nearest PRow.
		++	<i>The site is within 800m of a formal leisure and green space.</i>  The site is 200-300m from the nearest area of amenity importance and green space (playfield field).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Cantref 1 LSOA, which is amongst the 10-20% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i>  The site is 100-200m from the nearest bus stop (Albany Road) and 120m from the nearest PRow. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  The site is 186m from the nearest waterbody (river).
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>

ISA topic	ISA objective	Significant effect?	Commentary
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>
		--	The current use of the site is agriculture. <i>The site is within a mineral safeguarding area.</i> The site is within a mineral safeguarding area for sand and gravel.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	-	<i>The site intersects or is adjacent to a regionally or locally (LNRs and SINC) designated site and/ or priority habitats/ species.</i>  The western boundary of the site is adjacent to a SINC (Orchard House). In addition, the site is 169m from the nearest priority habitat (parkland), 226m from the nearest area of ancient woodland, and 726m from the nearest SAC and SSSI (River Usk/ Afon Wysg),
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.  Promote understanding of Monmouthshire's cultural heritage.	--	<i>Development at the site has the potential for a significant negative effect on the historic environment.</i>  The southeastern corner of the site is adjacent to a conservation area (Abergavenny). In addition, the site is 232m from the nearest grade II listed building, 900m from the nearest grade II* listed building, and 930m from the nearest archaeologically sensitive area.  The site is relatively large (9.6ha) and is therefore likely to impact the setting of the adjacent conservation area.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 4m from the nearest National Park (Brecon Beacons). In addition, it will deliver 120 homes on agricultural land.
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.		<i>The site intersects with Flood Zone 2 or 3.</i>
		-	Less than 50% of the site intersects with Flood Zone 2 or 3 (fluvial). This is isolated to the southern extent of the site near the site boundary.
		+	<i>The site does not intersect with a high surface water flood risk area (Flood Zone 2 and 3).</i>

## CS0056 – Land south Brecon Road

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	0	<i>The site has reasonable access to existing employment (800-1,600m from an employment centre).</i>  The site is 800-900m from the nearest protected employment site (Hatherleigh Place, Abergavenny).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i>  The site has capacity to deliver 76 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	-	<i>The site is not within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i>  The site is 1,100-1,200m from the nearest primary school (Cantref Primary) and 2-2.5km from the nearest secondary school (King Henry VIII Comprehensive).



ISA topic	ISA objective	Significant effect?	Commentary
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<i>The site is within 800m of a health service or an active travel route.</i>  The site is not within 800m of a health service; however, it is 134m from the nearest PRow.
		++	<i>The site is within 800m of a formal leisure and green space.</i>  The site is 100-200m from the nearest area of amenity importance and 500-600m from the nearest green space (playing field and religious grounds).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Cantref 1 LSOA, which is amongst the 10-20% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i>  The site is 100-200m from the nearest bus stop (Meadow Lane) and 134m from the nearest PRow. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  The site is 66m from the nearest waterbody (river).
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>

ISA topic	ISA objective	Significant effect?	Commentary
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>  The site is currently used for agriculture.
		--	<i>The site is within a mineral safeguarding area.</i>  The site is within a mineral safeguarding area for sand and gravel.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>  The site is 15m from the nearest priority habitat (parkland), 180m from the nearest area of ancient woodland, 205m from the nearest SINC (Orchard House), and 357m from the nearest SAC and SSSI (River Usk/ Afon Wysg).
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.  Promote understanding of Monmouthshire's cultural heritage.	-	<i>Development at the site has the potential for a negative effect on the historic environment.</i>  The site is 33m from the nearest grade II listed building, 521m from the nearest conservation area (Abergavenny), 615m from the nearest scheduled monument (Llanwenarth Churchyard Cross-Base), and 618m from the nearest grade II* listed building.  Whilst the site is relatively small (3.2ha), it still has the potential to impact the setting of the nearby grade II listed building, which is located to the north of the site. However, it is recognised that the listed building is relatively well screened by trees, and Pentre Road provides some separation between the listed building and the site.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either</i>

ISA topic	ISA objective	Significant effect?	Commentary
			<i>adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (<math>\geq 100</math> dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i>
			The site is 15m from the nearest National Park (Bannau Brycheiniog).
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>
			Whilst the site does not intersect with a high fluvial flood risk area, it is recognised that the area immediately to the south and east of the site is within fluvial Flood Zone 2 or 3.
		+	<i>The site does not intersect with a high surface water flood risk area (Flood Zone 2 and 3).</i>

## Croesonen

### Residential

#### CS0220 – Land at Ross Road, Abergavenny

Table AB.12 CS0220 – Land at Ross Road, Abergavenny

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	+	<i>The site has good access to existing employment (<math>\leq 800m</math> from an employment centre).</i>
			The site is 0-50m from the nearest protected employment site and identified industrial and business site (Ross Road, Abergavenny).

ISA topic	ISA objective	Significant effect?	Commentary
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	++	<p><i>The site has capacity to deliver a significant number of new homes (<math>\geq 100</math> dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 189 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	++	<p><i>The site is within reasonable walking distance (<math>\leq 800m</math>) to a primary and a secondary school (<math>\leq 1,600m</math>).</i></p> <p>The site is 500-600m from the nearest primary school (Ysgol Gymraeg Y Fenni) and 1,500-1,600m from the nearest secondary school (King Henry VIII Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	++	<p><i>The site is within 800m of a health service and an active travel route.</i></p> <p>The site is 400-500m from the nearest hospital (Maindiff Court Hospital, Abergavenny) and 1m from the nearest PRoW.</p>
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 300-400m from the nearest area of amenity importance and green space (playing field).</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	?	<p><i>The site falls within one of the 30-50% most deprived LSOAs in Wales.</i></p> <p>The site falls within the Croesonon LSOA, which is amongst the 30-40% most deprived LSOAs in Wales.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	++	<p><i>The site is within close proximity (<math>\leq 800m</math>) to a railway station or bus stop, neighbourhood centre or central shopping area, and an active travel route.</i></p> <p>The site is 0-50m from the nearest bus stop (Abergavenny Junction, Station House), 200-300m from the nearest neighbourhood centre</p>

ISA topic	ISA objective	Significant effect?	Commentary
			(The Mardy, Abergavenny), and 1m from the nearest PRow. It is also 170m from the nearest National Cycle Network route.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>
		+	<i>The site does not intersect with a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	--	<i>The site intersects or is adjacent to an internationally (SAC, SPA, Ramsar) or nationally (SSSI, Ancient Woodland, NNRs) designated site.</i>
		--	<i>A large part of the site (72%) intersects with a SINC (River Gavenni, Ross Road). In addition, the central part and northwestern extent of the site intersects with an area of ancient woodland. The central part of the site also intersects with an SSSI (Cwm Mill Section, Mardy). The site is 25m from the nearest priority habitat (traditional orchard).</i>
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.	-	<i>Development at the site has the potential for a negative effect on the historic environment.</i>

ISA topic	ISA objective	Significant effect?	Commentary
	Promote understanding of Monmouthshire's cultural heritage.		<p>The site is 305m from the nearest grade II listed building, 394m from the nearest archaeologically sensitive area, 447m from the nearest conservation area (Abergavenny), 488m from the nearest grade I listed building, and 976m from the nearest grade II* listed building.</p> <p>The site is relatively large (9.6ha), and therefore it has the potential to impact the setting of the aforementioned heritage assets. However, it is recognised that the site is relatively well screened from these heritage assets. Nevertheless, development also has the potential to disturb nearby archaeological remains.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The site is 306m from the nearest National Park (Bannau Brycheiniog ). In addition, the site will deliver 189 homes on agricultural land.</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	-	<p><i>The site intersects with fluvial Flood Zone 2 or 3.</i></p> <p>Less than 50% of the site intersects with fluvial Flood Zone 2 or 3. Fluvial flood risk is largely isolated to the part of the site where the River Gavenny flows, near the western boundary of the site.</p>
		-	<p><i>The site intersects with surface water Flood Zone 2 or 3.</i></p> <p>Less than 50% of the site intersects with surface water Flood Zone 2 or 3. Surface water flood risk is largely isolated to the central part and northern extent of the site.</p>

# Crucorney

## Residential

### CS0219 – Land at Sun Meadow

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<p><i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i></p> <p>The nearest protected employment site and identified industrial and business site (Ross Road, Abergavenny) is 6-7km from the site.</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<p><i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 20 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	+	<p><i>The site is within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i></p> <p>The site is 300-400m from the nearest primary school (Llanvihangel Crucorney Primary); however, it is 7-8km from the nearest secondary school (King Henry VIII Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p><i>The site is within 800m of a health service or an active travel route.</i></p> <p>The site is not within 800m of a health service; however, it is 11m from the nearest PRow.</p>
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 477m from the nearest National Trail and 300-400m from the nearest green space (religious grounds).</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p>

ISA topic	ISA objective	Significant effect?	Commentary
			The site falls within the Crucorney LSOA, which is amongst the 30-40% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site is 0-50m from the nearest bus stop (Police Station) and 11m from the nearest PRoW. It is also 189m from the nearest National Cycle Network route. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p><i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i></p> <p>The northern boundary of the site is adjacent to a river and the site falls within the River Wye Catchment Area.</p>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<p><i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i></p> <p>The site is currently used for agriculture.</p>
		+	<i>The site does not intersect with a mineral safeguarding area.</i>



ISA topic	ISA objective	Significant effect?	Commentary
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	--	<p><i>The site intersects or is adjacent to an internationally (SAC, SPA, Ramsar) or nationally (SSSI, Ancient Woodland, NNRs) designated site.</i></p> <p>The site wholly intersects with a SINC (Werngifford). In addition, the southeastern corner of the site is adjacent to an area of ancient woodland. The site is 327m from the nearest priority habitat (traditional orchard) and 808m from the nearest SSSI (Llanfihangel Moraine).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	--	<p><i>Development at the site has the potential for a significant negative effect on the historic environment.</i></p> <p>The southeastern corner of the site is adjacent to a scheduled monument (Tramway embankment of Grosmont Railway). In addition, the site is 573m from the nearest grade II listed building, 701m from the nearest grade II* listed building, and 773m from the nearest grade I listed building.</p> <p>Whilst the site is small (1ha), development is still likely to disturb the adjacent scheduled monument.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The site is 15m from the nearest National Park (Bannau Brycheiniog).</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	-	<i>The site intersects with fluvial Flood Zone 2 or 3.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			Less than 50% of the site intersects with fluvial Flood Zone 2 or 3. This is isolated to the northern extent of the site.
		+	<i>The site does not intersect with a high surface water flood risk area (Flood Zone 2 and 3).</i>

## Devauden

### Residential

#### CS0214 – Land at Churchfields

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<p><i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i></p> <p>The site is 8-9km from the nearest protected employment site (Job Centre, Station Road and School Hill, all in Chepstow).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<p>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</p> <p>The site has capacity to deliver 20 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	--	<p><i>The site is &gt;1,600m from a primary school and secondary school.</i></p> <p>The site is 5-6km from the nearest primary school (Shirenewton Primary) and 7-8km from the nearest secondary school (Chepstow Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<i>The site is within 800m of a health service or an active travel route.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is not within 800m of a heath service; however, it is 2m from the nearest PRow.
		++	<i>The site is within 800m of a formal leisure and green space.</i>  The site is 300-400m from the nearest area of amenity importance and green space (play space and public park or garden).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Devauden LSOA, which is amongst the 20-30% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i>  The site is 100-200m from the nearest bus stop (St James' Church) and 2m from the nearest PRow. It is also 258m from the nearest National Cycle Network route. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	0	<i>The site does not contain and is not in close proximity to a waterbody, nor does it fall within the River Wye Catchment Area.</i>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>

ISA topic	ISA objective	Significant effect?	Commentary
	development and protecting, where possible, higher grade agricultural land.		The site is currently used for agriculture.
		+	<i>The site does not intersect with a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>  The site is 110m from the nearest area of ancient woodland, 295m from the nearest SINC (Creigau Meadow), 312m from the nearest priority habitat (lowland dry acid grassland), and 856m from the nearest SSSI (Lower Nex Meadows, Devauden)
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.  Promote understanding of Monmouthshire's cultural heritage.	?	<i>Development at the site would have an uncertain effect on the historic environment.</i>  The site is 149m from the nearest grade II listed building and 388m from the nearest grade II* listed building.  The site is small (1ha) and the grade II listed building, located to the east of the site, is relatively well screened from the site by existing development in Devauden. The grade II* listed building is located to the northwest of the site and is well screened by trees. Nevertheless, a degree of uncertainty is noted as the site still has the potential to impact the setting of these heritage assets.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	--	<i>The site is predominantly greenfield and wholly falls within an Area of Outstanding Natural Beauty, National Park or Country Park.</i>  The site wholly falls within an Area of Outstanding Natural Beauty (Wye Valley).
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>

ISA topic	ISA objective	Significant effect?	Commentary
		+	<i>The site does not intersect with a high surface water flood risk area (Flood Zone 2 and 3).</i>

## CS0036 – Land west of the B4293 and north of Devauden

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i>  The site is 8-9km from the nearest protected employment site (School Hill, Station Road and Job Centre, all in Chepstow).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i>  The site has capacity to deliver 36 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	--	<i>The site is &gt;1,600m from a primary school and secondary school.</i>  The site is 5-6km from the nearest primary school (Shirenewton Primary) and 7-8km from the nearest secondary school (Chepstow Comprehensive).
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<i>The site is within 800m of a health service or an active travel route.</i>  The site is not within 800m of a health service; however, it intersects with a PRow (357/65/1).
		++	<i>The site is within 800m of a formal leisure and green space.</i>  The site is 200-300m from the nearest area of amenity importance and green space (public park or garden).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site falls within the Devauden LSOA, which is amongst the 20-30% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i>  The site is 0-50m from the nearest bus stop (St James' Church) and intersects with a PRoW (357/65/1). It is also 346m from the nearest National Cycle Network route. However, it is not within reasonable walking distance of a neighbourhood centre or central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	0	<i>The site does not contain and is not in close proximity to a waterbody, nor does it fall within the River Wye Catchment Area.</i>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>  The site is currently used for agriculture.
		+	<i>The site does not intersect with a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 98m from the nearest SINC (Creigau Meadow), 190m from the nearest priority habitat (lowland dry acid grassland), 237m from the nearest area of ancient woodland, and 987m from the nearest SSSI (Lower Nex Meadows, Devauden).
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	-	<p><i>Development at the site has the potential for a negative effect on the historic environment.</i></p> <p>The site is 45m from the nearest grade II listed building and 394m from the nearest grade II* listed building.</p> <p>There is one grade II listed building to the north of the site and another to the southeast of the site. However, the building to the north is screened by trees, and the building to the southeast is partially screen by existing development in Devauden, and the B4293 also provides a degree of separation between the site and the building. Nevertheless, given the size of the site (2.8ha), it is likely to have some impact on the setting of both buildings.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	--	<p><i>The site is predominantly greenfield and wholly falls within an Area of Outstanding Natural Beauty, National Park or Country Park.</i></p> <p>The site wholly falls within an Area of Outstanding Natural Beauty (Wye Valley).</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface water flood risk area (Flood Zone 2 and 3).</i>

## Tourism

### CS0283 – Rockfield Farm

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<p><i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i></p> <p>The site is 7-8km from the nearest protected employment site (Woodside Industrial Estate and Former Railway Goods Yard, both in Usk, and Raglan Enterprise Park, Raglan) and identified industrial and business site (South Woodside, Usk).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	?	<p>N/A</p> <p>This site is being considered for tourism development.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	--	<p><i>The site is &gt;1,600m from a primary school and secondary school.</i></p> <p>The site is 6-7km from the nearest primary school (Usk Church in Wales Primary) and 10-15km from the nearest secondary school (Chepstow Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p><i>The site is within 800m of a health service or an active travel route.</i></p> <p>The site is not within 800m of a health service; however, it intersects with three PRowS (365/57/1 365/58/4 and 365/58/5).</p>
		--	<p><i>The site is not within 800m of a formal leisure and green space.</i></p> <p>The site is 6-7km from the nearest area of amenity importance and 800-900m from the nearest green space (religious grounds).</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Devauden LSOA, which is amongst the 20-30% least deprived LSOAs in Wales.</p>



ISA topic	ISA objective	Significant effect?	Commentary
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site is 50-100m from the nearest bus stop (Wern Panna) and intersects with three PRowS (365/57/1 365/58/4 and 365/58/5). However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p><i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i></p> <p>The eastern extent of the site is adjacent to a river.</p>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<p><i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i></p> <p>The site is currently used for agriculture.</p>
		+	<i>The site does not intersect with a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	--	<p><i>The site intersects or is adjacent to an internationally (SAC, SPA, Ramsar) or nationally (SSSI, Ancient Woodland, NNRs) designated site.</i></p> <p>The southeastern extent of the site intersects with an area of ancient woodland. In addition, the southwestern extent of the site intersects with a SINC (Rockfield Farm, Rockfield Wet Meadows). The site is</p>

ISA topic	ISA objective	Significant effect?	Commentary
			also 15m from the nearest priority habitat (traditional orchard) and 519m from the nearest SSSI (Cwrt y Bela a Springdale)
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	--	<p><i>Development at the site has the potential for a significant negative effect on the historic environment.</i></p> <p>The southeastern extent of the site is adjacent to a scheduled monument (Ringwork northeast of New House). In addition, the site is 90m from the nearest grade II listed building and 843m from the nearest grade I listed building.</p> <p>The site is large (18.7ha), and whilst the number of homes to be delivered on the site is currently unknown, it is likely to disturb the adjacent scheduled monument. In addition, the site is likely to impact the setting of two nearby grade II listed buildings, which are both located to the east of the site.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (<math>\geq 100</math> dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The scale of development proposed is currently unknown.</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<p><i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i></p> <p>Whilst the site is within fluvial Flood Zone 1, it is recognised that the eastern extent of the site is adjacent to a river, which is within fluvial Flood Zone 2 and 3.</p>
		+	<i>The site does not intersect with a high surface water flood risk area (Flood Zone 2 and 3).</i>

## Dixton with Osbaston

### Residential

#### CS0074 - Land rear of The Royal Oak

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<p><i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i></p> <p>The site is 2-2.5km from the nearest protected employment site (Mayhill/ Hadnock Road, Monmouth) and 20-25km from the nearest identified industrial and business site (South Woodside, Usk and Ross Road, Abergavenny).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<p><i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 10 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	-	<p><i>The site is not within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i></p> <p>The site is 1,000-1,100m from the nearest primary school (Osbaston VC Primary) and 1,700-1,800m from the nearest secondary school (Monmouth Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p>The site is within 800m of a health service or an active travel route.</p> <p>The site is not within 800m of a health service; however, it is 55m from the nearest PRoW.</p>
		+	<p><i>The site is within 800m of a formal leisure or green space.</i></p> <p>The site is not within 800m of a formal leisure space; however, it is 100-200m from the nearest green space (golf course).</p>

ISA topic	ISA objective	Significant effect?	Commentary
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Dixton with Osbaston LSOA, which is amongst the 10% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i>  The site is 0-50m from the nearest bus stop (Royal Oak) and 55m from the nearest PRow. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  The site wholly falls within the River Wye Catchment Area.
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	-	<i>The site is predominantly greenfield land (&gt;50%) and contains high quality agricultural land (Grade 1, 2 and 3a).</i>  Part of the site is used for caravanning.
		+	<i>The site does not intersect with a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 167m from the nearest priority habitat (traditional orchard), 434m from the nearest SINC (Cross Wood), and 416m from the nearest area of ancient woodland.
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	?	<p><i>Development at the site would have an uncertain effect on the historic environment.</i></p> <p>The site is 331m from the nearest grade II listed building, 811m from the nearest conservation area (Monmouth (central)), and 982m from the nearest scheduled monument (Dixton Mound).</p> <p>Whilst the site is very small (0.5ha), and the nearest heritage asset is relatively far from the site and partially screened by existing development in Osbaston, it still has the potential to impact the setting of this heritage asset. Due to this, uncertainty is noted.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface water flood risk area (Flood Zone 2 and 3).</i>

## CS0216 – Land at Hereford Road

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<p><i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i></p> <p>The site is 2-2.5km from the nearest protected employment site (Mayhill/ Hadnock Road, Monmouth) and 20-25km from the nearest</p>

ISA topic	ISA objective	Significant effect?	Commentary
			identified industrial and business site (Ross Road, Abergavenny and South Woodside, Usk).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<p><i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 65 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	+	<p><i>The site is within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i></p> <p>The site is 700-800m from the nearest primary school (Osbaston VC Primary); however, it is 1,700-1,800m from the nearest secondary school (Monmouth Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p><i>The site is within 800m of a health service or an active travel route.</i></p> <p>The site is not within 800m of a health service; however, it is 70m from the nearest PRow.</p>
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 500-600m from the nearest area of amenity importance and 400-500m from the nearest green space (golf course).</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Dixton with Osbaston LSOA, which is amongst the 10% least deprived LSOAs in Wales.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site is 100-200m from the nearest bus stop (Royal Oak) and 70m from the nearest PRow. However, it is not within reasonable</p>

ISA topic	ISA objective	Significant effect?	Commentary
			walking distance to a neighbourhood centre or central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>
			The site falls wholly within the River Wye Catchment Area.
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
		--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>
		+	The site is currently used for agriculture.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>
			The site is 48m from the nearest priority habitat (traditional orchard), 336m from the nearest SINC (Cross Wood), and 340m from the nearest area of ancient woodland.
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.	-	<i>Development at the site has the potential for a negative effect on the historic environment.</i>
			The site is 158m from the nearest grade II listed building and 670m from the nearest conservation area (Monmouth (central)).

ISA topic	ISA objective	Significant effect?	Commentary
	Promote understanding of Monmouthshire's cultural heritage.		The site is relatively large (3.8ha) and due to its proximity to the nearest grade II listed buildings, located to the north of the site, it has potential to impact its setting.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface water flood risk area (Flood Zone 2 and 3).</i>

## CS0270 – Leasbrook (Land north of Dixton Road)

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	0	<i>The site has reasonable access to existing employment (800-1,600m from an employment centre).</i>  The site is 1,300-1,400m from the nearest protected employment site (Mayhill/ Hadnock Road, Monmouth).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	++	<i>The site has capacity to deliver a significant number of new homes (≥ 100 dwellings) and it does not intersect with a designated green wedge.</i>  The site has capacity to deliver 270 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	+	<i>The site is within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i>



ISA topic	ISA objective	Significant effect?	Commentary
			The site is 1,200-1,300m from the nearest primary school (Osbaston VC Primary); however, it is 400-500m from the nearest secondary school (Monmouth Comprehensive).
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	++	<i>The site is within 800m of a health service and an active travel route.</i>  The site is 500-600m from the nearest GP surgery (Dixton Road Surgery, Monmouth) and intersects with a PRow (375/245/1).
		++	<i>The site is within 800m of a formal leisure and green space.</i>  The site is 0-50m from the nearest area of amenity importance and 300-400m from the nearest green space (religious grounds).
		-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Drybridge 2 LSOA, which is amongst the 20-30% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i>  The site is 0-50m from the nearest bus stop (Priory End) and intersects with a PRow (375/245/1). The site is also 330m from the nearest National Cycle Network route. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site falls wholly within the River Wye Catchment Area. In addition, the site is 282m from the nearest waterbody (river).
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>  The site is currently used for agriculture.
		--	<i>The site is within a mineral safeguarding area.</i>  The site intersects with a mineral safeguarding area for sand and gravel.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>  The site is 173m from the nearest priority habitat (traditional orchard), 243m from the nearest SAC and SSSI (River Wye/ Afon Gwy), 356m from the nearest area of ancient woodland, 430m from the nearest SINC (River Monnow), and 619m from the nearest NNR (Fiddler's Elbow).
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.  Promote understanding of Monmouthshire's cultural heritage.	--	<i>Development at the site has the potential for a significant negative effect on the historic environment.</i>  The southeastern boundary of the site is adjacent to a registered historic landscape (The Lower Wye Valley). In addition, the site is 15m from the nearest conservation area (Monmouth (Dixon)), 171m from the nearest grade II listed building, 185m from the nearest scheduled monument (Dixon Mound), 324m from the nearest grade

ISA topic	ISA objective	Significant effect?	Commentary
			<p>II* listed building, 563m from the nearest archaeologically sensitive area, and 938m from the nearest grade I listed building.</p> <p>The site is large (11ha), and therefore it is likely to impact the setting of the adjacent registered historic landscape, as well as the nearby conservation area and listed buildings, which are located to both the east and southwest of the site. Development also has the potential to disturb the nearby scheduled monument, which is located to the east of the site.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The site is 137m from the nearest Area of Outstanding Natural Beauty (Wye Valley), which is located to the southeast of the site.</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	-	<p><i>The site intersects with fluvial Flood Zone 2 or 3.</i></p> <p>Less than 50% of the site intersects with fluvial Flood Zone 2 or 3. However, this is isolated to the southeastern boundary of the site.</p>
		+	<p><i>The site does not intersect with a high surface water flood risk area (Flood Zone 2 and 3).</i></p>

## Healthcare centre (D1)

### CS0006 – Land at Osbaston Road

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	++	<i>New employment land proposed at the site.</i>  The site will deliver a new healthcare centre (D1).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	0	<i>The site will deliver new employment land.</i>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	0	N/A
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	0	N/A
		0	N/A
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Drybridge 2 LSOA, which is amongst the 20-30% least deprived LSOAs in Wales.
		0	N/A
Transport and movement	Increase sustainable transport use and reduce the need to travel.	0	N/A
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  The site falls wholly within the River Wye Catchment Area. In addition, the site is 146m from the nearest waterbody (river).

ISA topic	ISA objective	Significant effect?	Commentary
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>  The site is currently used for agriculture.
		+	<i>The site does not intersect with a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>  The site is 130m from the nearest SINC (River Monnow), 190m from the nearest area of ancient woodland, and 276m from the nearest priority habitat (traditional orchard).
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.  Promote understanding of Monmouthshire's cultural heritage.	-	<i>Development at the site has the potential for a negative effect on the historic environment.</i>  The site is 183m from the nearest grade II listed building, 324m from the nearest conservation area (Monmouth (central)), 731m from the nearest grade II* listed building, 753m from the nearest archaeologically sensitive area, 877m from the nearest scheduled monument (Monmouth Castle), and 928m from the nearest grade I listed building.  Whilst the site is relatively small (1.2ha), and adjacent to existing development to the north and east, it still has the potential to impact the setting of the nearby grade II listed building and conservation area, both located to the south of the site. Notably, there are another two grade II listed buildings located to the west of the site, and the site also has the potential to impact their setting.

ISA topic	ISA objective	Significant effect?	Commentary
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	-	<i>The site intersects with fluvial Flood Zone 2 or 3.</i>
		-	Less than 50% of the site intersects with fluvial Flood Zone 2 or 3. However, it is noted that this is isolated along the southern boundary of the site.
		+	<i>The site does not intersect with a high surface water flood risk area (Flood Zone 2 and 3).</i>

## Drybridge

### Residential

#### CS0076 - Land west of Rockfield Road

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	0	<i>The site has reasonable access to existing employment (800-1,600m from an employment centre).</i>  The site is 1,200-1,300m from the nearest protected employment site (Wonastow Road, Monmouth).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	++	<i>The site has capacity to deliver a significant number of new homes (≥ 100 dwellings) and it does not intersect with a designated green wedge.</i>  The site has capacity to deliver 130 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	-	<i>The site is not within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 1,000-1,100m from the nearest primary school (Overmonnow Primary) and 2-2.5km from the nearest secondary school (Monmouth Comprehensive).
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.		<i>The site is within 800m of a health service or an active travel route.</i>
		+	The site is not within 800m of a health service; however, it intersects with a PRow (375/127/2).
		++	<i>The site is within 800m of a formal leisure and green space.</i> The site is 0-50m from the nearest area of amenity importance and 200-300m from the nearest green space (playing field and play space). In addition, the site is 347m from the nearest National Trail.
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i> The site falls within the Drybridge 1 LSOA, which is amongst the 30-40% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i> The site is 300-400m from the nearest bus stop (Willow Drive) and it intersects with a PRow (375/127/2). However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site falls wholly within the River Wye Catchment Area. In addition, the site is 363m from the nearest waterbody (river).
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site intersects with a Groundwater Source Protection Zone (SPZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i> The site is currently used for agriculture.
		--	<i>The site is within a mineral safeguarding area.</i> The site is within a mineral safeguarding area for sand and gravel.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i> The site is 230m from the nearest SINC (River Monnow), 322m from the nearest priority habitat (traditional orchard), and 690m from the nearest area of ancient woodland.
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.  Promote understanding of Monmouthshire's cultural heritage.	-	<i>Development at the site has the potential for a negative effect on the historic environment.</i> The site is 296m from the nearest grade II listed building and 576m from the nearest conservation area (Monmouth (central)). The site is relatively large (4.3ha), and therefore has the potential to impact the setting of the nearby grade II listed building, which is



ISA topic	ISA objective	Significant effect?	Commentary
			located to the west of the site, as well as the nearby conservation area, which is located to the northwest of the site.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i>  The site will deliver 130 homes on agricultural land.
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>
		-	<i>The site intersects with surface water Flood Zone 2 or 3.</i>  Less than 50% of the site intersects with surface water Flood Zone 2 or 3. However, it is recognised that this is isolated to the northeastern boundary of the site, adjacent to Rockfield Road.

## CS0078 – Land adjacent to Croft y Bwla

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	0	<i>The site has reasonable access to existing employment (800-1,600m from an employment centre).</i>  The site is 1,300-1,400m from the nearest protected employment site (Wonastow Road, Monmouth).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	++	<i>The site has capacity to deliver a significant number of new homes (≥ 100 dwellings) and it does not intersect with a designated green wedge.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site has capacity to deliver 300 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	-	<p><i>The site is not within reasonable walking distance (<math>\leq 800m</math>) to a primary or a secondary school (<math>\leq 1,600m</math>).</i></p> <p>The site is 1,100-1,200m from the nearest primary school (Overmonnow Primary) and 2.5-3km from the nearest secondary school (Monmouth Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p><i>The site is within 800m of a health service or an active travel route.</i></p> <p>The site is not within 800m of a health service; however, it intersects with two PRoWs (375/278/3 and 375/278/4).</p>
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 300-400m from the nearest area of amenity importance and 50-100m from the nearest green space (play space). It is also adjacent to a National Trail (Offas Dyke).</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Drybridge 1 LSOA, which is amongst the 30-40% least deprived LSOAs in Wales.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (<math>\leq 800m</math>) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site is 500-600m from the nearest bus stop (Willow Drive) and intersects with two PRoWs (375/278/3 and 375/278/4). However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>

ISA topic	ISA objective	Significant effect?	Commentary
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</p> <p>The site falls wholly within the River Wye Catchment Area. In addition, the site is 329m from the nearest waterbody (river).</p>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<p><i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i></p> <p>The site is currently used for agriculture.</p>
		--	<p><i>The site is within a mineral safeguarding area.</i></p> <p>The site is within a mineral safeguarding area for sand and gravel.</p>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<p><i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i></p> <p>The site is 102m from the nearest priority habitat (traditional orchard), 210m from the nearest SINC (River Monnow), and 392m from the nearest area of ancient woodland.</p>
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.	--	<i>The site intersects or is adjacent to an internationally (SAC, SPA, Ramsar) or nationally (SSSI, Ancient Woodland, NNRs) designated site.</i>
	Promote understanding of Monmouthshire's cultural heritage.		The site is 94m from the nearest grade II listed building and 787m from the nearest conservation area (Monmouth (central)).

ISA topic	ISA objective	Significant effect?	Commentary
			The site is large (13.6ha), and therefore it is likely to impact the setting of the grade II listed building, which is located to the west of the site. The site also has the potential to impact the setting of the nearest conservation area.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i>  The site will deliver 300 homes on agricultural land.
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>
		-	<i>The site intersects with surface water Flood Zone 2 or 3.</i>  Less than 50% of the site intersects with surface water Flood Zone 2 or 3. However, it is recognised that this is largely isolated to the northeastern and southwestern boundaries of the site.

## CS0099 – Land at Drybridge Farm

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	0	<i>The site has reasonable access to existing employment (800-1,600m from an employment centre).</i>  The site is 1,000-1,100m from the nearest protected employment site (Wonastow Road, Monmouth).

ISA topic	ISA objective	Significant effect?	Commentary
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	++	<i>The site has capacity to deliver a significant number of new homes (<math>\geq 100</math> dwellings) and it does not intersect with a designated green wedge.</i>  The site has capacity to deliver 563-675 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	++	<i>The site is within reasonable walking distance (<math>\leq 800m</math>) to a primary and a secondary school (<math>\leq 1,600m</math>).</i>  The site is 600-700m from the nearest primary school (Overmonnow Primary) and 1,400-1,500m from the nearest secondary school (Monmouth Comprehensive).
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	++	<i>The site is within 800m of a health service and an active travel route.</i>  The site is 700-800m from the nearest dentist (Gilbert Technical Dental Services, Monmouth) and intersects with two PRoWs (375/133/1 and 375/134/4).
		++	<i>The site is within 800m of a formal leisure and green space.</i>  The site is 0-50m from the nearest area of amenity importance and 200-300m from the nearest green space (playing field and play space). It is also 322m from the nearest National Trail.
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Drybridge 1 LSOA, which is amongst the 30-40% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	++	<i>The site is within close proximity (<math>\leq 800m</math>) to a railway station or bus stop, neighbourhood centre or central shopping area, and an active travel route.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 50-100m from the nearest bus stop (Rolls Avenue), 600-700m from the nearest central shopping area (Monmouth) and intersects with two PRowS (375/133/1 and 375/134/4). It is also 705m from the nearest National Cycle Network route.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  The site is 46m from the nearest waterbody (river) and falls wholly within the River Wye Catchment Area.
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>  The site is currently used for agriculture.
		--	<i>The site is within a mineral safeguarding area.</i>  The site is within a mineral safeguarding area for sand and gravel.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>  The site is 1m from the nearest SINC (River Monnow), 257m from the nearest priority habitat (traditional orchard), and 321m from the nearest area of ancient woodland.

ISA topic	ISA objective	Significant effect?	Commentary
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	--	<p><i>Development at the site has the potential for a significant negative effect on the historic environment.</i></p> <p>The site is 102m from the nearest grade II listed building, 104m from the nearest conservation area (Monmouth (central)), 562m from the nearest archaeologically sensitive area, 581m from the nearest scheduled monument (Monmouth Castle) and grade II* listed building, and 636m from the nearest grade I listed building.</p> <p>The site is large (22.5 ha), and therefore it is likely to impact the setting of several nearby grade II listed buildings, located to the north and east of the site, as well as the conservation area, located to the southeast of the site. Development also has the potential to disturb nearby archaeological remains.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The site will deliver 563-675 homes on agricultural land.</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<p><i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i></p> <p>Whilst the site is within fluvial Flood Zone 1, it is recognised that the land to the north and east of the site, following the path of the River Monnow, is within Flood Zone 2 and 3.</p>
		+	<p><i>The site does not intersect with a high flood risk area (Flood Zone 2 and 3).</i></p>

## CS0277 – Drewen Farm Monmouth

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	+	<p><i>The site has good access to existing employment (≤800m from an employment centre).</i></p> <p>The site is 200-300m from the nearest protected employment site (Wonastow Road, Monmouth).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	++	<p><i>The site has capacity to deliver a significant number of new homes (≥ 100 dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 110 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	+	<p><i>The site is within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i></p> <p>The site is 700-800m from the nearest primary school (Overmonnow Primary) and 2-2.5km from the nearest secondary school (Monmouth Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p><i>The site is within 800m of a health service or an active travel route.</i></p> <p>The site is not within 800m of a health service; however, it intersects with a PRoW (375/267/1).</p>
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 0-50m from the nearest area of amenity importance and 600-700m from the nearest green space (play space). It is also 1m from the nearest National Trail.</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Drybridge 1 LSOA, which is amongst the 30-40% least deprived LSOAs in Wales.</p>



ISA topic	ISA objective	Significant effect?	Commentary
Transport and movement	Increase sustainable transport use and reduce the need to travel.		<i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i>
		+	The site is 100-200m from the nearest bus stop (Acer Way) and intersects with a PRow (375/267/1). It is also 391m from the nearest National Cycle Network route. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  The site falls wholly within the River Wye Catchment Area. It is also 216m from the nearest waterbody (river).
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>  The site is currently used for agriculture.
		--	<i>The site is within a mineral safeguarding area.</i>
		--	The site is within a mineral safeguarding area for sand and gravel.

ISA topic	ISA objective	Significant effect?	Commentary
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	--	<p><i>The site intersects or is adjacent to an internationally (SAC, SPA, Ramsar) or nationally (SSSI, Ancient Woodland, NNRs) designated site.</i></p> <p>The northwestern boundary of the site is adjacent to an area of ancient woodland. In addition, the southeastern boundary of the site is adjacent to a SINC (Wonastow Field). It is also 530m from the nearest priority habitat (traditional orchard).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	?	<p><i>Development at the site would have an uncertain effect on the historic environment.</i></p> <p>The site is 639m from the nearest conservation area (Monmouth (central)), 699m from the nearest grade II listed building, 700m from the nearest archaeologically sensitive area, 707m from the nearest scheduled monument (Clawdd Du), 729m from the nearest grade II* listed building, and 948m from the nearest grade I listed building.</p> <p>Whilst the site is relatively large (6.6ha), the nearest heritage asset is relatively far from the site and separated from the site by existing development. Nevertheless, uncertainty is noted at this stage.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The site will deliver 110 homes on agricultural land.</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>
		-	<i>The site intersects with surface water Flood Zone 2 or 3.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			Less than 50% of the site intersects with surface water Flood Zone 2 or 3. However, it is recognised that this is isolated to a couple of small areas in the eastern half of the site.

## Residential and Employment

### CS0051 – Land at Croft y Bwla Farm

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	++	<i>New employment land proposed at the site.</i>  The site is proposed for mixed-use development, including employment use.
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	++	<i>The site has capacity to deliver a significant number of new homes (≥ 100 dwellings) and it does not intersect with a designated green wedge.</i>  The site has capacity to deliver 900 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	-	<i>The site is not within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i>  The site is 900-1,000m from the nearest primary school (Overmonnow Primary) and 2.5-3km from the nearest secondary school (Monmouth Comprehensive).
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<i>The site is within 800m of a health service or an active travel route.</i>  The site is not within 800m of a health service; however, it intersects with five PRoWs (375/38/1, 375/39/1, 375/40/1, 375/42/1 and 375/266/1).

ISA topic	ISA objective	Significant effect?	Commentary
		+	<p><i>The site is within 800m of a formal leisure or green space.</i></p> <p>The site is 300-400m from the nearest area of amenity importance and intersects with a National Trail (Offas Dyke). However, the site is not within 800m of a formal green space.</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Drybridge 1 LSOA, which is amongst the 30-40% least deprived LSOAs in Wales.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site intersects with five PRoWs (375/38/1, 375/39/1, 375/40/1, 375/42/1 and 375/266/1). In addition, it is 763m from the nearest National Cycle Network route. However, the site is not within reasonable walking distance to a railway station or bus stop or a neighbourhood centre or central shopping area.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p><i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i></p> <p>The site wholly falls within the River Wye Catchment Area. In addition, the site is 409m from the nearest waterbody (river).</p>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>

ISA topic	ISA objective	Significant effect?	Commentary
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<p><i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i></p> <p>The site is currently used for agriculture.</p>
		--	<p><i>The site is within a mineral safeguarding area.</i></p> <p>The site is within a mineral safeguarding area for sand and gravel.</p>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	--	<p><i>The site intersects or is adjacent to an internationally (SAC, SPA, Ramsar) or nationally (SSSI, Ancient Woodland, NNRs) designated site.</i></p> <p>The southwestern extent of the site intersects with an area of ancient woodland, and the northwestern extent of the site intersects with a SINC (Croft-y-Bwla). In addition, the northeastern boundary of the site is adjacent to a priority habitat (traditional orchard).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	--	<p><i>Development at the site has the potential for a significant negative effect on the historic environment.</i></p> <p>The site is 104m from the nearest grade II listed building, 690m from the nearest conservation area (Rockfield), 983m from the nearest archaeologically sensitive area, 986m from the nearest grade II* listed building, and 997m from the nearest scheduled monument (Clawdd Du).</p> <p>The site is very large (49ha) and is therefore likely to impact the setting of the nearby grade II listed building, which is located to the northeast of the site. Whilst further away, the site also has the potential to impact the setting of the nearest conservation area, located to the north of the site, as there is open land between the site and the conservation area. However, it is recognised that trees provide a degree of screening to the conservation area.</p>

ISA topic	ISA objective	Significant effect?	Commentary
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (<math>\geq 100</math> dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The site will deliver 900 homes on agricultural land.</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>
		-	<p><i>The site intersects with surface water Flood Zone 2 or 3.</i></p> <p>Less than 50% of the site intersects with surface water Flood Zone 2 or 3. However, it is recognised that this is largely isolated to a drain that runs through the northern extent of the site.</p>

## Employment (B1 / B2 / B8)

### CS0275 – Land off Wonastow Industrial Estate

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	++	<i>New employment land proposed at the site.</i>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	0	<i>The site will deliver new employment land.</i>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	0	N/A

ISA topic	ISA objective	Significant effect?	Commentary
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	0	N/A
		0	N/A
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	0	<i>The site falls within one of the 20-30% most deprived LSOAs in Wales.</i>  The site is relatively deprived – in the 2 <sup>nd</sup> quintile most deprived in the country.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	0	N/A
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	0	The site does not contain and is not in close proximity to a waterbody, nor does it fall within the River Wye Catchment Area.
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>  This site is Grade 1 to Grade 3A agricultural land.
		--	<i>The site is wholly within a mineral safeguarding area.</i>  This site is within a mineral safeguarding area for sand and gravel.
		--	

ISA topic	ISA objective	Significant effect?	Commentary
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	-	<p><i>The site intersects or is adjacent to a regionally or locally (LNRs and SINCs) designated site and/ or priority habitats/ species.</i></p> <p>The site intersects the Wonastow Field SINC (1.43% overlap). It is 502m from the nearest area of ancient woodland, 708m from the nearest priority habitat (traditional orchard), and 1,330m from the nearest SAC and SSSI (River Wye / Afon Gwy).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	?	<p><i>Development at the site would have an uncertain effect on the historic environment.</i></p> <p>The site is 580m from the nearest conservation area (Monmouth (central)). In addition, the site is 543m from the nearest archaeologically sensitive area, 584m from the nearest grade II* listed building, 550m from the nearest grade II listed building, 437m from the nearest scheduled monument (Monmouth Castle), and 819m from the nearest grade I listed building.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	--	<p><i>The site falls wholly within fluvial Flood Zone 2 or 3.</i></p> <p>The entire site intersects with fluvial Flood Zone 2.</p>
		-	<p><i>The site intersects with surface water Flood Zone 2 or 3.</i></p> <p>Less than 50% of the site intersects with surface water Flood Zone 2 or 3.</p>



## Employment (B1 new build)

### CS0272 – Land at Former Poultry Units, Rockfield Road

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	++	New employment land proposed at the site. The site is proposed for employment use (B1 new build).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	0	<i>The site will deliver new employment land.</i>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	0	N/A
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	0	N/A
		0	N/A
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i> The site falls within the Drybridge 1 LSOA, which is amongst the 30-40% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	0	N/A
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>

ISA topic	ISA objective	Significant effect?	Commentary
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.		The site is 76m from the nearest waterbody (river) and falls wholly within the River Wye Catchment Area.
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
		++	<i>The site is wholly brownfield land.</i>  The site currently comprises poultry units.
		--	<i>The site is within a mineral safeguarding area.</i>  The site is within a mineral safeguarding area for sand and gravel.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>  The site is 76m from the nearest area of ancient woodland, 319m from the nearest SINC (River Monnow), 393m from the nearest priority habitat (traditional orchard), and 886m from the nearest SAC and SSSI (River Wye/ Afon Gwy).
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.  Promote understanding of Monmouthshire's cultural heritage.	+	<i>Regeneration of brownfield land that is currently detracting from the historic environment.</i>  The eastern boundary of the site is adjacent to a conservation area (Monmouth (central)). In addition, the site is 341m from the nearest archaeologically sensitive area, 359m from the nearest grade II* listed building, 371m from the nearest grade II listed building, 437m from the nearest scheduled monument (Monmouth Castle), and 488m from the nearest grade I listed building.

ISA topic	ISA objective	Significant effect?	Commentary
			Whilst the site is small and (1.3ha) and partially shielded by trees, as it comprises poultry units it is likely currently detracting from the historic environment. Therefore, development has the potential to improve the setting of the adjacent conservation area. However, it is also recognised that development has the potential to disturb nearby archaeological remains.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	++	<i>The site is predominantly brownfield and does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	--	<i>The site falls wholly within fluvial Flood Zone 2 or 3.</i>  The entire site intersects with fluvial Flood Zone 2.
		-	<i>The site intersects with surface water Flood Zone 2 or 3.</i>  Less than 50% of the site intersects with surface water Flood Zone 2 or 3.

## Mixed Use: Residential (C3), Flexible Office Space (B1) and Doctor's Surgery / Medical Centre (D1)

### CS0136 – Land at former Poultry Units, Rockfield Road

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	++	<i>New employment land proposed at the site.</i>  The site is proposed for mixed-use development, including employment uses (flexible office space and a GP surgery/ medical centre).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i>  The site has capacity to deliver 48 new homes.

ISA topic	ISA objective	Significant effect?	Commentary
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	++	<p><i>The site is within reasonable walking distance (≤800m) to a primary and a secondary school (≤1,600m).</i></p> <p>The site is 400-500m from the nearest primary school (Overmonnow Primary) and 1,500-1,600m from the nearest secondary school (Monmouth Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	++	<p><i>The site is within 800m of a health service and an active travel route.</i></p> <p>The site is 700-800m from the nearest GP surgery (Monnow Eyecare, Monmouth) and hospital (Monnow Vale Health and Social Care Facility and Overmonnow Day Hospital, both in Monmouth), and 130m from the nearest PRoW.</p>
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 0-50m from the nearest area of amenity importance and 200-300m from the nearest green space (play space). It is also 70m from the nearest National Trail.</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Drybridge 1 LSOA, which is amongst the 30-40% least deprived LSOAs in Wales.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	++	<p><i>The site is within close proximity (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, and an active travel route.</i></p> <p>The site is 50-100m from the nearest bus stop (Ancre Hill), 500-600m from the nearest central shopping area (Monmouth) and 130m from the nearest PRoW. It is also 376m from the nearest National Cycle Network route.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<p><i>The site does not intersect with an AQMA.</i></p>

ISA topic	ISA objective	Significant effect?	Commentary
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p><i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i></p> <p>The site is 76m from the nearest waterbody (river) and falls wholly within the River Wye Catchment Area.</p>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>
		--	<p><i>The site is within a mineral safeguarding area.</i></p> <p>The site is within a mineral safeguarding area for sand and gravel.</p>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<p><i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i></p> <p>The site is 76m from the nearest area of ancient woodland, 319m from the nearest SINC (River Monnow), 393m from the nearest priority habitat (traditional orchard), and 886m from the nearest SAC and SSSI (River Wye/ Afon Gwy).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	-	<p><i>Development at the site has the potential for a negative effect on the historic environment.</i></p> <p>The eastern boundary of the site is adjacent to a conservation area (Monmouth (central)). In addition, the site is 341m from the nearest archaeologically sensitive area, 359m from the nearest grade II*</p>

ISA topic	ISA objective	Significant effect?	Commentary
			<p>listed building, 371m from the nearest grade II listed building, 437m from the nearest scheduled monument (Monmouth Castle), and 488m from the nearest grade I listed building.</p> <p>Whilst the site is small and (1.3ha) and partially shielded by trees, it has the potential to impact upon the setting of the adjacent conservation area, and could disturb nearby archaeological remains.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	--	<i>The site falls wholly within fluvial Flood Zone 2 or 3.</i>
			The entire site intersects with fluvial Flood Zone 2.
		-	<p><i>The site intersects with surface water Flood Zone 2 or 3.</i></p> <p>Less than 50% of the site intersects with surface water Flood Zone 2 or 3.</p>

## Mixed Use: Residential (C3), Employment (B1 / B2 / B8) and Community Use

### CS0274 – Land north of Wonastow Road

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	++	<p><i>New employment land proposed at the site.</i></p> <p>The site is proposed for mixed-use development, including employment use (B1/ B2/ B8).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	++	<i>The site has capacity to deliver a significant number of new homes (≥ 100 dwellings) and it does not intersect with a designated green wedge.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site has capacity to deliver 175 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	-	<p><i>The site is not within reasonable walking distance (<math>\leq 800\text{m}</math>) to a primary or a secondary school (<math>\leq 1,600\text{m}</math>).</i></p> <p>The site is 1,500-1,600m from the nearest primary school (Overmonnow Primary) and 2.5-3km from the nearest secondary school (Monmouth Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p><i>The site is within 800m of a health service or an active travel route.</i></p> <p>The site is not within 800m of a health service; however, it intersects with a PRow (375/51/1).</p>
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 300-400m from the nearest area of amenity importance and 600-700m from the nearest green space (playing field). It is also 574m from the nearest National Trail.</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	0	<p><i>The site falls within one of the 20-30% most deprived LSOAs in Wales.</i></p> <p>The site primarily falls within the Drybridge 1 LSOA, which is amongst the 30-40% least deprived LSOAs in Wales. However, it also falls within the Overmonnow 2 LSOA, which is amongst the 20-30% most deprived LSOAs in Wales.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (<math>\leq 800\text{m}</math>) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site is 300-400m from the nearest bus stop (Link Road, Acer Way and Redhill Farmhouse) and it intersects with a PRow (375/51/1). It is also 2m from the nearest National Cycle Network</p>

ISA topic	ISA objective	Significant effect?	Commentary
			route. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>
			The site falls wholly within the River Wye Catchment Area. It is also 772m from the nearest waterbody (river).
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
		--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>
			The site is currently used for agriculture.
		--	<i>The site is within a mineral safeguarding area.</i>
			The site is within a mineral safeguarding area for sand and gravel.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>
			The site is 114m from the nearest priority habitat (traditional orchard), 234m from the nearest area of ancient woodland, and 263m from the nearest SINC (Wonastow Field).



ISA topic	ISA objective	Significant effect?	Commentary
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	?	<p><i>Development at the site would have an uncertain effect on the historic environment.</i></p> <p>The site is 559m from the nearest grade II listed building, 895m from the nearest archaeologically sensitive area, 909m from the nearest scheduled monument (Clawdd Du), 921m from the nearest grade II* listed building, and 979m from the nearest conservation area (Monmouth (central)).</p> <p>Whilst the site is large (11ha), the nearest grade II listed building is still relatively far from the site and partially screened by trees. Nevertheless, a degree of uncertainty is noted at this stage.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (<math>\geq 100</math> dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The site is 989m from the nearest Area of Outstanding Natural Beauty (Wye Valley) and will deliver 175 homes on agricultural land.</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>
		-	<p><i>The site intersects with surface water Flood Zone 2 or 3.</i></p> <p>Less than 50% of the site intersects with surface water Flood Zone 2 or 3. However, it is recognised that this is isolated to two small areas within the site.</p>

## Mixed Use: Residential (C3), Residential Care (C2), Community hub (A1 / A3 / D1)

### CS0271 – Land at Vauxhall Fields

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	++	<i>New employment land proposed at the site.</i>  The site is proposed for mixed-use development, including employment uses (care home).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	++	<i>The site has capacity to deliver a significant number of new homes (≥ 100 dwellings) and it does not intersect with a designated green wedge.</i>  The site has capacity to deliver 179 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	++	<i>The site is within reasonable walking distance (≤800m) to a primary and a secondary school (≤1,600m).</i>  The site is 300-400m from the nearest primary school (Overmonnow Primary) and 800-900m from the nearest secondary school (Monmouth Comprehensive).
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	++	<i>The site is within 800m of a health service and an active travel route.</i>  The site is 100-200m from the nearest dentist (Gilbert Technical Dental Services, Monmouth), 200-300m from the nearest GP surgery (Monmouthshire Hearing Centre, Monmouth), 300-400m from the nearest hospital (Monnow Vale Health and Social Care Facility, Monmouth), and intersects with two PRoWs (375/134/3 and 375/134/4).
		++	<i>The site is within 800m of a formal leisure and green space.</i>  The site is 0-50m from the nearest area of amenity importance and 100-200m from the nearest green space (play space). It is also 74m from the nearest National Trail.

ISA topic	ISA objective	Significant effect?	Commentary
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Drybridge 1 and Drybridge 2 LSOAs, which are amongst the 30-40% and 20-30% least deprived LSOAs in Wales respectively.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	++	<p><i>The site is within close proximity (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, and an active travel route.</i></p> <p>The site is 0-50m from the nearest bus stop (Ancre Hill), 50-100m from the nearest central shopping area (Monmouth) and intersects with two PRoWs (375/134/3 and 375/134/4). It is also 700-800m from the nearest neighbourhood centre (The Albion, Monmouth) and 185m from the nearest National Cycle Network route.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p><i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i></p> <p>The site is 12m from the nearest waterbody (river) and falls wholly within the River Wye Catchment Area.</p>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<p><i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i></p> <p>The site is currently used for agriculture.</p>
		--	<i>The site is within a mineral safeguarding area.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is within a mineral safeguarding area for sand and gravel.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<p><i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i></p> <p>The site is 2m from the nearest SINC (River Monnow), 35m from the nearest area of ancient woodland, 108m from the nearest priority habitat (traditional orchard), and 470m from the nearest SAC and SSSI (River Wye/ Afon Gwy).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	--	<p><i>Development at the site has the potential for a significant negative effect on the historic environment.</i></p> <p>The southeastern half of the site (59% overlap) intersects with a conservation area (Monmouth (central)). The southeastern extent of the site also intersects with a registered historic landscape (The Lower Wye Valley). In addition, the site is 27m from the nearest archaeologically sensitive area, 46m from the nearest scheduled monument (Monmouth Castle), 78m from the nearest grade II listed building, 94m from the nearest grade I listed building, and 100m from the nearest grade II* listed building.</p> <p>The site is large (18.8ha), and as over half of the site intersects with a conservation area, it is likely to significantly impact its setting, as well as the setting of the registered historic landscape. Development is also likely to disturb nearby archaeological remains, as well as the setting of numerous listed buildings to the east of the site, which are primarily locate along Monnow Street/ Priory Street.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (<math>\geq 100</math></i>

ISA topic	ISA objective	Significant effect?	Commentary
			<i>dwelling(s) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i>
			The site is 871m from the nearest Area of Outstanding Natural Beauty (Wye Valley) and will deliver 179 homes on agricultural land.
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.		<i>The site intersects with fluvial Flood Zone 2 or 3.</i>
		-	Over 50% of the site intersects with fluvial Flood Zone 2 or 3, which is largely concentrated in the southeastern half of the site.
			<i>The site intersects with surface water Flood Zone 2 or 3.</i>
		-	Less than 50% of the site intersects with surface water Flood Zone 2 or 3. However, surface water flood risk is isolated to a few small areas within the site.

## Agriculture

### CS0275 - Land off Wonastow Industrial Estate

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	?	<i>Type of development uncertain at this stage.</i>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	?	N/A
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	0	N/A
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	0	N/A

ISA topic	ISA objective	Significant effect?	Commentary
		0	N/A
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	0	<i>The site falls within one of the 20-30% most deprived LSOAs in Wales.</i>  The site is relatively deprived – in the 2 <sup>nd</sup> quintile most deprived in the country.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	0	N/A
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	0	The site does not contain and is not in close proximity to a waterbody, nor does it fall within the River Wye Catchment Area.
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>  This site is Grade 1 to Grade 3A agricultural land.
		--	<i>The site is wholly within a mineral safeguarding area.</i>  This site is within a mineral safeguarding area for sand and gravel.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	-	<i>The site intersects or is adjacent to a regionally or locally (LNRs and SINCs) designated site and/ or priority habitats/ species.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site intersects the Wonastow Field SINC (1.43% overlap). It is 502m from the nearest area of ancient woodland, 708m from the nearest priority habitat (traditional orchard), and 1,330m from the nearest SAC and SSSI (River Wye / Afon Gwy).
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	?	<p><i>Development at the site would have an uncertain effect on the historic environment.</i></p> <p>The site is 580m from the nearest conservation area (Monmouth (central)). In addition, the site is 543m from the nearest archaeologically sensitive area, 584m from the nearest grade II* listed building, 550m from the nearest grade II listed building, 437m from the nearest scheduled monument (Monmouth Castle), and 819m from the nearest grade I listed building.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	--	<p><i>The site falls wholly within fluvial Flood Zone 2 or 3.</i></p> <p>The entire site intersects with fluvial Flood Zone 2.</p>
		-	<p><i>The site intersects with surface water Flood Zone 2 or 3.</i></p> <p>Less than 50% of the site intersects with surface water Flood Zone 2 or 3.</p>

# Goetre Fawr

## Residential

### CS0138 – Land at Goytre Farm

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<p><i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i></p> <p>The site is 4-5km from the nearest protected employment site (Mamhilad).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	++	<p><i>The site has capacity to deliver a significant number of new homes (≥ 100 dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 110 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	-	<p><i>The site is not within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i></p> <p>The site is 900-1,000m from the nearest primary school (Goytre Fawr Primary) and 10-15km from the nearest secondary school (King Henry VIII Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p><i>The site is within 800m of a health service or an active travel route.</i></p> <p>The site is not within 800m of a health service; however, it intersects with a PRoW (358/63/1).</p>
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 600-700m from the nearest area of amenity importance and 700-800m from the nearest green space (playing field and religious grounds).</p>



ISA topic	ISA objective	Significant effect?	Commentary
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Goetre Fawr 1 LSOA, which is amongst the 10-20% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i>  The site is 100-200m from the nearest bus stop (Parklands) and it intersects with a PRow (358/63/1). It is also 515m from the nearest National Cycle Network route. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  The site intersects with a waterbody (river).
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>  The site is currently used for agriculture.
		+	<i>The site does not intersect with a mineral safeguarding area.</i>

ISA topic	ISA objective	Significant effect?	Commentary
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	--	<p><i>The site intersects or is adjacent to an internationally (SAC, SPA, Ramsar) or nationally (SSSI, Ancient Woodland, NNRS) designated site.</i></p> <p>The northeastern part of the site intersects with an area of ancient woodland (5% overlap), whilst the southeastern half of the site intersects with a SINC (Capel Ed Lane/ Wern Fawr, Chapel Lane Meadow) (61% overlap). In addition, the southern part of the site intersects with a priority habitat (wood pasture), as does the northeastern part of the site (lowland meadows).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	?	<p><i>Development at the site would have an uncertain effect on the historic environment.</i></p> <p>The site is 396m from the nearest grade II listed building.</p> <p>Whilst the site is large (10ha), the nearest grade II listed buildings are all relatively far from the site and screened by either trees or existing development.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The site is 513m from the nearest National Park (Bannau Brycheiniog ) and will deliver 110 homes on agricultural land.</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>
		-	<i>The site intersects with surface water Flood Zone 2 or 3.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			Less than 50% of the site intersects with surface water Flood Zone 2 or 3. However, it is recognised that this is isolated to the eastern boundary of the site.

## CS0280 – Land at Walnut Tree Farm

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<p><i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i></p> <p>The site is 3-4km from the nearest protected employment site (Mamhilad).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<p><i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 70 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	+	<p><i>The site is within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i></p> <p>The site is 300-400m from the nearest primary school (Goytre Fawr Primary); however, it is 10-15km from the nearest secondary school (King Henry VIII Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	++	<p><i>The site is within 800m of a health service and an active travel route.</i></p> <p>The site is 300-400m from the nearest hospital (Aderyn, Goytre) and 46m from the nearest PRoW.</p>
		++	<i>The site is within 800m of a formal leisure and green space.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 100-200m from the nearest area of amenity importance and green space (playing field).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Goetre Fawr 1 and Goetre Fawr 2 LSOAs, which are amongst the 10-20% and 30-40% least deprived LSOAs in Wales respectively.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site is 300-400m from the nearest bus stop (Fairfield, Goytre Arms) and 46m from the nearest PRow. It is also 661m from the nearest National Cycle Network route. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p><i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i></p> <p>The site is 236m from the nearest waterbody (river).</p>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<p><i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i></p> <p>The site is currently used for agriculture.</p>

ISA topic	ISA objective	Significant effect?	Commentary
		--	<p><i>The site is within a mineral safeguarding area.</i></p> <p>The site is within a mineral safeguarding area for sand and gravel.</p>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<p><i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i></p> <p>The site is 201m from the nearest area of ancient woodland, 210m from the nearest SINC (Ynys-y-pica Wood), and 274m from the nearest priority habitat (purple moor grass and rush pastures).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	0	<p><i>Development at this site will have a neutral effect on the historic environment.</i></p> <p>The site is 513m from the nearest grade II listed building.</p> <p>The site is relatively small (3ha) and far away from the nearest grade II listed building, which is screened from the site by existing development. Due to this, neutral effects are considered likely.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The site is 660m from the nearest National Park (Bannau Brycheiniog ).</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>
		-	<i>The site intersects with surface water Flood Zone 2 or 3.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			Less than 50% of the site intersects with surface water Flood Zone 2 or 3. However, it is recognised that this is isolated to one small area in the eastern part of the site.

## CS0279 – Land west Usk Road

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<p><i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i></p> <p>The site is 3-4km from the nearest protected employment site (Mamhilad).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<p><i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 85 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	+	<p><i>The site is within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i></p> <p>The site is 100-200m from the nearest primary school (Goytre Fawr Primary); however, it is 10-15km from the nearest secondary school (King Henry VIII Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	++	<p><i>The site is within 800m of a health service and an active travel route.</i></p> <p>The site is 100-200m from the nearest hospital (Aderyn, Goytre) and 165m from the nearest PRow.</p>
		++	<i>The site is within 800m of a formal leisure and green space.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 50-100m from the nearest area of amenity importance and green space (play space and playing field).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Goetre Fawr 2 LSOA, which is amongst the 30-40% least deprived LSOAs in Wales respectively.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site is 50-100m from the nearest bus stop (Goytre Arms) and 165m from the nearest PRow. It is also 205m from the nearest National Cycle Network route. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p><i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i></p> <p>The site is 47m from the nearest waterbody (lake).</p>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<p><i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i></p> <p>The site is currently used for agriculture.</p>

ISA topic	ISA objective	Significant effect?	Commentary
		+	<i>The site does not intersect with a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	--	<p><i>The site intersects or is adjacent to an internationally (SAC, SPA, Ramsar) or nationally (SSSI, Ancient Woodland, NNRs) designated site.</i></p> <p>The southwestern corner of the site intersects with an area of ancient woodland (0.5% overlap). In addition, the northwestern corner of the site is adjacent to a priority habitat (traditional orchard). The site is also 105m from the nearest SINC (Land west of Fairfield, Penperlleni).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	--	<p><i>Development at the site has the potential for a significant negative effect on the historic environment.</i></p> <p>The site is 18m from the nearest grade II listed building.</p> <p>The site is relatively large (4.3ha), and whilst Parc-y-Brain Lane provides a degree of separation between the site and the nearest grade II listed building to the north of the site, development is still likely to significantly impact the setting of this heritage asset.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The site is 204m from the nearest National Park (Bannau Brycheiniog ).</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>



ISA topic	ISA objective	Significant effect?	Commentary
		-	<p><i>The site intersects with surface water Flood Zone 2 or 3.</i></p> <p>Less than 50% of the site intersects with surface water Flood Zone 2 or 3. However, it is recognised that this is isolated to five small areas across the site.</p>

### CS0037 – Land south of Usk Road Penperlleni

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<p><i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i></p> <p>The site is 2.5-3km from the nearest protected employment site (Mamhilad).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<p><i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 49 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	+	<p><i>The site is within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i></p> <p>The site is 200-300m from the nearest primary school (Goytre Fawr Primary); however, it is 10-15km from the nearest secondary school (King Henry VIII Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	++	<p><i>The site is within 800m of a health service and an active travel route.</i></p> <p>The site is 200-300m from the nearest hospital (Aderyn, Goytre) and 134m from the nearest PRow.</p>
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 200-300m from the nearest area of amenity importance and 300-400m from the nearest green space (playing field, playing space and public park or garden).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Goetre Fawr 2 LSOA, which is amongst the 30-40% least deprived LSOAs in Wales respectively.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site is 0-50m from the nearest bus stop (Croes-y-pant Lane) and 134m from the nearest PRow. It is also 136m from the nearest National Cycle Network route. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p><i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i></p> <p>The northeastern and southeastern boundaries of the site are adjacent to a waterbody (river).</p>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>

ISA topic	ISA objective	Significant effect?	Commentary
	development and protecting, where possible, higher grade agricultural land.		The site is currently used for agriculture.
		+	<i>The site does not intersect with a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<p><i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i></p> <p>The site is 34m from the nearest area of ancient woodland, 154m from the nearest priority habitat (lowland meadows), and 356m from the nearest SINC (Goytre House Wood).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	-	<p><i>Development at the site has the potential for a negative effect on the historic environment.</i></p> <p>The site is 215m from the nearest grade II listed building.</p> <p>The site is relatively large (3.4ha), and therefore has the potential to impact the setting of several nearby grade II listed buildings. However, it is recognised that these buildings are relatively well screened by trees and/ or existing development.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The site is 133m from the nearest National Park (Bannau Brycheiniog ).</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>

ISA topic	ISA objective	Significant effect?	Commentary
		-	<p><i>The site intersects with surface water Flood Zone 2 or 3.</i></p> <p>Less than 50% of the site intersects with surface water Flood Zone 2 or 3.</p>

## CS0217 – Land at Fairfield

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	+	<p><i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i></p> <p>The site is 3-4km from the nearest protected employment site (Mamhilad).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<p><i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 42 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	+	<p><i>The site is within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i></p> <p>The site is 300-400m from the nearest primary school (Goytre Fawr Primary); however, it is 10-15km from the nearest secondary school (King Henry VIII Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	++	<p><i>The site is within 800m of a health service and an active travel route.</i></p> <p>The site is 300-400m from the nearest hospital (Aderyn, Goytre) and intersects with a PRoW (358/68/1).</p>
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 100-200m from the nearest area of amenity importance and green space (play space and playing field).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Goetre Fawr 1 and Goetre Fawr 2 LSOAs, which are amongst the 10-20% and 30-40% least deprived LSOAs in Wales respectively.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site is 50-100m from the nearest bus stop (Goytre Arms) and intersects with a PRow (358/68/1). It is also 498m from the nearest National Cycle Network route. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p><i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i></p> <p>The site is 185m from the nearest waterbody (river).</p>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<p><i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i></p> <p>The site is currently used for agriculture.</p>

ISA topic	ISA objective	Significant effect?	Commentary
		+	<i>The site does not intersect with a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	-	<p><i>The site intersects or is adjacent to a regionally or locally (LNRs and SINC)s designated site and/ or priority habitats/ species.</i></p> <p>The site almost wholly intersects with a SINC (Land west of Fairfield, Penperlleni) (97% overlap). In addition, the site is 136m from the nearest priority habitat (traditional orchard) and 283m from the nearest area of ancient woodland.</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	-	<p><i>Development at the site has the potential for a negative effect on the historic environment.</i></p> <p>The site is 123m from the nearest grade II listed building.</p> <p>Whilst the site is relatively small (1.8ha), and on the other side of the A4042, it still has the potential to impact the setting of the nearest grade II listed building, which is located to the southwest of the site.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The site is 497m from the nearest National Park (Bannau Brycheiniog ).</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>
		-	<i>The site intersects with surface water Flood Zone 2 or 3.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			Less than 50% of the site intersects with surface water Flood Zone 2 or 3.

## CS0104 – Cae Melin Little Mill

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<p><i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i></p> <p>The site is 2.5-3km from the nearest protected employment site (Mamhilad).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<p><i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 74 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	--	<p><i>The site is &gt;1,600m from a primary school and secondary school.</i></p> <p>The site is 2.5-3km from the nearest primary school (Goytre Fawr Primary) and 15-20km from the nearest secondary school (King Henry VIII Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p><i>The site is within 800m of a health service or an active travel route.</i></p> <p>The site is not within 800m of a health service; however, it is 3m from the nearest PRoW.</p>
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 500-600m from the nearest area of amenity importance and 0-50m from the nearest green space (play space).</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site falls within the Goetre Fawr 2 LSOA, which is amongst the 30-40% least deprived LSOA in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site is 100-200m from the nearest bus stop (Halfway House) and 3m from the nearest PRoW. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p><i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i></p> <p>The site is 3m from the nearest waterbody (river).</p>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<p><i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i></p> <p>The site is currently used for agriculture.</p>
		--	<p><i>The site is within a mineral safeguarding area.</i></p> <p>The site is within a mineral safeguarding area for sand and gravel.</p>



ISA topic	ISA objective	Significant effect?	Commentary
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<p><i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i></p> <p>The site is 26m from the nearest area of ancient woodland, 188m from the nearest priority habitat (traditional orchard), and 617m from the nearest SINC (Great Coedcae Du).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	-	<p><i>Development at the site has the potential for a negative effect on the historic environment.</i></p> <p>The site is 150m from the nearest grade II listed building.</p> <p>The site is relatively small (2.2ha) and the nearest grade II listed building is located to the south of the site, on the other side of Little Mill, and is therefore unlikely to be impacted by development. However, there is another grade II listed building located to the northeast of the site, and therefore the site has the potential to impact the setting of this listed building.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>
		-	<p><i>The site intersects with surface water Flood Zone 2 or 3.</i></p> <p>Less than 50% of the site intersects with surface water Flood Zone 2 or 3. However, it is recognised that this is isolated to the western boundary of the site.</p>

## CS0103 – Land adjacent to Berthon Road

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<p><i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i></p> <p>The site is 2-2.5km from the nearest protected employment site (Mamhilad).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<p><i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 65 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	--	<p><i>The site is &gt;1,600m from a primary school and secondary school.</i></p> <p>The site is 2-2.5km from the nearest primary school (Goytre Fawr Primary) and 10-15km from the nearest secondary school (King Henry VIII Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p><i>The site is within 800m of a health service or an active travel route.</i></p> <p>The site is not within 800m of a health service; however, it is 60m from the nearest PRow.</p>
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 0-50m from the nearest area of amenity importance and green space (play space and playing field).</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Goytre Fawr 2 LSOA, which is amongst the 30-40% least deprived LSOA in Wales.</p>

ISA topic	ISA objective	Significant effect?	Commentary
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site is 200-300m from the nearest bus stop (Village Hall) and 60m from the nearest PRow. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p><i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i></p> <p>The site is 16m from the nearest waterbody (river).</p>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<p><i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i></p> <p>The site is currently used for agriculture.</p>
		+	<i>The site does not intersect with a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 189m from the nearest area of ancient woodland, 467m from the nearest priority habitat (traditional orchard), and 920m from the nearest SINC (Coed Di-haul North).
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	?	<p><i>Development at the site would have an uncertain effect on the historic environment.</i></p> <p>The site is 350m from the nearest grade II listed building.</p> <p>The site is relatively small (2.4ha) and well screened by trees, and therefore it is unlikely to impact the setting of the nearest grade II listed building, which is located to the northeast of the site. Nevertheless, uncertainty is noted at this stage.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	-	<p><i>The site intersects with fluvial Flood Zone 2 or 3.</i></p> <p>Less than 50% of the site intersects with fluvial Flood Zone 2 or 3. However, it is recognised that this is isolated to the southeastern boundary of the site.</p>
		+	<i>The site does not intersect with a high surface water flood risk area (Flood Zone 2 and 3).</i>

## CS0016 – Land to the east of Little Mill

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<p><i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i></p> <p>The site is 2.5-3km from the nearest protected employment site (Mamhilad).</p>

ISA topic	ISA objective	Significant effect?	Commentary
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i>  The site has capacity to deliver 30 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	--	<i>The site is &gt;1,600m from a primary school and secondary school.</i>  The site is 2.5-3km from the nearest primary school (Goytre Fawr Primary) and 15-20km from the nearest secondary school (King Henry VIII Comprehensive).
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<i>The site is within 800m of a health service or an active travel route.</i>  The site is not within 800m of a health service; however, it is 5m from the nearest PRoW.
		++	<i>The site is within 800m of a formal leisure and green space.</i>  The site is 400-500m from the nearest area of amenity importance and 50-100m from the nearest green space (play space).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Goetre Fawr 2 LSOA, which is amongst the 30-40% least deprived LSOA in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i>  The site is 100-200m from the nearest bus stop (Halfway House) and 5m from the nearest PRoW. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.

ISA topic	ISA objective	Significant effect?	Commentary
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  The site is 16m from the nearest waterbody (river).
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>  The site is currently used for agriculture.
		--	<i>The site intersects with a mineral safeguarding area.</i>  The site intersects with a mineral safeguarding area for sand and gravel.
		Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.
Historic environment	Preserve and enhance Monmouthshire’s heritage resources, including its historic environment and archaeological assets.		

ISA topic	ISA objective	Significant effect?	Commentary
	Promote understanding of Monmouthshire's cultural heritage.		The site is relatively small (1.68ha); however, the nearest grade II listed building is located to the southwest of the site, on the other side of Little Mill, and is therefore unlikely to be impacted by development. However, there is another grade II listed building located to the northwest of the site, and therefore the site has the potential to impact the setting of this listed building.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface water flood risk area (Flood Zone 2 and 3).</i>

## CS0241 – Land north of Little Mill (Site A)

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i>  The site is 2-2.5km from the nearest protected employment site (Mamhilad).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i>  The site has capacity to deliver 15 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	--	<i>The site is &gt;1,600m from a primary school and secondary school.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 1,900-2,000m from the nearest primary school (Goytre Fawr Primary) and 10-15km from the nearest secondary school (King Henry VIII Comprehensive).
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<i>The site is within 800m of a health service or an active travel route.</i>  The site is not within 800m of a health service; however, it is 3m from the nearest PRow.
		++	<i>The site is within 800m of a formal leisure and green space.</i>  The site is 200-300m from the nearest area of amenity importance and 0-50m from the nearest green space (play space).
		-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Goytre Fawr 2 LSOA, which is amongst the 30-40% least deprived LSOA in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i>  The site is 200-300m from the nearest bus stop (Halfway House and Village Hall) and 3m from the nearest PRow. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  The site is 6m from the nearest waterbody (river).



ISA topic	ISA objective	Significant effect?	Commentary
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>  The site is currently used for agriculture/ part SAH11(v).
		--	<i>The site is within a mineral safeguarding area.</i>  The site is within a mineral safeguarding area for sand and gravel.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>  The site is 172m from the nearest area of ancient woodland, 306m from the nearest priority habitat (traditional orchard), and 785m from the nearest SINC (Great Coedcae Du).
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.  Promote understanding of Monmouthshire's cultural heritage.	-	<i>Development at the site has the potential for a negative effect on the historic environment.</i>  The site is 208m from the nearest grade II listed building.  The site is small (0.7ha) and the nearest grade II listed building is located to the southeast of the site, on the other side of Little Mill, and is therefore unlikely to be impacted by development. However, there is another grade II listed building located to the northeast of the site, and therefore the site has the potential to impact the setting of this listed building.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>

ISA topic	ISA objective	Significant effect?	Commentary
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface water flood risk area (Flood Zone 2 and 3).</i>

### CS0075 – Land north of Little Mill (Site B)

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i>  The site is 2-2.5km from the nearest protected employment site (Mamhilad).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i>  The site has capacity to deliver 44 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	--	<i>The site is &gt;1,600m from a primary school and secondary school.</i>  The site is 1,900-2,000m from the nearest primary school (Goytre Fawr Primary) and 10-15km from the nearest secondary school (King Henry VIII Comprehensive).
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<i>The site is within 800m of a health service or an active travel route.</i>  The site is not within 800m of a health service; however, it is 1m from the nearest PRow.
		++	<i>The site is within 800m of a formal leisure and green space.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 200-300m from the nearest area of amenity importance and 0-50m from the nearest green space (play space).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Goetre Fawr 2 LSOA, which is amongst the 30-40% least deprived LSOA in Wales.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site is 200-300m from the nearest bus stop (Halfway House and Village Hall) and 1m from the nearest PRow. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p><i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i></p> <p>The site is 6m from the nearest waterbody (river).</p>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<p><i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i></p> <p>The site is currently used for agriculture/ part SAH11(v).</p>
		--	<i>The site is within a mineral safeguarding area.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is within a mineral safeguarding area for sand and gravel.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<p><i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i></p> <p>The site is 74m from the nearest area of ancient woodland, 306m from the nearest priority habitat (traditional orchard), and 785m from the nearest SINC (Great Coedcae Du).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	-	<p><i>Development at the site has the potential for a negative effect on the historic environment.</i></p> <p>The site is 208m from the nearest grade II listed building.</p> <p>The site is relatively small (1.5ha) and the nearest grade II listed building is located to the southeast of the site, on the other side of Little Mill, and is therefore unlikely to be impacted by development. However, there is another grade II listed building located to the northeast of the site, and therefore the site has the potential to impact the setting of this listed building.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>
		-	<p><i>The site intersects with surface water Flood Zone 2 or 3.</i></p> <p>Less than 50% of the site intersects with surface water Flood Zone 2 or 3.</p>

## CS0233 – Mulberry House, Berthon Road

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<p><i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i></p> <p>The site is 2.5-3km from the nearest protected employment site (Mamhilad).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<p><i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 6 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	--	<p><i>The site is &gt;1,600m from a primary school and secondary school.</i></p> <p>The site is 2-2.5km from the nearest primary school (Goytre Fawr Primary) and 10-15km from the nearest secondary school (King Henry VIII Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p><i>The site is within 800m of a health service or an active travel route.</i></p> <p>The site is not within 800m of a health service; however, it is 31m from the nearest PRow.</p>
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 400-500m from the nearest area of amenity importance and 200-300m from the nearest green space (play space).</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Goytre Fawr 2 LSOA, which is amongst the 30-40% least deprived LSOA in Wales.</p>

ISA topic	ISA objective	Significant effect?	Commentary
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site is 100-200m from the nearest bus stop (Halfway House) and 31m from the nearest PRow. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p><i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i></p> <p>The site is 15m from the nearest waterbody (river).</p>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	?	<p><i>The site is predominantly greenfield land (≥50%) and contains low quality agricultural land (Grade 3b, 4, urban).</i></p> <p>The site currently comprises residential curtilage/ grazing land.</p>
		--	<p><i>The site is within a mineral safeguarding area.</i></p> <p>The site is within a mineral safeguarding area for sand and gravel.</p>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 275m from the nearest area of ancient woodland, 1m from the nearest priority habitat (traditional orchard), and 553m from the nearest SINC (Great Coedcae Du).
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	0	<p><i>Development at this site will have a neutral effect on the historic environment.</i></p> <p>The site is 116m from the nearest grade II listed building.</p> <p>The site is very small (0.1ha) and the nearest grade II listed building, which is located to the west of the site, is shielded by existing development. Therefore, neutral effects are considered likely.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	-	<i>The site intersects with fluvial Flood Zone 2 or 3.</i>
		+	<i>Less than 50% of the site intersects with fluvial Flood Zone 2 or 3. However, it is recognised that this is isolated to the southern boundary of the site.</i>
		+	<i>The site does not intersect with a high surface water flood risk area (Flood Zone 2 and 3).</i>

# Grofield

## Residential

### CS0164 – Land adjacent to Red Barn Farm (RBF1)

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	+	<p><i>The site has good access to existing employment (≤800m from an employment centre).</i></p> <p>The site is 400-500m from the nearest protected employment site (Union Road, Abergavenny).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<p><i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 70 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	-	<p><i>The site is not within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i></p> <p>The site is 800-900m from the nearest primary school (Cantref Primary) and 1,900-2,000m from the nearest secondary school (King Henry VIII Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	++	<p><i>The site is within 800m of a health service and an active travel route.</i></p> <p>The site is 300-400m from the nearest hospital (Nevill Hall Hospital, Abergavenny), 700-800m from the nearest dentist (The Brecon Road Dental Surgery, Abergavenny), and 14m from the nearest PRow.</p>
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 300-400m from the nearest area of amenity importance and green space (playing field).</p>



ISA topic	ISA objective	Significant effect?	Commentary
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	?	<p><i>The site falls within one of the 30-50% most deprived LSOAs in Wales.</i></p> <p>The site falls within the Grofield LSOA, which is amongst the 40-50% most deprived LSOA in Wales.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site is 50-100m from the nearest bus stop (Nevill Hall Hospital) and 14m from the nearest PRow. It is also 781m from the nearest National Cycle Network route. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p><i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i></p> <p>The site is 31m from the nearest waterbody (river).</p>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<p><i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i></p> <p>The site is currently used for agriculture.</p>
		--	<i>The site is within a mineral safeguarding area.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is within a mineral safeguarding area for sand and gravel.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	-	<p><i>The site intersects or is adjacent to a regionally or locally (LNRs and SINC) designated site and/ or priority habitats/ species.</i></p> <p>The southeastern boundary of the site is adjacent to a SINC (Neville Hall Hospital). In addition, the site is 149m from the nearest area of ancient woodland, 217m from the nearest SAC and SSSI (River Usk/ Afon Wysg), and 379m from the nearest priority habitat (parkland).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	--	<p><i>Development at the site has the potential for a significant negative effect on the historic environment.</i></p> <p>The site is 29m from the nearest grade II listed building, 397m from the nearest conservation area (Abergavenny), 795m from the nearest scheduled monument (Abergavenny Bridge), 816m from the nearest grade II* listed building, 913m from the nearest archaeologically sensitive area, and 942m from the nearest World Heritage Site.</p> <p>The site is relatively small (2.1ha); however, considering how close it is to the nearest grade II listed building, which is located to the northwest of the site, it is likely to impact its setting.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The site is 5m from the nearest National Park (Bannau Brycheiniog ).</p>

ISA topic	ISA objective	Significant effect?	Commentary
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	-	<i>The site intersects with fluvial Flood Zone 2 or 3.</i>  Less than 50% of the site intersects with fluvial Flood Zone 2 or 3. However, it is recognised that this is isolated to the northwestern and southeastern corners of the site.
		+	<i>The site does not intersect with a high surface water flood risk area (Flood Zone 2 and 3).</i>

## CS0249 – Land adjacent Red Barn Farm (RBF2)

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	+	<i>The site has good access to existing employment (≤800m from an employment centre).</i>  The site is 420-300m from the nearest protected employment site (Union Road, Abergavenny).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i>  The site has capacity to deliver 55 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	-	<i>The site is not within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i>  The site is 900-1,000m from the nearest primary school (Cantref Primary) and 2-2.5km from the nearest secondary school (King Henry VIII Comprehensive).
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	++	<i>The site is within 800m of a health service and an active travel route.</i>  The site is 100-200m from the nearest hospital (Nevill Hall Hospital, Abergavenny) and 91m from the nearest PRoW.

ISA topic	ISA objective	Significant effect?	Commentary
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 500-600m from the nearest area of amenity importance and green space (play space).</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	?	<p><i>The site falls within one of the 30-50% most deprived LSOAs in Wales.</i></p> <p>The site falls within the Grofield LSOA, which is amongst the 40-50% most deprived LSOA in Wales.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site is 50-100m from the nearest bus stop (Nevill Hall Hospital) and 91m from the nearest PRow. It is also 586m from the nearest National Cycle Network route. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p><i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i></p> <p>The site is 95m from the nearest waterbody (river).</p>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>

ISA topic	ISA objective	Significant effect?	Commentary
	development and protecting, where possible, higher grade agricultural land.		The site is currently used for agriculture.
		--	<i>The site is within a mineral safeguarding area.</i>
			The site is within a mineral safeguarding area for sand and gravel.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	-	<i>The site intersects or is adjacent to a regionally or locally (LNRs and SINC) designated site and/ or priority habitats/ species.</i>  The eastern boundary of the site is adjacent to a SINC (Neville Hall Hospital). In addition, the site is 113m from the nearest SAC and SSSI (River Usk/ Afon Wysg), 182m from the nearest area of ancient woodland, and 195m from the nearest priority habitat (traditional orchard).
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.  Promote understanding of Monmouthshire's cultural heritage.	-	<i>Development at the site has the potential for a negative effect on the historic environment.</i>  The site is 108m from the nearest grade II listed building, 463m from the nearest conservation area (Abergavenny), 593m from the nearest scheduled monument (Abergavenny Bridge), 612m from the nearest grade II* listed building, 781m from the nearest World Heritage Site, and 922m from the nearest archaeologically sensitive area.  The site is relatively small (2ha), and the nearest grade II listed building, which is located to the southeast of the site, is relatively well screened from the site by trees. Nevertheless, the site still has the potential to impact the setting of this listed building.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	-	<i>The site intersects with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The southwestern boundary of the site intersects with a National Park (Bannau Brycheiniog ).
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.		<i>The site intersects with fluvial Flood Zone 2 or 3.</i>
		-	Less than 50% of the site intersects with fluvial Flood Zone 2 or 3. However, it is recognised that this is isolated to the eastern boundary of the site.
		-	<i>The site intersects with surface water Flood Zone 2 or 3.</i> Less than 50% of the site intersects with surface water Flood Zone 2 or 3. However, it is recognised that this is isolated to the eastern boundary of the site.

## CS0268 – Westgate Gardens

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	0	<i>The site has reasonable access to existing employment (800-1,600m from an employment centre).</i> The site is 900-1,000m from the nearest identified industrial and business site (Westgate Business Park, Llanfoist).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i> The site has capacity to deliver 6 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	+	<i>The site is within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 700-800m from the nearest primary school (Cantref Primary); however, it is 1,600-1,700 from the nearest secondary school (King Henry VIII Comprehensive).
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	++	<i>The site is within 800m of a health service and an active travel route.</i>  The site is 0-50m from the nearest GP surgery (The Westgate Clinic, Abergavenny), 400-500m from the nearest dentist (The Brecon Road Dental Surgery, Abergavenny), and 60m from the nearest PRoW.
		++	<i>The site is within 800m of a formal leisure and green space.</i>  The site is 0-50m from the nearest area of amenity importance and green space (public park or garden).
		?	<i>The site falls within one of the 30-50% most deprived LSOAs in Wales.</i>  The site falls within the Grofield LSOA, which is amongst the 40-50% most deprived LSOA in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	++	<i>The site is within close proximity (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, and an active travel route.</i>  The site is 400-500m from the nearest bus stop (Brecon Road Surgery and Bridge Inn), 300-400m from the nearest central shopping area (Abergavenny), and 60m from the nearest PRoW. It is also 181m from the nearest National Cycle Network route.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>

ISA topic	ISA objective	Significant effect?	Commentary
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.		The site is 209m from the nearest waterbody (river).
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
		--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>
			The site comprises vacant scrub and vegetation.
		--	<i>The site is within a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.		The site is within a mineral safeguarding area for sand and gravel.
		?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.  Promote understanding of Monmouthshire's cultural heritage.		The site is 181m from the nearest SAC and SSSI (River Usk/ Afon Wysg), 288m from the nearest priority habitat (purple moor grass and rush pastures), 313m from the nearest area of ancient woodland, and 328m from the nearest SINC (Neville Hall Hospital).
		--	<i>Development at the site has the potential for a significant negative effect on the historic environment.</i>
			The site fully intersects with a conservation area (Abergavenny). In addition, the site is 25m from the nearest grade II listed building, 232m from the nearest scheduled monument (Abergavenny Bridge), 247m from the nearest grade II* listed building, 252m from the nearest archaeologically sensitive area, and 534m from the nearest grade I listed building.



ISA topic	ISA objective	Significant effect?	Commentary
			Whilst the site is very small (0.3ha), it will still likely impact the setting of the conservation area. It will also likely impact the setting of three nearby grade II listed buildings, which are all located to the northeast of the site.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The site is 691m from the nearest National Park (Bannau Brycheiniog ).</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	-	<p><i>The site intersects with fluvial Flood Zone 2 or 3.</i></p> <p>Less than 50% of the site intersects with fluvial Flood Zone 2 or 3. However, it is recognised that this is isolated to the southern boundary of the site.</p>
		+	<p><i>The site does not intersect with a high surface water flood risk area (Flood Zone 2 and 3).</i></p>

## Mixed Use: Retail / Professional services / Food outlets (A1 / A2 / A3), Employment (B1 / B2 / B8), Health / leisure (D1 / D2) and Sui Generis

### CS0178 – Abergavenny Workhouse

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	++	<p><i>New employment land proposed at the site.</i></p> <p>The site is proposed for mixed-use development, including employment use (B1/B2/B8).</p>

ISA topic	ISA objective	Significant effect?	Commentary
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	0	<i>The site will deliver new employment land.</i>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	0	<i>N/A</i>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	0	<i>N/A</i>
		0	<i>N/A</i>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	?	<i>The site falls within one of the 30-50% most deprived LSOAs in Wales.</i>  <i>The site falls within the Grofield LSOA, which is amongst the 40-50% most deprived LSOA in Wales.</i>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	0	<i>N/A</i>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  <i>The site is 352m from the nearest waterbody (river).</i>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield	++	<i>The site is wholly brownfield land.</i>

ISA topic	ISA objective	Significant effect?	Commentary
	development and protecting, where possible, higher grade agricultural land.		
		+	<i>The site does not intersect with a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<p><i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i></p> <p>The site is 50m from the nearest SINC (Neville Hall Hospital), 209m from the nearest priority habitat (traditional orchard), 220m from the nearest area of ancient woodland, and 315m from the nearest SAC and SSSI (River Usk/ Afon Wysg).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	+	<p><i>Regeneration of brownfield land that is currently detracting from the historic environment.</i></p> <p>The site contains a grade II listed building. In addition, the site is 1m from the nearest conservation area (Abergavenny), 309m from the nearest scheduled monument (Abergavenny Bridge), 332m from the nearest grade II* listed building, 401m from the nearest archaeologically sensitive area, and 847m from the nearest grade I listed building.</p> <p>The site is small (0.6ha), and whilst the impact of the site on the grade II listed building within the site, as well as the conservation area directly to the east of the site, will be dependent on the detailed design and layout of the site, it is recognised that it has the potential to improve the setting of these heritage assets.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 386m from the nearest National Park (Bannau Brycheiniog ).
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface water flood risk area (Flood Zone 2 and 3).</i>

## Mixed Use: Retail / Professional services / Food outlets (A1 / A2 / A3), Employment (B1 / B2 / B8), Health / leisure (D1 / D2), Sui Generis and Residential (C3)

### CS0286 – Abergavenny Workhouse

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	++	<i>New employment land proposed at the site.</i>  The site is proposed for mixed-use development, including employment use (B1/B2/B8).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	?	<i>N/A</i>  The number of new homes that will be delivered by this site is currently unknown.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	++	<i>The site is within reasonable walking distance (≤800m) to a primary and a secondary school (≤1,600m).</i>  The site is 500-600m from the nearest primary school (Cantref Primary) and 1,400-1,500m from the nearest secondary school (King Henry VIII Comprehensive).

ISA topic	ISA objective	Significant effect?	Commentary
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	++	<i>The site is within 800m of a health service and an active travel route.</i>  The site is 300-400m from the nearest dentist (The Brecon Road Dental Surgery, Abergavenny) and GP surgery (The Westgate Clinic, Abergavenny), 400-500m from the nearest hospital (Nevill Hall Hospital, Abergavenny), and 157m from the nearest PRoW.
		++	<i>The site is within 800m of a formal leisure and green space.</i>  The site is 0-50m from the nearest area of amenity importance and 50-100m from the nearest green space (play space).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	?	<i>The site falls within one of the 30-50% most deprived LSOAs in Wales.</i>  The site falls within the Grofield LSOA, which is amongst the 40-50% most deprived LSOA in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	++	<i>The site is within close proximity (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, and an active travel route.</i>  The site is 200-300m from the nearest bus stop (Brecon Road Surgery), 400-500m from the nearest central shopping area (Abergavenny), and 157m from the nearest PRoW. It is also 276m from the nearest National Cycle Network route.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  The site is 352m from the nearest waterbody (river).

ISA topic	ISA objective	Significant effect?	Commentary
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
		++	<i>The site is wholly brownfield land.</i>
		+	<i>The site does not intersect with a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<p><i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i></p> <p>The site is 50m from the nearest SINC (Neville Hall Hospital), 209m from the nearest priority habitat (traditional orchard), 220m from the nearest area of ancient woodland, and 315m from the nearest SAC and SSSI (River Usk/ Afon Wysg).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	+	<p><i>Regeneration of brownfield land that is currently detracting from the historic environment.</i></p> <p>The site contains a grade II listed building. In addition, the site is 1m from the nearest conservation area (Abergavenny), 309m from the nearest scheduled monument (Abergavenny Bridge), 332m from the nearest grade II* listed building, 401m from the nearest archaeologically sensitive area, and 847m from the nearest grade I listed building.</p> <p>The site is small (0.6ha), and whilst the impact of the site on the grade II listed building within the site, as well as the conservation area directly to the east of the site, will be dependent on the detailed design and layout of the site, it is recognised that it has the potential to improve the setting of these heritage assets.</p>

ISA topic	ISA objective	Significant effect?	Commentary
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (<math>\geq 100</math> dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The site is 386m from the nearest National Park (Bannau Brycheiniog ).</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface water flood risk area (Flood Zone 2 and 3).</i>

## Lansdown

### Residential

#### CS0192 – Land off Old Hereford Road

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	0	<p><i>The site has reasonable access to existing employment (800-1,600m from an employment centre).</i></p> <p>The site is 1,300-1,400m from the nearest identified industrial and business site (Ross Road, Abergavenny).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site has capacity to deliver 50 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	++	<p><i>The site is within reasonable walking distance (<math>\leq 800\text{m}</math>) to a primary and a secondary school (<math>\leq 1,600\text{m}</math>).</i></p> <p>The site is 0-50m from the nearest primary school (Deri View Primary) and 600-700m from the nearest secondary school (King Henry VIII Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p><i>The site is within 800m of a health service or an active travel route.</i></p> <p>The site is not within 800m of a health service; however, the northeastern boundary of the site is adjacent to a PRoW (352/23/1).</p>
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 0-50m from the nearest area of amenity importance and green space (play space).</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	+	<p><i>The site falls within one of the 10% or 20% most deprived LSOAs in Wales.</i></p> <p>The site falls within the Cantref 2 LSOA, which is amongst the 10-20% most deprived LSOA in Wales.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	++	<p><i>The site is within close proximity (<math>\leq 800\text{m}</math>) to a railway station or bus stop, neighbourhood centre or central shopping area, and an active travel route.</i></p> <p>The site is 0-50m from the nearest bus stop (Underhill Crescent), 200-300m from the nearest neighbourhood centre (Rother Avenue, Abergavenny), and adjacent to a PRoW (352/23/1). It is also 4m from the nearest National Cycle Network route.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>



ISA topic	ISA objective	Significant effect?	Commentary
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p><i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i></p> <p>The site is 527m from the nearest waterbody (river).</p>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<p><i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i></p> <p>The site is currently used for agriculture.</p>
		+	<i>The site does not intersect with a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<p><i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i></p> <p>The site is 14m from the nearest SINC (land adjoining Old Hereford Road), 123m from the nearest area of ancient woodland, 188m from the nearest SAC and SSSI (Sugar Loaf Woodlands), and 265m from the nearest priority habitat (purple moor grass and rush pastures).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	-	<p><i>Development at the site has the potential for a negative effect on the historic environment.</i></p> <p>The site is 96m from the nearest conservation area (Abergavenny), 442m from the nearest grade II listed building, 593m from the nearest archaeologically sensitive area, and 916m from the nearest grade II* listed building.</p>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is large (8.3), and due to its proximity to the conservation area, which is located to the southwest of the site, it has the potential to impact its setting.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (<math>\geq 100</math> dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i>  The site is 2m from the nearest National Park (Bannau Brycheiniog ).
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface water flood risk area (Flood Zone 2 and 3).</i>

## CS0161 – Land north of Hillside

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	0	<i>The site has reasonable access to existing employment (800-1,600m from an employment centre).</i>  The site is 1,400-1,500m from the nearest protected employment site (Hatherleigh Place, Abergavenny).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i>  The site has capacity to deliver 46-50 new homes.

ISA topic	ISA objective	Significant effect?	Commentary
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	+	<p><i>The site is within reasonable walking distance (<math>\leq 800m</math>) to a primary and a secondary school (<math>\leq 1,600m</math>).</i></p> <p>The site is 800-900m from the nearest primary school (Deri View Primary) and secondary school (King Henry VIII Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p><i>The site is within 800m of a health service or an active travel route.</i></p> <p>The site is not within 800m of a health service; however, it is 169m from the nearest PRow.</p>
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 400-500m from the nearest area of amenity importance and 200-300m from the nearest green space (play space and other sports facility).</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	+	<p><i>The site falls within one of the 10% or 20% most deprived LSOAs in Wales.</i></p> <p>The site falls within the Cantref 2 LSOA, which is amongst the 10-20% most deprived LSOA in Wales.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	++	<p><i>The site is within close proximity (<math>\leq 800m</math>) to a railway station or bus stop, neighbourhood centre or central shopping area, and an active travel route.</i></p> <p>The site is 200-300m from the nearest bus stop (Underhill Crescent), 400-500m from the nearest neighbourhood centre (Rother Avenue, Abergavenny), and 169m from the nearest PRow. It is also 327m from the nearest National Cycle Network route.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<p><i>The site does not intersect with an AQMA.</i></p>

ISA topic	ISA objective	Significant effect?	Commentary
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>
			The site is 316m from the nearest waterbody (river).
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
		--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.		The site comprises woodland/ grassland.
		+	<i>The site does not intersect with a mineral safeguarding area.</i>
		--	<i>The site intersects or is adjacent to an internationally (SAC, SPA, Ramsar) or nationally (SSSI, Ancient Woodland, NNRs) designated site.</i>
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.	--	The northwestern corner of the site intersects with an area of ancient woodland. In addition, the site is 163m from the nearest priority habitat (purple moor grass and rush pastures), 251m from the nearest SAC and SSSI (Sugar Loaf Woodlands), and 445m from the nearest SINC (land adjoining Old Hereford Road).
	Promote understanding of Monmouthshire's cultural heritage.		<i>Development at the site has the potential for a significant negative effect on the historic environment.</i>
			The southwestern extent of the site intersects with a conservation area (Abergavenny) (33% overlap). In addition, the site is 230m from the nearest grade II listed building, 642m from the nearest archaeologically sensitive area, and 857m from the nearest grade II* listed building.

ISA topic	ISA objective	Significant effect?	Commentary
			The site is relatively large (3.1), and as it intersects with the conservation area, it is likely to impact its setting.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The site is 2m from the nearest National Park (Bannau Brycheiniog ).</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface water flood risk area (Flood Zone 2 and 3).</i>

## Llanbadoc

### Residential

#### CS0105 – Land at Former Goods Yard

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	--	<p><i>Development at the site would result in the loss of existing employment land.</i></p> <p>The site intersects with a protected employment site (Former Railway Goods Yard, Usk). It is also 600-700m from the nearest identified industrial and business site (South Woodside, Usk).</p>

ISA topic	ISA objective	Significant effect?	Commentary
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i>  The site has capacity to deliver 25 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	-	<i>The site is not within reasonable walking distance (<math>\leq 800\text{m}</math>) to a primary or a secondary school (<math>\leq 1,600\text{m}</math>).</i>  The site is 1,200-1,300m from the nearest primary school (Usk Church in Wales Primary) and 15-20km from the nearest secondary school (King Henry VIII Comprehensive).
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<i>The site is within 800m of a health service or an active travel route.</i>  The site is not within 800m of a health service; however, it is 59m from the nearest PRow.
		++	<i>The site is within 800m of a formal leisure and green space.</i>  The site is 0-50m from the nearest area of amenity importance and 100-200m from the nearest green space (playing field).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Llanbadoc LSOA, which is amongst the 20-30% least deprived LSOA in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	++	<i>The site is within close proximity (<math>\leq 800\text{m}</math>) to a railway station or bus stop, neighbourhood centre or central shopping area, and an active travel route.</i>  The site is 300-400m from the nearest bus stop (Woodside), 500-600m from the nearest central shopping area (Usk), and 59m from the nearest PRow. It is also 248m from the nearest National Cycle Network route.

ISA topic	ISA objective	Significant effect?	Commentary
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	++	<i>The site is wholly brownfield land.</i>
		--	<i>The site is within a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>
			<p>The site is 67m from the nearest SAC and SSSI (River Usk/ Afon Wysg), 210m from the nearest area of ancient woodland, 222m from the nearest SINC (Graig Foel), and 266m from the nearest priority habitat (traditional orchard).</p> <p>It is recognised that the site is brownfield, and therefore, despite the above constraints, there could be potential to deliver net gains.</p>

ISA topic	ISA objective	Significant effect?	Commentary
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	++	<p><i>Regeneration of brownfield land that is currently significantly detracting from the historic environment.</i></p> <p>The site is 73m from the nearest conservation area (Usk), 119m from the nearest archaeologically sensitive area, 219m from the nearest scheduled monument (Graig Foel medieval ringwork), 272m from the nearest grade II listed building, 307m from the nearest grade II* listed building, and 414m from the nearest grade I listed building.</p> <p>The site is relatively small (0.9ha) and regeneration of the site has the opportunity to improve the setting of the aforementioned nearby heritage assets as the site comprises a garage/ scrap yard, which is currently significantly detracting from the historic environment. It is also recognised that the site is relatively well screened by trees.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	++	<i>The site is predominantly brownfield and does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	--	<p><i>The site falls wholly within fluvial Flood Zone 2 or 3.</i></p> <p>Over 50% of the site intersects with fluvial Flood Zone 2 or 3.</p>
		-	<p><i>The site intersects with surface water Flood Zone 2 or 3.</i></p> <p>Less than 50% of the site intersects with surface water Flood Zone 2 or 3. However, it is recognised that surface water flood risk is isolated to a small area in the southwestern corner of the site.</p>



# Llanfoist Fawr

## Residential

### CS0027 – Land adjacent to Llanellen Court Farm (north)

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<p><i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i></p> <p>The site is 2-2.5km from the nearest protected employment site (Cranberry Foods, Abergavenny).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<p><i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 50 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	--	<p><i>The site is &gt;1,600m from a primary school and secondary school.</i></p> <p>The site is 3-4km from the nearest primary school (Llanfoist Fawr Primary) and 5-6km from the nearest secondary school (King Henry VIII Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p><i>The site is within 800m of a health service or an active travel route.</i></p> <p>The site is not within 800m of a health service; however, it is 1m from the nearest PRoW.</p>
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 200-300m from the nearest area of amenity importance and 50-100m from the nearest green space (religious grounds).</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p>

ISA topic	ISA objective	Significant effect?	Commentary
			The site falls within the Castle and Llanfoist Fawr LSOA, which is amongst the 40-50% least deprived LSOA in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site is 100-200m from the nearest bus stop (Elm Drive and Post Office) and 1m from the nearest PRow. It is also 290m from the nearest National Cycle Network route. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p><i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i></p> <p>The site is 304m from the nearest waterbody (river).</p>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<p><i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i></p> <p>The site is currently used for agriculture.</p>
		--	<p><i>The site is within a mineral safeguarding area.</i></p> <p>The site is within a mineral safeguarding area for sand and gravel.</p>

ISA topic	ISA objective	Significant effect?	Commentary
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	-	<p><i>The site intersects or is adjacent to a regionally or locally (LNRs and SINCs) designated site and/ or priority habitats/ species.</i></p> <p>The southwestern boundary of the site is adjacent to a SINC (Llanellen Court). In addition, the site is 121m from the nearest priority habitat (traditional orchard), 292m from the nearest SAC and SSSI (River Usk/ Afon Wysg), and 446m from the nearest area of ancient woodland.</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	?	<p><i>Development at the site would have an uncertain effect on the historic environment.</i></p> <p>The site is 156m from the nearest grade II listed building.</p> <p>The site is relatively small (1.56ha) and the nearest grade II listed building is well screened from the site by existing development. Nevertheless, uncertainty is noted at this stage as there are other nearby grade II listed buildings which could be impacted by the site.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The site is 293m from the nearest National Park (Bannau Brycheiniog ).</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zones 2 and 3).</i>
		-	<i>The site intersects with surface water Flood Zone 2 or 3.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			Less than 50% of the site intersects with surface water Flood Zone 2 or 3. However, it is recognised that this is isolated to the eastern corner of the site.

## CS0247 – Coopers III (land east of James Jones Close)

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	+	<i>The site has good access to existing employment (≤800m from an employment centre).</i>  The site is 400-500m from the nearest identified industrial and business site (Westgate Business Park, Llanfoist) and 600-700m from the nearest protected employment site (Union Road, Abergavenny).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i>  The site has capacity to deliver 50 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	-	<i>The site is not within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i>  The site is 1,000-1,100m from the nearest primary school (Llanfoist Fawr Primary) and 2-2.5km from the nearest secondary school (King Henry VIII Comprehensive).
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<i>The site is within 800m of a health service or an active travel route.</i>  The site is not within 800m of a health service; however, it is 87m from the nearest PRow.
		++	<i>The site is within 800m of a formal leisure and green space.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 500-600m from the nearest area of amenity importance and 200-300m from the nearest green space (play space).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Castle and Llanfoist Fawr LSOA, which is amongst the 40-50% least deprived LSOA in Wales.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site is 200-300m from the nearest bus stop (Waitrose) and 87m from the nearest PRow. It is also 92m from the nearest National Cycle Network route. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p><i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i></p> <p>The site is 40m from the nearest waterbody (river).</p>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<p><i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i></p> <p>The site comprises grassland.</p>
		--	<i>The site is within a mineral safeguarding area.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is within a mineral safeguarding area for sand and gravel.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<p><i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i></p> <p>The site is 3m from the nearest SAC and SSSI (River Usk/ Afon Wysg), 10m from the nearest area of ancient woodland, 207m from the nearest priority habitat (purple moor grass and rush pastures), and 369m from the nearest SINC (Waterloo Court).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	--	<p><i>Development at the site has the potential for a significant negative effect on the historic environment.</i></p> <p>The northern boundary of the site is adjacent to a conservation area (Abergavenny). In addition, the site is 290m from the nearest grade II listed building, 334m from the nearest archaeologically sensitive area, 377m from the nearest scheduled monument (Abergavenny Castle), 428m from the nearest grade I listed building, 437m from the nearest grade II* listed building, and 716m from the nearest World Heritage Site (Blaenavon Industrial Landscape).</p> <p>The site is relatively large (3.4ha) and as it is adjacent to a conservation area, it is likely to impact its setting.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The site is 923m from the nearest National Park (Bannau Brycheiniog ).</p>

ISA topic	ISA objective	Significant effect?	Commentary
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	-	<i>The site intersects with fluvial Flood Zone 2 or 3.</i>  Less than 50% of the site is within fluvial Flood Zone 2 or 3. However, it is recognised that this is isolated to the southeastern extent of the site.
		-	<i>The site intersects with surface water Flood Zone 2 or 3.</i>  Less than 50% of the site is within surface water Flood Zone 2 or 3. However, it is recognised that this is isolated to the southeastern extent of the site.

## CS0250 – Land at Evesham Nurseries

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	+	<i>The site has good access to existing employment (≤800m from an employment centre).</i>  The site is 500-600m from the nearest identified industrial and business site (Westgate Business Park, Llanfoist).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	++	<i>The site has capacity to deliver a significant number of new homes (≥ 100 dwellings) and it does not intersect with a designated green wedge.</i>  The site has capacity to deliver 100 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	-	<i>The site is not within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i>  The site is 1,100-1,200m from the nearest primary school (Llanfoist Fawr Primary) and 2.5-3km from the nearest secondary school (King Henry VIII Comprehensive).

ISA topic	ISA objective	Significant effect?	Commentary
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<i>The site is within 800m of a health service or an active travel route.</i>
		++	<i>The site is within 800m of a formal leisure and green space.</i> The site is 0-50m from the nearest area of amenity importance and green space (playing field).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i> The site falls within the Castle and Llanfoist Fawr LSOA, which is amongst the 40-50% least deprived LSOA in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i> The site is 50-100m from the nearest bus stop (White House Lodge) and it intersects with a PRow (363/76/5). It is also 7m from the nearest National Cycle Network route. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i> The site intersects with a river.
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>



ISA topic	ISA objective	Significant effect?	Commentary
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>  The site is currently used for agriculture.
		--	<i>The site is within a mineral safeguarding area.</i>  The site is within a mineral safeguarding area for sand and gravel.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>  The site is 104m from the nearest area of ancient woodland, 144m from the nearest SINC (Waterloo Court), 160m from the nearest SSSI (Coed-y-Person), 201m from the nearest SAC (River Usk/ Afon Wysg), and 259m from the nearest priority habitat (lowland fens and reedbeds).
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.  Promote understanding of Monmouthshire's cultural heritage.	--	<i>Development at the site has the potential for a significant negative effect on the historic environment.</i>  The site is 17m from the nearest grade II listed building, 26m from the nearest World Heritage Site (Blaenavon Industrial Landscape), 100m from the nearest scheduled monument (St. Faith's Churchyard Cross, Llanfoist), 586m from the nearest conservation area (Abergavenny), and 654m from the nearest grade II* listed building.  The site is large (6.4ha), and due to its proximity to several heritage assets, it is likely to impact their setting.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	-	<i>The site intersects with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The northwestern corner of the site intersects with a National Park (Bannau Brycheiniog ).
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zones 2 and 3).</i>
		-	<i>The site intersects with surface water Flood Zone 2 or 3.</i> Less than 50% of the site is within surface water Flood Zone 2 or 3.

## CS0215 – Land at Llanellen

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i> The site is 2-2.5km from the nearest protected employment site (Cranberry Foods, Abergavenny).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i> The site has capacity to deliver 45 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	--	<i>The site is &gt;1,600m from a primary school and secondary school.</i> The site is 3-4km from the nearest primary school (Llanfoist Fawr Primary) and 5-6km from the nearest secondary school (King Henry VIII Comprehensive).
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<i>The site is within 800m of a health service or an active travel route.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is not within 800m of a health service; however, it is 27m from the nearest PRow.
		++	<i>The site is within 800m of a formal leisure and green space.</i>  The site is 200-300m from the nearest area of amenity importance and 50-100m from the nearest green space (religious grounds).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Castle and Llanfoist Fawr LSOA, which is amongst the 40-50% least deprived LSOA in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i>  The site is 50-100m from the nearest bus stop (Post Office) and 27m from the nearest PRow. It is also 510m from the nearest National Cycle Network route. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  The site is 173m from the nearest waterbody (river).
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>

ISA topic	ISA objective	Significant effect?	Commentary
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>  The site is currently used for agriculture.
		--	<i>The site intersects with a mineral safeguarding area.</i>  The site intersects with a mineral safeguarding area for sand and gravel.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>  The site is 26m from the nearest priority habitat (traditional orchard), 144m from the nearest SAC (River Usk/ Afon Wysg), 149m from the nearest SSSI (River Usk/ Afon Wysg), 202m from the nearest SINC (Llanellen Court), and 666m from the nearest area of ancient woodland.
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.  Promote understanding of Monmouthshire's cultural heritage.	?	<i>Development at the site would have an uncertain effect on the historic environment.</i>  The site is 97m from the nearest grade II listed building.  The site is relatively small (1.5ha), and the nearest grade II listed building is well screened from the site by existing development. Nevertheless, uncertainty is noted at this stage as there are other grade II listed buildings nearby which could be impacted by the site.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (<math>\geq 100</math></i>

ISA topic	ISA objective	Significant effect?	Commentary
			<i>dwelling(s) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i>
			The site is 514m from the nearest National Park (Bannau Brycheiniog ).
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zones 2 and 3).</i>
		-	<i>The site intersects with surface water Flood Zone 2 or 3.</i>  Less than 50% of the site is within surface water Flood Zone 2 or 3. However, it is recognised that this is isolated to an area in the southeastern corner of the site.

### CS0263 – Land adjacent to Llanfoist Primary School (northern site)

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	+	<i>The site has good access to existing employment (≤800m from an employment centre).</i>  The site is 100-200m from the nearest identified industrial and business site (Westgate Business Park, Llanfoist).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i>  The site has capacity to deliver 13 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	+	<i>The site is within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 700-800m from the nearest primary school (Llanfoist Fawr Primary); however, it is 2.5-3km from the nearest secondary school (King Henry VIII Comprehensive).
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<i>The site is within 800m of a health service or an active travel route.</i>  The site is not within 800m of a health service; however, it intersects with a PRoW (363/73/1).
		++	<i>The site is within 800m of a formal leisure and green space.</i>  The site is 50-100m from the nearest area of amenity importance and 200-300m from the nearest green space (play space).
		-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Castle and Llanfoist Fawr LSOA, which is amongst the 40-50% least deprived LSOA in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i>  The site is 400-500m from the nearest bus stop (Briardene) and it intersects with a PRoW (363/73/1). It is also 427m from the nearest National Cycle Network route. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>

ISA topic	ISA objective	Significant effect?	Commentary
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.		The site is 151m from the nearest waterbody (lake).
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
		--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>
			The site is currently used for agriculture.
		--	<i>The site is within a mineral safeguarding area.</i>
			The site is within a mineral safeguarding area for sand and gravel.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>
			The site is 46m from the nearest priority habitat (purple moor grass and rush pastures), 243m from the nearest SINC (Grove Farm), 464m from the nearest area of ancient woodland, 599m from the nearest SSSI (Coed-y-Person), and 608m from the nearest SAC (River Usk/ Afon Wysg).
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.	?	<i>Development at the site would have an uncertain effect on the historic environment.</i>
	Promote understanding of Monmouthshire's cultural heritage.		The site is 197m from the nearest grade II* listed building, 366m from the nearest World Heritage Site (Blaenavon Industrial Landscape), 464m from the nearest grade II listed building, 580m from the nearest scheduled monument (St. Faith's Churchyard Cross, Llanfoist), 612m from the nearest conservation area (Abergavenny), and 989m from the nearest archaeologically sensitive area.

ISA topic	ISA objective	Significant effect?	Commentary
			The site is small (0.7ha) and the nearest grade II* listed building is screened from the site by existing development. Nevertheless, uncertainty is noted at this stage.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (<math>\geq 100</math> dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The site is 549m from the nearest National Park (Bannau Brycheiniog ).</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zones 2 and 3).</i>
		-	<p><i>The site intersects with surface water Flood Zone 2 or 3.</i></p> <p>Less than 50% of the site is within surface water Flood Zone 2 or 3.</p>

## CS0267 – Waterloo Court

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	+	<p><i>The site has good access to existing employment (<math>\leq 800</math>m from an employment centre).</i></p> <p>The site is 400-500m from the nearest identified industrial and business site (Westgate Business Park, Llanfoist).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<i>The site has capacity to deliver new homes (<math>&lt;100</math> dwellings) and it does not intersect with a designated green wedge.</i>



ISA topic	ISA objective	Significant effect?	Commentary
			The site has capacity to deliver 5 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	-	<p><i>The site is not within reasonable walking distance (<math>\leq 800m</math>) to a primary or a secondary school (<math>\leq 1,600m</math>).</i></p> <p>The site is 900-1,000m from the nearest primary school (Llanfoist Fawr Primary) and 2.5-3km from the nearest secondary school (King Henry VIII Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p><i>The site is within 800m of a health service or an active travel route.</i></p> <p>The site is not within 800m of a health service; however, it is 1m from a PRow.</p>
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 200-300m from the nearest area of amenity importance and 300-400m from the nearest green space (playing field and religious grounds).</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Castle and Llanfoist Fawr LSOA, which is amongst the 40-50% least deprived LSOA in Wales.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (<math>\leq 800m</math>) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site is 100-200m from the nearest bus stop (Llanfoist Inn) and 1m from a PRow. It is also 4m from the nearest National Cycle Network route. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>

ISA topic	ISA objective	Significant effect?	Commentary
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p><i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i></p> <p>The site is 198m from the nearest waterbody (river).</p>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	?	<p><i>The site is predominantly greenfield land (≥50%) and contains low quality agricultural land (Grade 3b, 4, urban).</i></p> <p>The site is currently used for agriculture (and is part scrub).</p>
		+	<i>The site does not intersect with a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	-	<p><i>The site intersects or is adjacent to a regionally or locally (LNRs and SINC)s designated site and/ or priority habitats/ species.</i></p> <p>The site intersects with a SINC (Waterloo Court) (88% overlap). In addition, the site is 25m from the nearest priority habitat (lowland fens and reedbeds), 360m from the nearest area of ancient woodland, and 368m from the nearest SAC and SSSI (River Usk/ Afon Wysg)</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	--	<p><i>Development at the site has the potential for a significant negative effect on the historic environment.</i></p> <p>The site is 14m from the nearest grade II listed building, 266m from the nearest World Heritage Site (Blaenavon Industrial Landscape), 291m from the nearest scheduled monument (St. Faith's Churchyard Cross, Llanfoist), 448m from the nearest conservation area (Abergavenny), and 534m from the nearest grade II* listed building.</p>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is small (0.3ha); however, given the proximity of the nearest grade II listed building, the site is likely to impact its setting.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (<math>\geq 100</math> dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The northwestern corner of the site intersects with a National Park (Bannau Brycheiniog ).</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface water flood risk area (Flood Zone 2 and 3).</i>

## CS0284 – Pen Y Worlod Stables

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	0	<p><i>The site has reasonable access to existing employment (800-1,600m from an employment centre).</i></p> <p>The site is 1,000-1,100m from the nearest identified industrial and business site (Westgate Business Park, Llanfoist).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<p><i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 5 new homes.</p>

ISA topic	ISA objective	Significant effect?	Commentary
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	-	<p><i>The site is not within reasonable walking distance (<math>\leq 800m</math>) to a primary or a secondary school (<math>\leq 1,600m</math>).</i></p> <p>The site is 1,500-1,600m from the nearest primary school (Llanfoist Fawr Primary) and 3-4km from the nearest secondary school (King Henry VIII Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p><i>The site is within 800m of a health service or an active travel route.</i></p> <p>The site is not within 800m of a health service; however, it intersects with four PRowS (363/339/4, 363/339/3, 363/339/5 and 363/340/1) and a National Cycle Network route (Traffic Free).</p>
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 500-600m from the nearest area of amenity importance and green space (playing field and religious grounds).</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Castle and Llanfoist Fawr LSOA, which is amongst the 40-50% least deprived LSOA in Wales.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (<math>\leq 800m</math>) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site is 0-50m from the nearest bus stop (White House Lodge) and it intersects with four PRowS (363/339/4, 363/339/3, 363/339/5 and 363/340/1) and a National Cycle Network route (Traffic Free). However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<p><i>The site does not intersect with an AQMA.</i></p>

ISA topic	ISA objective	Significant effect?	Commentary
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p><i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i></p> <p>The site is 190m from the nearest waterbody (river).</p>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	++	<p><i>The site is wholly brownfield land.</i></p> <p>The site is currently used as a storage yard.</p>
		--	<p><i>The site is within a mineral safeguarding area.</i></p> <p>The site is within a mineral safeguarding area for sand and gravel.</p>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<p><i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i></p> <p>The site is 169m from the nearest SAC and SSSI (River Usk/ Afon Wysg), 195m from the nearest area of ancient woodland, 232m from the nearest priority habitat (purple moor grass and rush pastures), and 388m from the nearest SINC (Waterloo Court).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	++	<p><i>Regeneration of brownfield land that is currently significantly detracting from the historic environment.</i></p> <p>The site is 9m from the nearest World Heritage Site (Blaenavon Industrial Landscape), 224m from the nearest grade II listed building, 528m from the nearest scheduled monument (St. Faith's Churchyard)</p>

ISA topic	ISA objective	Significant effect?	Commentary
			<p>Cross, Llanfoist), 715m from the nearest conservation area (Abergavenny), and 755m from the nearest grade II* listed building.</p> <p>The site is small (0.3ha); however, it is used as a storage yard which is likely currently significantly detracting from the historic environment. Therefore, development of the site has the potential to improve the setting of nearby heritage assets, particularly the World Heritage Site, which is located to the south of the site.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	-	<p><i>The site intersects with an Area of Outstanding Natural Beauty, National Park or Country Park.</i></p> <p>The southwestern extent of the site intersects with a National Park (Bannau Brycheiniog ).</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>
		-	<p><i>The site intersects with surface water Flood Zone 2 or 3.</i></p> <p>Less than 50% of the site is within surface water Flood Zone 2 or 3.</p>

## Residential Care

### CS0269 – Land at Grove Farm

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	+	<p><i>The site has good access to existing employment (≤800m from an employment centre).</i></p> <p>The site is 100-200m from the nearest identified industrial and business site (Westgate Business Park, Llanfoist).</p>

ISA topic	ISA objective	Significant effect?	Commentary
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	++	<p><i>The site has capacity to deliver a significant number of new homes (<math>\geq 100</math> dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 210 new homes (residential care).</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	+	<p><i>The site is within reasonable walking distance (<math>\leq 800m</math>) to a primary or a secondary school (<math>\leq 1,600m</math>).</i></p> <p>The site is 700-800m from the nearest primary school (Llanfoist Fawr Primary); however, it is 2.5-3km from the nearest secondary school (King Henry VIII Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p><i>The site is within 800m of a health service or an active travel route.</i></p> <p>The site is not within 800m of a health service; however, it intersects with three PRowS (363/73/1, 363/74/1 and 363/75/1).</p>
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 50-100m from the nearest area of amenity importance and 0-50m from the nearest green space (golf course).</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Castle and Llanfoist Fawr LSOA, which is amongst the 40-50% least deprived LSOA in Wales.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (<math>\leq 800m</math>) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site is 200-300m from the nearest bus stop (Beech Grove) and it intersects with three PRowS (363/73/1, 363/74/1 and 363/75/1). It is also 193m from the nearest National Cycle Network route. However,</p>

ISA topic	ISA objective	Significant effect?	Commentary
			it is not within reasonable walking distance to a neighbourhood centre or central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>
			The site contains a lake and intersects with a river.
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
		--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>
			The site is currently used for agriculture.
		--	<i>The site is within a mineral safeguarding area.</i>
			The site is within a mineral safeguarding area for sand and gravel.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.		<i>The site intersects or is adjacent to a regionally or locally (LNRs and SINC) designated site and/ or priority habitats/ species.</i>
		-	The southern extent of the site intersects with a SINC (Grove Farm) (44% overlap). The site also intersects with three priority habitats (lowland fens and reedbeds, purple moor grass and rush pastures, and traditional orchard). In addition, the site is 133m from the nearest area of ancient woodland, 348m from the nearest SSSI (Coed-y-Person), and 444m from the nearest SAC (River Usk/ Afon Wysg).



ISA topic	ISA objective	Significant effect?	Commentary
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	---	<p><i>Development at the site has the potential for a significant negative effect on the historic environment.</i></p> <p>The site contains a grade II* listed building. In addition, the site is 5m from the nearest World Heritage Site (Blaenavon Industrial Landscape), 248m from the nearest grade II listed building, 522m from the nearest scheduled monument (St. Faith's Churchyard Cross, Llanfoist), 613m from the nearest conservation area (Abergavenny), and 990m from the nearest archaeologically sensitive area.</p> <p>The site is large (13.2ha), and as it contains a grade II* listed building and is very close to the nearest World Heritage Site, it is likely to impact their setting.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The site is 190m from the nearest National Park (Bannau Brycheiniog ) and will deliver 210 homes (residential care) on agricultural land.</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	-	<p><i>The site intersects with fluvial Flood Zone 2 or 3.</i></p> <p>Less than 50% of the site is within fluvial Flood Zone 2 or 3. Notably, fluvial flood risk is isolated to the southeastern part of the site.</p>
		-	<p><i>The site intersects with surface water Flood Zone 2 or 3.</i></p>

ISA topic	ISA objective	Significant effect?	Commentary
			Less than 50% of the site is within surface water Flood Zone 2 or 3. Notably, surface water flood risk is isolated to the central northern part of the site.

## Community use / Residential

### CS0243 – Land north of the Village Hall

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<p><i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i></p> <p>The site is 2-2.5km from the nearest protected employment site (Cranberry Foods, Abergavenny) and identified industrial and business site (Westgate Business Park, Llanfoist).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<p><i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 49 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	--	<p><i>The site is &gt;1,600m from a primary school and secondary school.</i></p> <p>The site is 2.5-3km from the nearest primary school (Llanfoist Fawr Primary) and 5-6km from the nearest secondary school (King Henry VIII Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p><i>The site is within 800m of a health service or an active travel route.</i></p> <p>The site is not within 800m of a health service; however, it is 12m from the nearest PRow.</p>
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 100-200m from the nearest area of amenity importance and 0-50m from the nearest green space (playing field).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Castle and Llanfoist Fawr LSOA, which is amongst the 40-50% least deprived LSOA in Wales.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site is 50-100m from the nearest bus stop (Post Office) and 12m from the nearest PRow. It is also 517m from the nearest National Cycle Network route. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p><i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i></p> <p>The site is 17m from the nearest waterbody (river).</p>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<p><i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i></p> <p>The site is currently vacant greenfield land.</p>
		--	<i>The site is within a mineral safeguarding area.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is within a mineral safeguarding area for sand and gravel.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	--	<p><i>The site intersects or is adjacent to an internationally (SAC, SPA, Ramsar) or nationally (SSSI, Ancient Woodland, NNRs) designated site.</i></p> <p>The northeastern boundary of the site is adjacent to a SAC and SSSI (River Usk/ Afon Wysg). In addition, the site is 146m from the nearest priority habitat (traditional orchard), 368m from the nearest SINC (Llanellen Court), and 701m from the nearest area of ancient woodland.</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	--	<p><i>Development at the site has the potential for a significant negative effect on the historic environment.</i></p> <p>The site is 36m from the nearest grade II listed building.</p> <p>The site is relatively large (3.5ha) and in close proximity to the two nearest grade II listed building, which are both located on Llanellen Bridge to the east. Therefore, it is likely to impact their setting.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The site is 518m from the nearest National Park (Bannau Brycheiniog ).</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	-	<i>The site intersects with fluvial Flood Zone 2 or 3.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			Less than 50% of the site is within fluvial Flood Zone 2 or 3. However, it is recognised that this is isolated to the northeastern extent of the site.
		-	<i>The site intersects with surface water Flood Zone 2 or 3.</i>  Less than 50% of the site is within surface water Flood Zone 2 or 3. However, it is recognised that this is isolated to the northeastern extent of the site.

## Education

### CS0248 – Land adjacent to Llanfoist Fawr Primary School (whole site)

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	+	<i>The site has good access to existing employment (≤800m from an employment centre).</i>  The site is 100-200m from the nearest identified industrial and business site (Westgate Business Park, Llanfoist).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i>  The site has capacity to deliver 33 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	+	<i>The site is within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i>  The site is 700-800m from the nearest primary school (Llanfoist Fawr Primary); however, it is 2.5-3km from the nearest secondary school (King Henry VIII Comprehensive).

ISA topic	ISA objective	Significant effect?	Commentary
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<i>The site is within 800m of a health service or an active travel route.</i>  The site is not within 800m of a health service; however, it intersects with three PRowS (363/73/1, 363/74/1 and 363/75/1).
		++	<i>The site is within 800m of a formal leisure and green space.</i>  The site is 50-100m from the nearest area of amenity importance and 200-300m from the nearest green space (golf course and play space).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Castle and Llanfoist Fawr LSOA, which is amongst the 40-50% least deprived LSOA in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i>  The site is 400-500m from the nearest bus stop (Briardene) and it intersects with three PRowS (363/73/1, 363/74/1 and 363/75/1). It is also 427m from the nearest National Cycle Network route. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  The site is 56m from the nearest waterbody (lake).

ISA topic	ISA objective	Significant effect?	Commentary
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>  The site is currently used for agriculture (and is part scrub).
		--	<i>The site is within a mineral safeguarding area.</i>  The site is within a mineral safeguarding area for sand and gravel.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>  The site is 2m from the nearest priority habitat (traditional orchard), 127m from the nearest SINC (Grove Farm), 428m from the nearest area of ancient woodland, and 468m from the nearest SAC and SSSI (River Usk/ Afon Wysg).
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.  Promote understanding of Monmouthshire's cultural heritage.	-	<i>Development at the site has the potential for a negative effect on the historic environment.</i>  The site is 78m from the nearest grade II* listed building, 276m from the nearest World Heritage Site (Blaenavon Industrial Landscape), 464m from the nearest grade II listed building, 580m from the nearest scheduled monument (St. Faith's Churchyard Cross, Llanfoist), 612m from the nearest conservation area (Abergavenny), and 989m from the nearest archaeologically sensitive area.  The site is relatively small (2ha); however, is still has the potential to impact the setting of the nearest grade II* listed building, which is located to the south of the site.

ISA topic	ISA objective	Significant effect?	Commentary
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The site is 474m from the nearest National Park (Bannau Brycheiniog ).</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zones 2 and 3).</i>
		-	<p><i>The site intersects with surface water Flood Zone 2 or 3.</i></p> <p>Less than 50% of the site is within surface water Flood Zone 2 or 3.</p>

## Llangybi Fawr

### Residential

#### CS0242 – Land north of New House

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<p><i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i></p> <p>The site is 3-4km from the nearest protected employment site (Woodside Industrial Estate, Usk) and identified industrial and business site (South Woodside, Usk).</p>



ISA topic	ISA objective	Significant effect?	Commentary
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i>  The site has capacity to deliver 18 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	--	<i>The site is &gt;1,600m from a primary school and secondary school.</i>  The site is 4-5km from the nearest primary school (Usk Church in Wales Primary) and 15-20km from the nearest secondary school (Caldicot Comprehensive).
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<i>The site is within 800m of a health service or an active travel route.</i>  The site is not within 800m of a health service; however, it intersects with a PRow (366/44/1).
		++	<i>The site is within 800m of a formal leisure and green space.</i>  The site is 400-500m from the nearest area of amenity importance and 100-200m from the nearest green space (religious grounds).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Llangybi Fawr LSOA, which is amongst the 20-30% least deprived LSOA in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i>  The site is 100-200m from the nearest bus stop (Tregrug and White Hart Inn) and it intersects with a PRow (366/44/1). However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.

ISA topic	ISA objective	Significant effect?	Commentary	
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>	
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>	
				The site is 101m from the nearest waterbody (river).
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>	
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>	
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>	
				The site is currently used for agriculture.
--		<i>The site is within a mineral safeguarding area.</i>		
		The site is within a mineral safeguarding area for sand and gravel.		
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>	
			The site is 280m from the nearest priority habitat (traditional orchard), 420m from the nearest area of ancient woodland, and 559m from the nearest SINC (Whitehouse Farm Woods).	
Historic environment	Preserve and enhance Monmouthshire’s heritage resources, including its historic environment and archaeological assets.	--	<i>Development at the site has the potential for a significant negative effect on the historic environment.</i>	
			The site is 15m from the nearest grade II* listed building, 125m from	

ISA topic	ISA objective	Significant effect?	Commentary
	Promote understanding of Monmouthshire's cultural heritage.		the nearest grade II listed building, and 259m from the nearest scheduled monument (Ffynnon Cybi (St. Cybi's Well)).  Whilst the site is relatively small (1.2ha), it is still likely to impact the setting of the nearest grade II* listed building, which is located to the south of the site.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface water flood risk area (Flood Zone 2 and 3).</i>

## CS0019 – Land west of St Cybi Drive

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i>  The site is 4-5km from the nearest protected employment site (Woodside Industrial Estate, Usk) and identified industrial and business site (South Woodside, Usk).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i>  The site has capacity to deliver 20 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	--	<i>The site is &gt;1,600m from a primary school and secondary school.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 5-6km from the nearest primary school (Usk Church in Wales Primary) and 15-20km from the nearest secondary school (Caldicot Comprehensive).
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.		
		+	<i>The site is within 800m of a health service or an active travel route.</i>  The site is not within 800m of a health service; however, it is 119m from the nearest PRow.
		++	<i>The site is within 800m of a formal leisure and green space.</i>  The site is 200-300m from the nearest area of amenity importance and green space (play space, public park or garden, and allotments or community growing spaces).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Llangybi Fawr LSOA, which is amongst the 20-30% least deprived LSOA in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i>  The site is 400-500m from the nearest bus stop (White Hart Inn and Walnut Tree Cottage) and it is 119m from the nearest PRow. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>

ISA topic	ISA objective	Significant effect?	Commentary
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.		The site is 6m from the nearest waterbody (river).
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
		--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>
			The site is currently used for agriculture.
		--	<i>The site is within a mineral safeguarding area.</i>
			The site is within a mineral safeguarding area for sand and gravel.
		?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.		The site is 200m from the nearest SINC (Whitehouse Farm Woods), 254m from the nearest area of ancient woodland, and 371m from the nearest priority habitat (traditional orchard).
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.	0	<i>Development at this site will have a neutral effect on the historic environment.</i>
	Promote understanding of Monmouthshire's cultural heritage.		The site is 292m from the nearest grade II listed building, 431m from the nearest grade II* listed building, and 516m from the nearest scheduled monument (Ffynnon Cybi (St. Cybi's Well)).
			The site is relatively small (1.1ha) and unlikely to impact the setting of the aforementioned heritage assets as they are relatively far from the site and screened by existing development.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>

ISA topic	ISA objective	Significant effect?	Commentary
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface water flood risk area (Flood Zone 2 and 3).</i>  Whilst the site is within Flood Zone 1, it is noted that the area directly to the south of the site is at risk of surface water flooding.

## CS0020 – Land west of The Chase

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i>  The site is 4-5km from the nearest protected employment site (Woodside Industrial Estate, Usk) and identified industrial and business site (South Woodside, Usk).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i>  The site has capacity to deliver 20 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	--	<i>The site is &gt;1,600m from a primary school and secondary school.</i>  The site is 5-6km from the nearest primary school (Usk Church in Wales Primary) and 15-20km from the nearest secondary school (Caldicot Comprehensive).
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<i>The site is within 800m of a health service or an active travel route.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is not within 800m of a health service; however, it is 136m from the nearest PRow.
		++	<i>The site is within 800m of a formal leisure and green space.</i>  The site is 300-400m from the nearest area of amenity importance and green space (public park or garden, play space, and allotments or community growing spaces).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Llangybi Fawr LSOA, which is amongst the 20-30% least deprived LSOA in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i>  The site is 400-500m from the nearest bus stop (White Hart Inn and Walnut Tree Cottage) and it is 136m from the nearest PRow. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  The site is 6m from the nearest waterbody (river).
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>

ISA topic	ISA objective	Significant effect?	Commentary
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>
		--	The site is currently used for agriculture. <i>The site is within a mineral safeguarding area.</i> The site is within a mineral safeguarding area for sand and gravel.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i> The site is 49m from the nearest SINC (Whitehouse Farm Woods), 90m from the nearest area of ancient woodland, and 375m from the nearest priority habitat (traditional orchard).
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.  Promote understanding of Monmouthshire's cultural heritage.	?	<i>Development at the site would have an uncertain effect on the historic environment.</i> The site is 260m from the nearest grade II listed building, 467m from the nearest grade II* listed building, and 533m from the nearest scheduled monument (Ffynnon Cybi (St. Cybi's Well)). The site is relatively small (1.2ha) and unlikely to impact the setting of the aforementioned heritage assets as they are relatively far from the site and primarily screened by existing development. However, uncertainty is noted as there is a grade II listed building located in the open countryside to the southeast of the site.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>



ISA topic	ISA objective	Significant effect?	Commentary
		+	<p><i>The site does not intersect with a high surface water flood risk area (Flood Zone 2 and 3).</i></p> <p>Whilst the site is within Flood Zone 1, it is noted that the area directly to the north of the site is at risk of surface water flooding.</p>

## Llanover

### Residential

#### CS0140 – Land south of Rhyd-y-Meirch

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<p><i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i></p> <p>The site is 5-6km from the nearest protected employment site (Mamhilad and Cranberry Foods, Abergavenny) and identified industrial and business site (Westgate Business Park, Llanfoist).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<p><i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 32 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	--	<p><i>The site is &gt;1,600m from a primary school and secondary school.</i></p> <p>The site is 3-4km from the nearest primary school (Goytre Fawr Primary) and 8-9km from the nearest secondary school (King Henry VIII Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p><i>The site is within 800m of a health service or an active travel route.</i></p>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is not within 800m of a health service; however, it is adjacent to a PRoW.
		++	<i>The site is within 800m of a formal leisure and green space.</i>  The site is 0-50m from the nearest area of amenity importance and green space (playing field).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	?	<i>The site falls within one of the 30-50% most deprived LSOAs in Wales.</i>  The site falls within the Llanover 2 LSOA, which is amongst the 40-50% most deprived LSOA in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i>  The site is 100-200m from the nearest bus stop (Post Office) and it is adjacent to a PRoW. It is also 251m from the nearest National Cycle Network Route. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  The site is 20m from the nearest waterbody (river).
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>

ISA topic	ISA objective	Significant effect?	Commentary
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>
		+	The site comprises vacant grassland.
			<i>The site does not intersect with a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>  The site is 2m from the nearest area of ancient woodland, 79m from the nearest priority habitat (lowland fens and reedbeds), and 878m from the nearest SINC (Wern Fawr South East Corner).
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.  Promote understanding of Monmouthshire's cultural heritage.	--	<i>Development at the site has the potential for a significant negative effect on the historic environment.</i>  The site almost wholly intersects with a conservation area (Llanover) (98% overlap). In addition, the site is 16m from the nearest grade II listed building.  The site is relatively small (1.2ha); however, as it almost wholly intersects with a conservation area and is in proximity to several grade II listed buildings, it is likely to impact the setting of these heritage assets.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 250m from the nearest National Park (Bannau Brycheiniog ).
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface water flood risk area (Flood Zone 2 and 3).</i>

## Employment (B1) (Including farm shop (A1))

### CS0139 – Land at former Petrol Station

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	++	<i>New employment land proposed at the site.</i>
			The site is proposed for employment use (B1 and farm shop (A1)).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	0	<i>The site will deliver new employment land.</i>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	0	N/A
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	0	N/A
		0	N/A
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	?	<i>The site falls within one of the 30-50% most deprived LSOAs in Wales.</i>
			The site falls within the Llanover 2 LSOA, which is amongst the 40-50% most deprived LSOA in Wales.

ISA topic	ISA objective	Significant effect?	Commentary
Transport and movement	Increase sustainable transport use and reduce the need to travel.	0	N/A
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>
		+	<i>The site does not intersect with a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	-	<i>The site intersects or is adjacent to a regionally or locally (LNRs and SINC)s designated site and/ or priority habitats/ species.</i>  The northwestern boundary of the site is adjacent to the nearest priority habitat (parkland). In addition, the site is 167m from the nearest area of ancient woodland.
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.	--	<i>Development at the site has the potential for a significant negative effect on the historic environment.</i>
	Promote understanding of Monmouthshire's cultural heritage.		The site wholly intersects with a conservation area (Llanover). In addition, the site is 3m from the nearest grade II listed building.

ISA topic	ISA objective	Significant effect?	Commentary
			The site is relatively large (2.2ha), and as it wholly intersects with a conservation area and is in proximity to several grade II listed buildings, it is likely to impact the setting of these heritage assets.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (<math>\geq 100</math> dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The site is 155m from the nearest National Park (Bannau Brycheiniog ).</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>
		-	<p><i>The site intersects with surface water Flood Zone 2 or 3.</i></p> <p>Less than 50% of the site intersects with surface water Flood Zone 2 or 3. However, it is recognised that this is isolated to the southeastern part of the site.</p>

## Mixed Use: Residential (C3), Employment (B1), Retail (A1), Leisure, Education and Community Use (D1, D2)

### CS0213 – Land east of A465

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	++	<p><i>New employment land proposed at the site.</i></p> <p>The site is proposed for mixed-use development, including employment (B1) and retail (A1).</p>

ISA topic	ISA objective	Significant effect?	Commentary
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	++	<p><i>The site has capacity to deliver a significant number of new homes (<math>\geq 100</math> dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 500 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	-	<p><i>The site is not within reasonable walking distance (<math>\leq 800m</math>) to a primary or a secondary school (<math>\leq 1,600m</math>).</i></p> <p>The site is 1,500-1,600m from the nearest primary school (Our Lady and St Michaels RC Primary) and 2-2.5km from the nearest secondary school (King Henry VIII Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	++	<p><i>The site is within 800m of a health service and an active travel route.</i></p> <p>The site is 400-500m from the nearest dentist (DW Dental Laboratories, Abergavenny) and it intersects with six PRowS (368/212/1, 368/213/1, 368/215/1, 368/215/4, 368/216/1 and 368/221A/1).</p>
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 500-600m from the nearest area of amenity importance and green space (play space).</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	?	<p><i>The site falls within one of the 30-50% most deprived LSOAs in Wales.</i></p> <p>The site falls within the Llanover 2 LSOA, which is amongst the 40-50% most deprived LSOA in Wales.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (<math>\leq 800m</math>) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 400-500m from the nearest bus stop (Station) and it intersects with six PRowS (368/212/1, 368/213/1, 368/215/1, 368/215/4, 368/216/1 and 368/221A/1). It is also 130m from the nearest National Cycle Network route. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>
		+	The site intersects with a river.
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
		--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>
		+	The site is currently used for agriculture.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	--	<i>The site intersects or is adjacent to an internationally (SAC, SPA, Ramsar) or nationally (SSSI, Ancient Woodland, NNRs) designated site.</i>
		--	The eastern extent of the site intersects with an area of ancient woodland (0.4% overlap). In addition, the site is 7m from the nearest priority habitat (traditional orchard), 340m from the nearest SINC (River Gavenni), and 588m from the nearest SAC and SSSI (River Usk/ Afon Wysg)



ISA topic	ISA objective	Significant effect?	Commentary
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	---	<p><i>Development at the site has the potential for a significant negative effect on the historic environment.</i></p> <p>The site is 148m from the nearest conservation area (Avergavenny), 159m from the nearest grade II listed building, 360m from the nearest archaeologically sensitive area, 533m from the nearest scheduled monument (Area of Conventual Buildings, St Mary's Priory), 545m from the nearest grade I listed building, and 576m from the nearest grade II* listed building.</p> <p>The site is large (24.8ha), and given its proximity to the aforementioned heritage assets, it is likely to impact their setting. Development also has the potential to disturb archaeological remains. However, it is recognised that all of these heritage assets are located to the west of the site, on the other side of the A465 and within the existing built-up area of Abergavenny.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface water flood risk area (Flood Zone 2 and 3).</i>

# Mardy

## Residential

### CS0094 – Land at Penlanlas Farm

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	0	<p><i>The site has reasonable access to existing employment (800-1,600m from an employment centre).</i></p> <p>The site is 1,300-1,400m from the nearest identified industrial and business site (Ross Road, Abergavenny).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	++	<p><i>The site has capacity to deliver a significant number of new homes (≥ 100 dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 100 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	++	<p><i>The site is within reasonable walking distance (≤800m) to a primary and a secondary school (≤1,600m).</i></p> <p>The site is 100-200m from the nearest primary school (Deri View Primary) and 800-900m from the nearest secondary school (King Henry VIII Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p><i>The site is within 800m of a health service or an active travel route.</i></p> <p>The site is not within 800m of a health service; however, it intersects with a PRow (370/91/5) and is adjacent to a National Cycle Network route.</p>
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 50-100m from the nearest area of amenity importance and 100-200m from the nearest green space (play space).</p>

ISA topic	ISA objective	Significant effect?	Commentary
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	?	<p><i>The site falls within one of the 30-50% most deprived LSOAs in Wales.</i></p> <p>The site falls within the Croesonen LSOA, which is amongst the 30-40% most deprived LSOA in Wales.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	++	<p><i>The site is within close proximity (<math>\leq 800m</math>) to a railway station or bus stop, neighbourhood centre or central shopping area, and an active travel route.</i></p> <p>The site is 100-200m from the nearest bus stop (Firs Road North and Thornbury), 400-500m from the nearest neighbourhood centre (The Mardy, Abergavenny and Rother Avenue, Abergavenny), and it intersects with a PRoW (370/91/5) and is adjacent to a National Cycle Network route.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p><i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i></p> <p>The site is 596m from the nearest waterbody (river).</p>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<p><i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i></p> <p>The site is currently used for agriculture.</p>
		+	<i>The site does not intersect with a mineral safeguarding area.</i>

ISA topic	ISA objective	Significant effect?	Commentary
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	-	<p><i>The site intersects or is adjacent to a regionally or locally (LNRs and SINC) designated site and/ or priority habitats/ species.</i></p> <p>The southern extent of the site intersects with a SINC (land adjoining Old Hereford Road) (38% overlap). In addition, the site is 80m from the nearest priority habitat (traditional orchard), 207m from the nearest area of ancient woodland, and 257m from the nearest SAC and SSSI (Sugar Loaf Woodlands).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	0	<p><i>Development at this site will have a neutral effect on the historic environment.</i></p> <p>The site is 551m from the nearest grade II listed building, 592m from the nearest conservation area (Abergavenny), 746m from the nearest grade I listed building, and 756m from the nearest archaeologically sensitive area.</p> <p>The site is large (6.2); however, it is relatively far away from the nearest heritage assets, and relatively well screened by existing development. Therefore, neutral effects are anticipated.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The site is 36m from the nearest National Park (Bannau Brycheiniog ).</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<p><i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i></p>

ISA topic	ISA objective	Significant effect?	Commentary
		+	<i>The site does not intersect with a high surface water flood risk area (Flood Zone 2 and 3).</i>

## CS0185 – Land to the west of Glebe Cottage

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<p><i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i></p> <p>The site is 1,700-1,800m from the nearest identified industrial and business site (Ross Road, Abergavenny).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<p>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</p> <p>The site has capacity to deliver 12 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	-	<p><i>The site is not within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i></p> <p>The site is 800-900m from the nearest primary school (Ysgol Gymraeg Y Fenni and Llantilo Pertholey Church in Wales) and 2-2.5km from the nearest secondary school (King Henry VIII Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	++	<p><i>The site is within 800m of a health service and an active travel route.</i></p> <p>The site is 500-600m from the nearest hospital (Ty Gwyn Hall Nursing Home, Abergavenny) and 2m from the nearest National Cycle Network route and 80m from the nearest PRow.</p>
		++	<i>The site is within 800m of a formal leisure and green space.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 500-600m from the nearest area of amenity importance and 0-50m from the nearest green space (religious grounds).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Mardy 2 LSOA, which is amongst the 30-40% least deprived LSOA in Wales.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	++	<p><i>The site is within close proximity (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, and an active travel route.</i></p> <p>The site is 0-50m from the nearest bus stop (St Teilo's Church), 500-600m from the nearest neighbourhood centre (The Mardy, Abergavenny), and 2m from the nearest National Cycle Network route and 80m from the nearest PRoW.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p><i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i></p> <p>The eastern boundary of the site is adjacent to a river (Gavenny).</p>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<p><i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i></p> <p>The site comprises grazing land.</p>
		+	<i>The site does not intersect with a mineral safeguarding area.</i>

ISA topic	ISA objective	Significant effect?	Commentary
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	-	<p><i>The site intersects or is adjacent to a regionally or locally (LNRs and SINC) designated site and/ or priority habitats/ species.</i></p> <p>The eastern boundary of the site intersects with a SINC (River Gavenni) (17% overlap). In addition, the site is 7m from the nearest priority habitat (purple moor grass and rush pastures), 389m from the nearest area of ancient woodland, and 500m from the nearest SSSI (Cwm Mill Section, Mardy)</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	-	<p><i>Development at the site has the potential for a negative effect on the historic environment.</i></p> <p>The site is 22m from the nearest grade II listed building and 56m from the nearest grade I listed building.</p> <p>The site is small (1.1) and well screened by trees to the east. However, it is in close proximity to two grade II and one grade I listed building, which are located to the east of the site. Therefore, it has the potential to impact the setting of these listed buildings.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The site is 84m from the nearest National Park (Bannau Brycheiniog ).</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	-	<p><i>The site intersects with fluvial Flood Zone 2 or 3.</i></p> <p>Less than 50% of the site intersects with fluvial Flood Zone 2 or 3. However, it is recognised that this is isolated to the eastern boundary of the site.</p>

ISA topic	ISA objective	Significant effect?	Commentary
		+	<i>The site does not intersect with a high surface water flood risk area (Flood Zone 2 and 3).</i>

## CS0108 – Land north of Hillgrove Avenue

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<p><i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i></p> <p>The site is 1,900-2,000m from the nearest identified industrial and business site (Ross Road, Abergavenny).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<p>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</p> <p>The site has capacity to deliver 50 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	+	<p><i>The site is within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i></p> <p>The site is 50-100m from the nearest primary school (Llantilo Pertholey Church in Wales); however, it is 1,600-1,700m from the nearest secondary school (King Henry VIII Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	++	<p><i>The site is within 800m of a health service and an active travel route.</i></p> <p>The site is 500-600m from the nearest hospital (Ty Gwyn Hall Nursing Home, Abergavenny) and 3m from the nearest National Cycle Network route and PRoW.</p>
		++	<i>The site is within 800m of a formal leisure and green space.</i>



ISA topic	ISA objective	Significant effect?	Commentary
			The site is 0-50m from the nearest area of amenity importance and 500-600m from the nearest green space (play space and religious grounds).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	?	<p><i>The site falls within one of the 30-50% most deprived LSOAs in Wales.</i></p> <p>The site falls within the Mardy 2 and Croesonen LSOAs, which are amongst the 30-40% least deprived and 30-40% most deprived LSOAs in Wales respectively.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	++	<p><i>The site is within close proximity (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, and an active travel route.</i></p> <p>The site is 200-300m from the nearest bus stop (Poplars Close), 700-800m from the nearest neighbourhood centre (The Mardy, Abergavenny), and 3m from the nearest National Cycle Network route and PRoW.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p><i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i></p> <p>The site is 455m from the nearest waterbody (river).</p>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>

ISA topic	ISA objective	Significant effect?	Commentary
	development and protecting, where possible, higher grade agricultural land.		The site is currently used for agriculture.
		+	<i>The site does not intersect with a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<p><i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i></p> <p>The site is 144m from the nearest priority habitat (traditional orchard), 325m from the nearest area of ancient woodland, 402m from the nearest SINC (River Gavenni), and 450m from the nearest SAC and SSSI (Sugar Loaf Woodlands).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	0	<p><i>Development at this site will have a neutral effect on the historic environment.</i></p> <p>The site is 288m from the nearest grade II listed building and 514m from the nearest grade I listed building.</p> <p>The site is relatively large (2.9); however, the nearest listed buildings are screened from the site by existing development. Therefore, neutral effects are anticipated.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The site is 5m from the nearest National Park (Bannau Brycheiniog ).</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>

ISA topic	ISA objective	Significant effect?	Commentary
		+	<i>The site does not intersect with a high surface water flood risk area (Flood Zone 2 and 3).</i>

## CS0264 – Land north of St Teilos

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<p><i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i></p> <p>The site is 1,800-1,900m from the nearest identified industrial and business site (Ross Road, Abergavenny).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<p>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</p> <p>The site has capacity to deliver 6 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	-	<p><i>The site is not within reasonable walking distance (<math>\leq 800m</math>) to a primary or a secondary school (<math>\leq 1,600m</math>).</i></p> <p>The site is 900-1,000m from the nearest primary school (Ysgol Gymraeg Y Fenni and Llantilo Pertholey Church in Wales) and 2-2.5km from the nearest secondary school (King Henry VIII Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	++	<p><i>The site is within 800m of a health service and an active travel route.</i></p> <p>The site is 500-600m from the nearest hospital (Ty Gwyn Hall Nursing Home, Abergavenny) and it intersects with four PRowS (370/119/1, 370/119/2, 370/127/1 and 370/127/2) and one National Cycle Network route (On Road).</p>
		++	<i>The site is within 800m of a formal leisure and green space.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 600-700m from the nearest area of amenity importance and 0-50m from the nearest green space (religious grounds).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Mardy 2 LSOA, which is amongst the 30-40% least deprived LSOA in Wales.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	++	<p><i>The site is within close proximity (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, and an active travel route.</i></p> <p>The site is 0-50m from the nearest bus stop (St Teilo's Church), 600-700m from the nearest neighbourhood centre (The Mardy, Abergavenny), and it intersects with four PRowWs (370/119/1, 370/119/2, 370/127/1 and 370/127/2) and one National Cycle Network route (On Road).</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p><i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i></p> <p>The site intersects with a river (Gavenny).</p>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<p><i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i></p> <p>The site is currently used for agriculture.</p>

ISA topic	ISA objective	Significant effect?	Commentary
		+	<i>The site does not intersect with a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	-	<p><i>The site intersects or is adjacent to a regionally or locally (LNRs and SINC)s designated site and/ or priority habitats/ species.</i></p> <p>The site intersects with a SINC (River Gavenni) (72% overlap) and a priority habitat (purple moor grass and rush pastures) (37% overlap). In addition, the site is 314m from the nearest area of ancient woodland, 700m from the nearest SSSI (Cwm Mill Section, Mardy), and 990m from the nearest SAC (Sugar Loaf Woodlands).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	-	<p><i>Development at the site has the potential for a negative effect on the historic environment.</i></p> <p>The site is 24m from the nearest grade II listed building and 57m from the nearest grade I listed building.</p> <p>The site is small (0.8) and partially screened by trees. However, it is in close proximity to two grade II and one grade I listed building, which are located to the south of the site. Therefore, it has the potential to impact the setting of these listed buildings.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	-	<p><i>The site intersects with an Area of Outstanding Natural Beauty, National Park or Country Park.</i></p> <p>The northeastern corner of the site intersects with a National Park (Bannau Brycheiniog ).</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	-	<p><i>The site intersects with fluvial Flood Zone 2 or 3.</i></p> <p>Less than 50% of the site intersects with fluvial Flood Zone 2 or 3. This is in the middle of the site.</p>
		-	<i>The site intersects with surface water Flood Zone 2 or 3.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			Less than 50% of the site intersects with surface water Flood Zone 2 or 3. This is in the middle of the site.

## Employment (B1 / B2)

### CS0266 – Land at Nantgavenny Business Park

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	++	<i>New employment land proposed at the site.</i>  The site is proposed for employment use (B1/ B2).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	0	<i>The site will deliver new employment land.</i>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	0	N/A
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	0	N/A
		0	N/A
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Mardy 2 LSOA, which is amongst the 30-40% least deprived LSOA in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	0	N/A

ISA topic	ISA objective	Significant effect?	Commentary
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>
		+	<i>The site is 7m from the nearest waterbody (river).</i>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
		--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>
		+	<i>The site is currently used for agriculture.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	--	<i>The site does not intersect with a mineral safeguarding area.</i>
		--	<i>The site intersects or is adjacent to an internationally (SAC, SPA, Ramsar) or nationally (SSSI, Ancient Woodland, NNRs) designated site.</i>
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.	0	<i>The eastern boundary of the site intersects with a SINC (River Gavenni) (3% overlap). The eastern boundary of the site is also adjacent to an area of ancient woodland. In addition, the site is 69m from the nearest priority habitat (traditional orchard) and 87m from the nearest SSSI (Cwm Mill Section, Mardy).</i>
	Promote understanding of Monmouthshire's cultural heritage.		<i>Development at this site will have a neutral effect on the historic environment.</i>
			<i>The site is 596m from the nearest grade II listed building, 615m from the nearest grade I listed building, 805m from the nearest</i>

ISA topic	ISA objective	Significant effect?	Commentary
			archaeologically sensitive area, and 957m from the nearest conservation area (Abergavenny).  The site is small (0.6ha) and relatively far away from the aforementioned heritage assets. It is also well screened by existing development. Therefore, neutral effects are anticipated.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i>  The site is 497m from the nearest National Park (Bannau Brycheiniog ).
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	-	<i>The site intersects with fluvial Flood Zone 2 or 3.</i>  Less than 50% of the site intersects with fluvial Flood Zone 2 or 3. However, it is recognised that this is isolated to the northeastern corner of the site.
		+	<i>The site does not intersect with a high surface water flood risk area (Flood Zones 2 and 3).</i>

## Tourism / Leisure

### CS0265 – Tredilion Park

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	++	<i>New employment land proposed at the site.</i>  The site is proposed for tourism/ leisure.



ISA topic	ISA objective	Significant effect?	Commentary
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	0	<i>The site will deliver new employment land.</i>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	0	<i>N/A</i>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	0	<i>N/A</i>
		0	<i>N/A</i>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	?	<i>The site falls within one of the 30-50% most deprived LSOAs in Wales.</i>  The site falls within the Mardy 2 and Llanover 2 LSOAs, which are amongst the 30-40% least deprived and 40-50% most deprived LSOA in Wales respectively.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	0	<i>N/A</i>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	0	<i>The site does not contain and is not in close proximity to a waterbody, nor does it fall within the River Wye Catchment Area.</i>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>

ISA topic	ISA objective	Significant effect?	Commentary
	development and protecting, where possible, higher grade agricultural land.		The site comprises a parklands estate.
		+	<i>The site does not intersect with a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	--	<p><i>The site intersects or is adjacent to an internationally (SAC, SPA, Ramsar) or nationally (SSSI, Ancient Woodland, NNRs) designated site.</i></p> <p>The central and southern parts of the site intersect with two areas of ancient woodland. In addition, the northern part of the site intersects with a priority habitat (parkland). The site is 618m from the nearest SINC (Maindiff Court Hospital) and 984m from the nearest SSSI (Cwm Mill Section, Mardy).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	-	<p><i>Development at the site has the potential for a negative effect on the historic environment.</i></p> <p>The site is 491m from the nearest grade II listed building, 612m from the nearest grade II* listed building, 677m from the nearest conservation area (Abergavenny), and 714m from the nearest archaeologically sensitive area.</p> <p>The site is large (31.6ha), and whilst it is relatively far away from the aforementioned heritage assets, due to its size it still has the potential to impact the setting of these heritage assets.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The site is 785m from the nearest National Park (Bannau Brycheiniog ).</p>

ISA topic	ISA objective	Significant effect?	Commentary
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zones 2 and 3).</i>
		-	<i>The site intersects with Flood Zone 2 or 3.</i>  Less than 50% of the site intersects with surface water Flood Zone 2 or 3. However, it is recognised that this is isolated to four small areas within the site.

## Mill

### Residential and Residential Care Facility (C2)

#### CS0206 – Land south of Newport Road

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	+	<i>The site has good access to existing employment (≤800m from an employment centre).</i>  The site is 0-50m from the nearest protected employment site (Magor Brewery) and 200-300m from the nearest identified industrial and business site (Quay Point, Magor).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	++	<i>The site has capacity to deliver a significant number of new homes (≥ 100 dwellings) and it does not intersect with a designated green wedge.</i>  The site has capacity to deliver 150 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	+	<i>The site is within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 700-800m from the nearest primary school (Magor Church in Wales Primary); however, it is 6-7km from the nearest secondary school (Caldicot Comprehensive).
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	++	<i>The site is within 800m of a health service and an active travel route.</i>  The site is 700-800m from the nearest dentist (Teeth for Life, Magor Surgery and Tintern House Dental Surgery, all in Magor) and GP surgery (Dudley Taylor Pharmacies) and adjacent to a PRow.
		++	<i>The site is within 800m of a formal leisure and green space.</i>  The site is 0-50m from the nearest area of amenity importance and green space (allotments or community growing spaces).
		-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Mill 1 LSOA, which is amongst the 10-20% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	++	<i>The site is within close proximity (<math>\leq 800m</math>) to a railway station or bus stop, neighbourhood centre or central shopping area, and an active travel route.</i>  The site is 100-200m from the nearest bus stop (Queen's Gardens), 500-600m from the nearest central shopping area (Magor), and adjacent to a PRow.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  The site is 404m from the nearest waterbody (river).

ISA topic	ISA objective	Significant effect?	Commentary
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<p><i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i></p> <p>The site is currently used for agriculture.</p>
		--	<p><i>The site intersects with a mineral safeguarding area.</i></p> <p>The site intersects with a mineral safeguarding area for carboniferous limestone, and sand and gravel.</p>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<p><i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i></p> <p>The site is 192m from the nearest SSSI (Gwent Levels – Redwick and Llandeenny), 222m from the nearest SINC (Bluehouse Farm), and 232m from the nearest priority habitat (purple moor grass and rush pastures).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	--	<p><i>Development at the site has the potential for a significant negative effect on the historic environment.</i></p> <p>The southern extent of the site intersects with an archaeologically sensitive area (45% overlap). In addition, the site is 59m from the nearest grade II listed building, 309m from the nearest conservation area (Magor), 517m from the nearest scheduled monument (Medieval building adjoining Magor Churchyard), 522m from the nearest grade II* listed building, and 577m from the nearest grade I listed building.</p>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is large (12ha) and likely to disturb archaeological remains on-site. It is also likely to impact the setting of the nearest grade II listed building, which is located to the north of the site.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface water flood risk area (Flood Zone 2 and 3).</i>

## Employment

### CS0252 – Gwent Europark

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	++	<i>New employment land proposed at the site.</i>  The site is proposed for employment uses (B1 / B2 / B8)
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	0	<i>The site will deliver new employment land.</i>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	0	N/A
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	0	N/A
		0	N/A
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			Not classified as deprived or relatively deprived (3 <sup>rd</sup> quintile).
Transport and movement	Increase sustainable transport use and reduce the need to travel.	0	N/A
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>This site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>
		+	<i>This site is intersected by a river.</i>
		+	<i>This site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>This site does not intersect with a Nitrate Vulnerability Zone (NVZ)</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	?	<i>The site is predominantly greenfield land (≥50%) and contains low quality agricultural land (Grade 3b, 4, urban).</i>
			<i>This site is classed as Grade 3b or 5.</i>
		+	<i>The site does not intersect with a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	--	<i>The site intersects or is adjacent to an internationally (SAC, SPA, Ramsar) or nationally (SSSI, Ancient Woodland, NNRs) designated site.</i>
			<i>This site overlaps with the Gwent Levels – Redwick and Llandeenny SSSI. It is also 321m from the nearest SINC (Upper Cottage Pond), and 799m from the nearest area of ancient woodland.</i>
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.	-	<i>Development at the site has the potential for a negative effect on the historic environment.</i>

ISA topic	ISA objective	Significant effect?	Commentary
	Promote understanding of Monmouthshire's cultural heritage.		<p>The site almost wholly intersects with an archaeologically sensitive area (98.31% overlap). In addition, the site is 792m from the nearest scheduled monument (Wilcrick Hill Camp), 1,456m from the nearest grade II listed buildings, 1,437m from the nearest conservation area (Magor), 1,635m from the nearest grade II* building, and 1,674m from the nearest grade I listed building.</p> <p>The site almost wholly intersects with an archaeologically sensitive area (98% overlap). In addition, the site is 184m from the nearest scheduled monument (Wilcrick Hill Camp), 522m from the nearest grade II listed building, 680m from the nearest conservation area (Magor), 892m from the nearest grade II* listed building, and 945m from the nearest grade I listed building.</p> <p>Development is likely to disturb on-site archaeological remains.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>
		-	<p><i>The site intersects with surface water Flood Zone 2 or 3.</i></p> <p>Less than 50% of the site intersects with surface water Flood Zone 2 or 3.</p>



## Employment (B2 / B8)

### CS0258 – Quay Point (land south of Magor Brewery)

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	++	<i>New employment land proposed at the site.</i>  The site is proposed for employment use (B2/ B8).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	0	<i>The site will deliver new employment land.</i>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	0	N/A
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	0	N/A
		0	N/A
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  Not classified as deprived or relatively deprived (3 <sup>rd</sup> quintile). The site falls within the Mill 2 LSOA, which is amongst the 10-20% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	0	N/A
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  The site is 404m from the nearest waterbody (river).

ISA topic	ISA objective	Significant effect?	Commentary
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	-	<i>The site is predominantly greenfield land (&gt;50%) and contains high quality agricultural land (Grade 1, 2 and 3a).</i>  The site is currently used for agriculture and storage.
		--	<i>The site intersects with a mineral safeguarding area.</i>  The site intersects with a mineral safeguarding area for sand and gravel.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	-	<i>The site intersects or is adjacent to a regionally or locally (LNRs and SINC)s designated site and/ or priority habitats/ species.</i>  The site contains a small priority habitat (traditional orchard). In addition, the site is 53m from the nearest SSSI (Gwent Levels – Redwick and Llandeenny), 139m from the nearest SINC (Upper Cottage Pond), and 543m from the nearest area of ancient woodland.
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.  Promote understanding of Monmouthshire's cultural heritage.	--	<i>Development at the site has the potential for a significant negative effect on the historic environment.</i>  The site almost wholly intersects with an archaeologically sensitive area (98% overlap). In addition, the site is 184m from the nearest scheduled monument (Wilcrick Hill Camp), 522m from the nearest grade II listed building, 680m from the nearest conservation area (Magor), 892m from the nearest grade II* listed building, and 945m from the nearest grade I listed building.

ISA topic	ISA objective	Significant effect?	Commentary
			The site is large (14ha) and development is likely to disturb a large area of on-site archaeological remains, as well as other nearby archaeological remains (scheduled monument).
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>
		-	<i>The site intersects with surface water Flood Zone 2 or 3.</i>  Less than 50% of the site intersects with surface water Flood Zone 2 or 3. However, it is recognised that this is isolated to a few small areas near the boundaries of the site.

## Employment (B1 / B2 / B8)

### CS0228 – Land off Green Moor Lane

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	++	<i>New employment land proposed at the site.</i>  The site is proposed for employment use (B1/ B2/ B8).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	0	<i>The site will deliver new employment land.</i>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	0	N/A
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	0	N/A

ISA topic	ISA objective	Significant effect?	Commentary
		0	N/A
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Mill 2 LSOA, which is amongst the 10-20% least deprived LSOAs in Wales.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	0	N/A
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p><i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i></p> <p>The site is 413m from the nearest waterbody (river).</p>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<p><i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i></p> <p>The site is currently used for agriculture.</p>
		--	<p><i>The site is within a mineral safeguarding area.</i></p> <p>The site is within a mineral safeguarding area for sand and gravel.</p>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 34m from the nearest priority habitat (traditional orchard), 53m from the nearest SSSI (Gwent Levels – Redwick and Llandeenny), 265m from the nearest SINIC (land at Barecroft Common), and 872m from the nearest area of ancient woodland.
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	--	<p><i>Development at the site has the potential for a significant negative effect on the historic environment.</i></p> <p>The site wholly intersects with an archaeologically sensitive area. In addition, the site is 561m from the nearest scheduled monument (Wilcrick Hill Camp), 707m from the nearest grade II listed building, 733m from the nearest conservation area (Magor), 932m from the nearest grade II* listed building, and 980m from the nearest grade I listed building.</p> <p>The site is relatively large (3.2ha) and development is likely to disturb a large area of on-site archaeological remains.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zones 2 and 3).</i>
		-	<p><i>The site intersects with surface water Flood Zone 2 or 3.</i></p> <p>Less than 50% of the site intersects with surface water Flood Zone 2 or 3. However, it is recognised that this is isolated to the northwestern corner of the site.</p>

## Commercial (B1 / B2 / B8 Uses)

### CS0038 – Land to the west of Wales One Business Park

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	++	<i>New employment land proposed at the site.</i>  The site is proposed for commercial use (B1/ B2/ B8).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	0	<i>The site will deliver new employment land.</i>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	0	N/A
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	0	N/A
		0	N/A
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Mill 2 LSOA, which is amongst the 10-20% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	0	N/A
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  The site is 611m from the nearest waterbody (river).

ISA topic	ISA objective	Significant effect?	Commentary
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>  The site is currently used for agriculture.
		--	<i>The site is within a mineral safeguarding area.</i>  The site is within a mineral safeguarding area for carboniferous limestone.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>  The site is 320m from the nearest priority habitat (traditional orchard), 745m from the nearest SINC (Grange Road), 767m from the nearest area of ancient woodland, and 934m from the nearest SSSI (Gwent Levels – Redwick and Llandeenny).
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.  Promote understanding of Monmouthshire's cultural heritage.	-	<i>Development at the site has the potential for a negative effect on the historic environment.</i>  The site is 231m from the nearest scheduled monument (Wilcrick Hill Camp), 445m from the nearest grade II listed building, 488m from the nearest archaeologically sensitive area, and 981m from the nearest conservation area (Magor).  The site is relatively large (3.8ha) and development has the potential to disturb nearby archaeological remains.

ISA topic	ISA objective	Significant effect?	Commentary
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zones 2 and 3).</i>
		-	<i>The site intersects with surface water Flood Zone 2 or 3.</i>  Less than 50% of the site intersects with surface water Flood Zone 2 or 3. However, it is recognised that this is isolated to the southeastern corner of the site.

## Gypsy and Traveller site

### Langley Close, Magor

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	+	<i>The site has good access to existing employment (≤800m from an employment centre).</i>  The site is 900m-1km from the nearest industrial and business site (Quay Point) and 600-700m from the nearest protected employment site (Magor Brewery).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	?	N/A.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	+	<i>The site is within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i>



ISA topic	ISA objective	Significant effect?	Commentary
			The nearest primary school is Magor Church in Wales Primary (700-800m away), and the nearest secondary school is Caldicot Comprehensive (6-7km away).
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	++	<i>The site is within 800m of a health service or an active travel route.</i>  The site is adjacent to the nearest public right of way, but 600-700m from nearest dentist, 700-800m km to the nearest GP surgery, and >25km from the nearest hospital.
		+	<i>The site is within 800m of a formal leisure or green space.</i>  The site is between 300-400m of a play space.
		-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  This site is not classified as deprived or relatively deprived, and is in the 5 <sup>th</sup> quintile.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i>  The site is 6-7km walking distance from the nearest neighbourhood centre. It is also 200-300m from the nearest bus stop and 4-5km from the nearest train station.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	0	<i>The site does not contain and is not in close proximity to a waterbody, nor does it fall within the River Wye Catchment Area.</i>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>

ISA topic	ISA objective	Significant effect?	Commentary
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
		--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>
		--	<i>The site is within a mineral safeguarding area.</i>  The site is within a mineral safeguarding area for carboniferous limestone and sand and gravel
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>  The site is 803m from the nearest priority habitat (lowland fens and reedbeds), 818m from the nearest area of ancient woodland, 3,190m from the nearest SAC, SPA and Ramsar, 740m from the nearest SSSI (Gwent Levels – Redwick and Llandeenny), and 72m from the nearest SINC (Grange Road).
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.  Promote understanding of Monmouthshire's cultural heritage.	0	<i>Development at this site will have a neutral effect on the historic environment.</i>  The site is 111m from the nearest grade II listed building, 6918m from the nearest grade II* listed building, 736m from the nearest grade I listed building, 404m from the nearest conservation area (Magor), and 678m from the nearest scheduled monument (St Mary's Churchyard Crosses, Magor).  Given the distance of the site from important historic environment features, it is unlikely development will impact upon the heritage value of the area.

ISA topic	ISA objective	Significant effect?	Commentary
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (flood zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface water flood risk area (flood zone 2 and 3).</i>

## Overmonnow

### Residential

#### CS0151 – Former Troy Rail Yard

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	0	<i>The site has reasonable access to existing employment (800-1,600m from an employment centre).</i>  The site is 1,000-1,100m from the nearest protected employment site (Mayhill/ Hadnock Road, Monmouth).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i>  The site has capacity to deliver 26 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	-	<i>The site is not within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i>  The site is 1,400-1,500m from the nearest primary school (Overmonnow Primary) and 1,700-1,800m from the nearest secondary school (Monmouth Comprehensive).

ISA topic	ISA objective	Significant effect?	Commentary
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	++	<i>The site is within 800m of a health service and an active travel route.</i>  The site is 600-700m from the nearest GP surgery (Monnow Eyecare, Monmouth) and 19m from the nearest National Cycle Network route.
		++	<i>The site is within 800m of a formal leisure and green space.</i>  The site is 400-500m from the nearest area of amenity importance and 0-50m from the nearest green space (play space). It is also 751m from the nearest National Trail.
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	0	<i>The site falls within one of the 20-30% most deprived LSOAs in Wales.</i>  The site falls within the Overmonnow 2 LSOA, which is amongst the 20-30% most deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	++	<i>The site is within close proximity (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, and an active travel route.</i>  The site is 0-50m from the nearest bus stop (Beach Road), 500-600m from the nearest neighbourhood centre (The Albion, Monmouth) and 700-800m from the nearest central shopping area (Monmouth), and 19m from the nearest National Cycle Network route and 146m from the nearest PRoW.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>

ISA topic	ISA objective	Significant effect?	Commentary
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.		The site is 194m from the nearest waterbody (river) and falls wholly within the River Wye Catchment Area.
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
		?	<i>The site is predominantly brownfield land (&gt;50%) and contains high quality agricultural land (Grade 1, 2 and 3a).</i>  The site comprises a former rail yard.
		--	<i>The site is within a mineral safeguarding area.</i>  The site is within a mineral safeguarding area for sand and gravel.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	-	<i>The site intersects or is adjacent to a regionally or locally (LNRs and SINC) designated site and/ or priority habitats/ species.</i>  The site almost wholly intersects with a SINC (Troy Station) (94% overlap). In addition, the site is 152m from the nearest area of ancient woodland, 181m from the nearest priority habitat (traditional orchard), and 226m from the nearest SAC and SSSI (River Wye/ Afon Gwy).
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.  Promote understanding of Monmouthshire's cultural heritage.	+	<i>Regeneration of brownfield land that is currently detracting from the historic environment.</i>  The site wholly intersects with a registered historic landscape (The Lower Wye Valley). In addition, the site is 162m from the nearest grade II listed building, 207m from the nearest archaeologically sensitive area, 225m from the nearest conservation area (Monmouth (central)), 412m from the nearest scheduled monument (Clawdd Du), 425m from the nearest grade II* listed building, and 756m from the nearest grade I listed building.

ISA topic	ISA objective	Significant effect?	Commentary
			The site is relatively small (1.1ha), and whilst it intersects with a registered historic landscape, it has the potential to improve the setting of this landscape by regenerating the former rail yard into a new residential development. However, it is recognised that this will depend on the detailed design and layout of the site.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The southeastern boundary of the site is adjacent to an AONB (Wye Valley).</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	-	<p>The site intersects with fluvial Flood Zone 2 or 3.</p> <p>Less than 50% of the site intersects with fluvial Flood Zone 2 or 3. However, it is recognised that fluvial flood risk is isolated to the northeastern extent of the site.</p>
		-	<p>The site intersects with surface water Flood Zone 2 or 3.</p> <p>Less than 50% of the site intersects with surface water Flood Zone 2 or 3. However, it is recognised that surface water flood risk is isolated to three small areas within the site.</p>

## Portskewett

### Mixed Use: Residential (C3), Employment (B1 / B2 / B8), Retail (A1), Leisure (D1, Sui Generis)

#### CS0251 – Land at Bradbury Farm Crick

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	++	<i>New employment land proposed at the site.</i>  The site is proposed for mixed-use, including employment use (B1/ B2/ B8), retail (A1) and leisure (D1, sui generis).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	++	<i>The site has capacity to deliver a significant number of new homes (≥ 100 dwellings) and it does not intersect with a designated green wedge.</i>  The site has capacity to deliver 960 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	-	<i>The site is not within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i>  The site is 900-1,000m from the nearest primary school (Archbishop Rowan Williams VA Primary) and 2-2.5km from the nearest secondary school (Caldicot Comprehensive).
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<i>The site is within 800m of a health service or an active travel route.</i>  The site is not within 800m of a health service; however, it intersects with a PRow (376/4/1).
		++	<i>The site is within 800m of a formal leisure and green space.</i>  The site is 400-500m from the nearest area of amenity importance and green space (public park or garden).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site falls within the Portskewett LSOA, which is amongst the 10-20% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site is 100-200m from the nearest bus stop (Kilcrow Hill) and it intersects with a PRow (376/4/1). It is also 197m from the nearest National Cycle Network route. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p><i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i></p> <p>The site is 370m from the nearest waterbody (river).</p>
		-	<p><i>The site intersects with a Groundwater Source Protection Zone (SPZ).</i></p> <p>The site falls within SPZ 3.</p>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<p><i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i></p> <p>The site is currently used for agriculture.</p>
		--	<i>The site is within a mineral safeguarding area.</i>



ISA topic	ISA objective	Significant effect?	Commentary
			The site is within a mineral safeguarding area for carboniferous limestone, and sand and gravel.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	--	<p><i>The site intersects or is adjacent to an internationally (SAC, SPA, Ramsar) or nationally (SSSI, Ancient Woodland, NNRs) designated site.</i></p> <p>The central and northwestern parts of the site intersect with several areas of ancient woodland, as well as a SINC (Ballan Wood) (10% overlap). In addition, the site is 193m from the nearest SSSI (Nedern Brook Wetlands, Caldicot) and 837m from the nearest priority habitat (wood pasture).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	--	<p><i>Development at the site has the potential for a significant negative effect on the historic environment.</i></p> <p>The site is 47m from the nearest grade II listed building, 107m from the nearest grade II* listed building, 113m from the nearest scheduled monument (Crick Medieval House), 156m from the nearest archaeologically sensitive area, 333m from the nearest conservation area (Caldicot), and 734m from the nearest grade I listed building.</p> <p>The site is very large (56ha), and therefore it will likely impact the setting of the aforementioned heritage assets, especially those closest to the site. Development also has the potential to disturb nearby archaeological remains.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 379m from the nearest County Park (Gwastadeddau Gwent/ Gwent Levels). In addition, the site will deliver 960 homes on land currently used for agriculture.
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zones 2 and 3).</i>
		-	<i>The site intersects with surface water Flood Zone 2 or 3.</i>
		-	Less than 50% of the site intersects with surface water Flood Zone 2 or 3. However, it is recognised that this is isolated to a few small areas primarily in the centre of the site.

## Oak Grove Farm

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	++	<i>New employment land proposed at the site.</i> The site is proposed for employment use (B1/ B2/ B8).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	0	<i>The site will deliver new employment land.</i>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	0	N/A
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	0	N/A
		0	N/A
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site falls within the Portskewett LSOA, which is amongst the 10-20% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	0	N/A
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	0	<i>The site does not contain and is not in close proximity to a waterbody, nor does it fall within the River Wye Catchment Area.</i>
		-	<i>The site intersects with a Groundwater Source Protection Zone (SPZ).</i>  The site intersects with Source Protection Zone 3.
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>
		--	<i>The site is within a mineral safeguarding area.</i>  The site is within a mineral safeguarding area for carboniferous limestone.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>  The site is 1,104m from the nearest priority habitat (lowland meadows), 58m from the nearest area of ancient woodland, 2,172m from the nearest SAC, SPA and Ramsar, 907m from the nearest

ISA topic	ISA objective	Significant effect?	Commentary
			SSSI (Nedern Brook Wetlands, Caldicot), and 61m from the nearest SINC (Sunny Bank).
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	?	<p><i>Development at the site has the potential for a significant negative effect on the historic environment.</i></p> <p>The site is 530m from the nearest grade II listed building, 477m from the nearest grade II* listed building, 478m from the nearest scheduled monument (Crick Moated Site), 834m from the nearest archaeologically sensitive area, 1,159m from the nearest conservation area (Caldicot), and 1,690m from the nearest grade I listed building.</p> <p>Though the site is a distance from important historic environment features, it is possible development will impact upon the heritage value of the area.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zones 2 and 3).</i>
		-	<p><i>The site intersects with surface water Flood Zone 2 or 3.</i></p> <p>Less than 50% of the site intersects with surface water Flood Zone 2 or 3. However, it is recognised that this is isolated to a few small areas primarily in the centre of the site.</p>

## Gypsy and Traveller site

### Oakgrove Farm, Portskewett

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<p><i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i></p> <p>The site is 2-2.5km from the nearest industrial and business site (Pill Row, Severnbridge Industrial Estate) and 1700-1800m from the nearest protected employment site (Severn Bridge, Caldicot).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	?	N/A.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	--	<p><i>The site is &gt;1,600m from a primary school and secondary school.</i></p> <p>The nearest primary school is Archbishop Rowan Williams VA Primary School (2-2.5km away), and the nearest secondary school is Caldicot Comprehensive (3-4km away).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p><i>The site is within 800m of a health service or an active travel route.</i></p> <p>The site is 99m from the nearest public right of way, but 3-4km from nearest dentist, 2.5-3km to the nearest GP surgery, and &gt;25km from the nearest hospital.</p>
		+	<p><i>The site is within 800m of a formal leisure or green space.</i></p> <p>The site is between 700-800m of a golf course.</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>This site is not classified as deprived or relatively deprived, and is in the 5<sup>th</sup> quintile.</p>

ISA topic	ISA objective	Significant effect?	Commentary
Transport and movement	Increase sustainable transport use and reduce the need to travel.	--	<p><i>The site is not within reasonable walking distance (&gt;800m) to a railway station or bus stop, neighbourhood centre or central shopping area, and active travel route.</i></p> <p>The site is 3-4km walking distance from the nearest neighbourhood centre. It is also 800-900m from the nearest bus stop and 3-4km from the nearest train station.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	0	<i>The site does not contain and is not in close proximity to a waterbody, nor does it fall within the River Wye Catchment Area.</i>
		-	<p><i>The site intersects with a Groundwater Source Protection Zone (SPZ).</i></p> <p>The site is within Source Protection Zone 3.</p>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>
		--	<p><i>The site is within a mineral safeguarding area.</i></p> <p>The site is within a mineral safeguarding area for carboniferous limestone and sand and gravel</p>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 1,069m from the nearest priority habitat (traditional orchard), 547m from the nearest area of ancient woodland, 1,914m from the nearest SAC, SPA and Ramsar, 1,304m from the nearest SSSI (Bushy Close), and 549m from the nearest SINC (Sunny Bank).
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	0	<p><i>Development at this site will have a neutral effect on the historic environment.</i></p> <p>The site is 785m from the nearest grade II listed building, 978m from the nearest grade II* listed building, 1,497m from the nearest conservation area (Caldicot), and 983m from the nearest scheduled monument (Crick Medieval House).</p> <p>Given the distance of the site from important historic environment features, it is unlikely development will impact upon the heritage value of the area.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (flood zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface water flood risk area (flood zone 2 and 3).</i>

## Bradbury Farm, Crick

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 2-2.5km from the nearest industrial and business site (Pill Row, Severnbridge Industrial Estate) and 1500-1600m from the nearest protected employment site (Severn Bridge, Caldicot).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	?	N/A.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	--	<i>The site is &gt;1,600m from a primary school and secondary school.</i>  The nearest primary school is Archbishop Rowan Williams VA Primary School (2-2.5km away), and the nearest secondary school is Caldicot Comprehensive (2.5-3km away).
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<i>The site is within 800m of a health service or an active travel route.</i>  The site is 203m from the nearest public right of way, but 2-2.5km from nearest dentist, 2-2.5km to the nearest GP surgery, and >25km from the nearest hospital.
		-	<i>The site is not within 800m of a formal leisure or green space.</i>  The site is between 1,500-1,600m of public park or garden.
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  This site is not classified as deprived or relatively deprived, and is in the 5 <sup>th</sup> quintile.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i>  The site is 3-4km walking distance from the nearest neighbourhood centre. It is also 400-500m from the nearest bus stop and 3-4km from the nearest train station.



ISA topic	ISA objective	Significant effect?	Commentary
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	0	<i>The site does not contain and is not in close proximity to a waterbody, nor does it fall within the River Wye Catchment Area.</i>
		-	<i>The site intersects with a Groundwater Source Protection Zone (SPZ).</i>  The site is within Source Protection Zone 3.
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>
		--	<i>The site is within a mineral safeguarding area.</i>  The site is within a mineral safeguarding area for carboniferous limestone and sand and gravel
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>  The site is 1,200m from the nearest priority habitat (lowland meadows), 75m from the nearest area of ancient woodland, 2,378m from the nearest SAC, SPA and Ramsar, 301m from the nearest SSSI (Nedern Brook Wetlands, Caldicot), and 71m from the nearest SINC (Sunny Bank).
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.	0	<i>Development at this site will have a neutral effect on the historic environment.</i>

ISA topic	ISA objective	Significant effect?	Commentary
	Promote understanding of Monmouthshire's cultural heritage.		<p>The site is 258m from the nearest grade II listed building, 291m from the nearest grade II* listed building, 673m from the nearest conservation area (Caldicot), and 224m from the nearest scheduled monument (The Berries Mound Bailey Castle).</p> <p>Given the distance of the site from important historic environment features, it is unlikely development will impact upon the heritage value of the area.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (flood zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface water flood risk area (flood zone 2 and 3).</i>

## Portskewett / Shirenewton

### Renewable Energy (Solar)

#### CS0066 – Bridge View Farm

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	0	<p>N/A</p> <p>The site is proposed for renewable energy (solar).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	0	N/A

ISA topic	ISA objective	Significant effect?	Commentary
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	0	N/A
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	0	N/A
		0	N/A
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Portskewett and Shirenewton LSOAs, which are amongst the 10-20% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	0	N/A
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  The site is 232m from the nearest waterbody (lake) and falls wholly within the River Wye Catchment Area.
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>  The site is currently used for agriculture.
		--	<i>The site is within a mineral safeguarding area.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is within a mineral safeguarding area for carboniferous limestone, and sand and gravel.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<p><i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i></p> <p>The site is 19m from the nearest priority habitat (traditional orchard), 108m from the nearest area of ancient woodland, 440m from the nearest SAC, SPA and SSSI (Severn Estuary), and 775m from the nearest SINC (Withey Bed).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	--	<p><i>Development at the site has the potential for a significant negative effect on the historic environment.</i></p> <p>The site wholly intersects with an archaeologically sensitive area. In addition, the site is 143m from the nearest grade II listed building, 492m from the nearest grade II* listed building, 741m from the nearest conservation area (Mathern), and 865m from the nearest scheduled monument (Moated site south of Moynes Court).</p> <p>The site is large (16ha), and whilst the installation of solar panels is less likely to disturb archaeological remains when compared to housing development, some disturbance is still likely to take place. In addition, the site has the potential to impact the setting of the three nearest grade II listed building, which are located in a row to the west of the site.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zones 2 and 3).</i>
		-	<i>The site intersects with surface water Flood Zone 2 or 3.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			Less than 50% of the site intersects with surface water Flood Zone 2 or 3. However, it is recognised that this is isolated to a few small areas in the western extent of the site and is unlikely to cause significant issues due to the use of this site (renewable energy).

## Raglan

### Residential

#### CS0183 – Land south of Monmouth Road

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	+	<p><i>The site has good access to existing employment (≤800m from an employment centre).</i></p> <p>The site is 700-800m from the nearest protected employment site (Raglan Enterprise Park).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<p><i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 85 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	+	<p><i>The site is within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i></p> <p>The site is 400-500m from the nearest primary school (Raglan VC Primary); however, it is 10-15km from the nearest secondary school (Monmouth Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	++	<i>The site is within 800m of a health service and an active travel route.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 400-500m from the nearest GP surgery (Castle Gate Medical Practice, Raglan) and intersects with a PRoW (377/58/1).
		++	<i>The site is within 800m of a formal leisure and green space.</i>  The site is 0-50m from the nearest area of amenity importance and green space (cemetery and playing field).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Raglan LSOA, which is amongst the 20-30% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	++	<i>The site is within close proximity (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, and an active travel route.</i>  The site is 50-100m from the nearest bus stop (Castle Turn), 200-300m from the nearest central shopping area (Raglan) and intersects with a PRoW (377/58/1). It is also 3m from the nearest National Cycle Network route.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  The site is 65m from the nearest waterbody (river).
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		-	<i>The site intersects with a Nitrate Vulnerable Zone (NVZ).</i>

ISA topic	ISA objective	Significant effect?	Commentary
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>
		+	The site comprises grassland.
			<i>The site does not intersect with a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>
			The site is 358m from the nearest area of ancient woodland and 487m from the nearest priority habitat (traditional orchard).
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.	--	<i>Development at the site has the potential for a significant negative effect on the historic environment.</i>
	Promote understanding of Monmouthshire's cultural heritage.		The northwestern boundary of the site is adjacent to a conservation area (Raglan). In addition, the site is 61m from the nearest archaeologically sensitive area, 164m from the nearest scheduled monument (Raglan Churchyard Cross), 165m from the nearest grade II listed building, 168m from the nearest grade II* listed building, and 564m from the nearest grade I listed building.
			The site is large (4.5ha) and likely to impact the setting of the adjacent conservation area. Development also has the potential to disturb nearby archaeological remains.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zones 2 and 3).</i>
		-	<i>The site intersects with surface water Flood Zone 2 or 3.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			Less than 50% of the site intersects with surface water Flood Zone 2 or 3. However, it is recognised that this is largely isolated to the southern corner of the site.

## CS0205 – Land at Usk Road, Raglan

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	0	<p><i>The site has reasonable access to existing employment (800-1,600m from an employment centre).</i></p> <p>The site is 900-1,000m from the nearest protected employment site (Raglan Enterprise Park).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<p><i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 50 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	+	<p><i>The site is within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i></p> <p>The site is 700-800m from the nearest primary school (Raglan VC Primary); however, it is 10-15km from the nearest secondary school (Monmouth Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	++	<p><i>The site is within 800m of a health service and an active travel route.</i></p> <p>The site is 700-800m from the nearest GP surgery (Castle Gate Medical Practice, Raglan) and 4m from the nearest National Cycle Network route.</p>
		++	<i>The site is within 800m of a formal leisure and green space.</i>



ISA topic	ISA objective	Significant effect?	Commentary
			The site is 100-200m from the nearest area of amenity importance and green space (play space).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Raglan LSOA, which is amongst the 20-30% least deprived LSOAs in Wales.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	++	<p><i>The site is within close proximity (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, and an active travel route.</i></p> <p>The site is 0-50m from the nearest bus stop (Cayo Cottage and Wilcae Birdge), 300-400m from the nearest central shopping area (Raglan) and 4m from the nearest National Cycle Network route. It is also 56m from the nearest PRow.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p><i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i></p> <p>The southern boundary of the site intersects with a river (Nant y Wilcae).</p>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		-	<i>The site intersects with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<p><i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i></p> <p>The site is currently used for agriculture.</p>

ISA topic	ISA objective	Significant effect?	Commentary
		+	<i>The site does not intersect with a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<p><i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i></p> <p>The site is 228m from the nearest area of ancient woodland, 358m from the nearest priority habitat (traditional orchard), and 624m from the nearest SINC (Broom House Meadows).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	?	<p><i>Development at the site would have an uncertain effect on the historic environment.</i></p> <p>The site is 220m from the nearest conservation area, 320m from the nearest archaeologically sensitive area, 325m from the nearest grade II listed building, 502m from the nearest scheduled monument (Raglan Churchyard Cross), 517m from the nearest grade II* listed building, and 796m from the nearest grade I listed building.</p> <p>The site is relatively large (4.4ha); however, the aforementioned heritage assets are relatively far from the site and screened by existing development. Nevertheless, uncertainty is noted at this stage.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	-	<p><i>The site intersects with fluvial Flood Zone 2 or 3.</i></p> <p>Less than 50% of the site intersects with fluvial Flood Zone 2 or 3. However, it is recognised that this is isolated to the southern extent of the site.</p>
		+	<i>The site does not intersect with a high surface water flood risk area (Flood Zones 2 and 3).</i>

## Employment (B1) and Renewable Energy (Solar)

### CS0069 – Raglan Enterprise Park

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	++	<i>New employment land proposed at the site.</i>  The site is proposed for mixed-use, including employment use (B1) and renewable energy (solar).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	0	<i>The site will deliver new employment land.</i>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	0	N/A
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	0	N/A
		0	N/A
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Raglan LSOA, which is amongst the 20-30% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	0	N/A
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  The northeastern corner of the site is adjacent to a river (Nant y Wilcae).

ISA topic	ISA objective	Significant effect?	Commentary
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		-	<i>The site intersects with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>  The site is currently used for agriculture.
		+	<i>The site does not intersect with a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	--	<i>The site intersects or is adjacent to an internationally (SAC, SPA, Ramsar) or nationally (SSSI, Ancient Woodland, NNRs) designated site.</i>  The northeastern boundary of the site is adjacent to an area of ancient woodland. In addition, the site is 311m from the nearest priority habitat (traditional orchard) and 560m from the nearest SINC (Broom House Meadows).
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.  Promote understanding of Monmouthshire's cultural heritage.	?	<i>Development at the site would have an uncertain effect on the historic environment.</i>  The site is 217m from the nearest archaeologically sensitive area, 299m from the nearest conservation area (Raglan), 326m from the nearest grade II listed building, 400m from the nearest scheduled monument (Reglan Churchyard Cross), 420m from the nearest grade II* listed building, and 884m from the nearest grade I listed building.  The site is 1.5ha in size. The aforementioned heritage assets are relatively far away from the site and screened by existing development. Nevertheless, a degree of uncertainty is noted as the site could still disturb nearby archaeological remains.

ISA topic	ISA objective	Significant effect?	Commentary
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>
			Whilst the site is within Flood Zone 1, it is recognised that the area immediately to the north and northeast of the site is within fluvial Flood Zone 2 or 3.
		+	<i>The site does not intersect with a high surface water flood risk area (Flood Zones 2 and 3).</i>

## Employment

### CS0278 – Land west of Raglan

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	++	<i>New employment land proposed at the site.</i>
			The site is proposed for employment use.
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	0	<i>The site will deliver new employment land.</i>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	0	N/A
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	0	N/A
		0	N/A
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site falls within the Raglan LSOA, which is amongst the 20-30% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	0	N/A
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>
		+	<i>The western boundary of the site is adjacent to a river.</i>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		-	<i>The site intersects with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>
		+	<i>The site is currently used for agriculture.</i>
		+	<i>The site does not intersect with a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>
			The site is 436m from the nearest area of ancient woodland, 540m from the nearest priority habitat (traditional orchard), and 736m from the nearest SINC (Broom House Meadows).
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.	-	<i>Development at the site has the potential for a negative effect on the historic environment.</i>

ISA topic	ISA objective	Significant effect?	Commentary
	Promote understanding of Monmouthshire's cultural heritage.		<p>The site is 69m from the nearest archaeologically sensitive area, 99m from the nearest conservation area (Raglan), 114m from the nearest grade II listed building, 387m from the nearest grade II* listed building, 389m from the nearest scheduled monument (Reglan Churchyard Cross), and 729m from the nearest grade I listed building.</p> <p>The site is 4.5ha in size; however, the aforementioned heritage assets are screened by existing development. Nevertheless, development still has the potential to disturb archaeological remains.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	-	<p><i>The site intersects with fluvial Flood Zone 2 or 3.</i></p> <p>Less than 50% of the site intersects with fluvial Flood Zone 2 or 3. However, it is recognised that fluvial flood risk is isolated to the western boundary of the site.</p>
		-	<p><i>The site intersects with surface water Flood Zone 2 or 3.</i></p> <p>Less than 50% of the site intersects with surface water Flood Zone 2 or 3. However, it is recognised that surface water flood risk is isolated to the southeastern corner of the site.</p>

## Tourism / Leisure / Commercial (A1 / A3 / C1 / D1 / Sui Generis)

### CS0281 – Raglan Country Estate

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	++	<i>New employment land proposed at the site.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is proposed for tourism/ leisure/ commercial use (A1/ A3/ C1/ D1/ D2/ sui generis).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	0	<i>The site will deliver new employment land.</i>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	0	N/A
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	0	N/A
		0	N/A
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>
		-	The site falls within the Raglan LSOA, which is amongst the 20-30% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	0	N/A
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>
			The site intersects with a river.
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		-	<i>The site intersects with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>



ISA topic	ISA objective	Significant effect?	Commentary
	development and protecting, where possible, higher grade agricultural land.		The site comprises a former golf course and agricultural land.
		+	<i>The site does not intersect with a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	--	<p><i>The site intersects or is adjacent to an internationally (SAC, SPA, Ramsar) or nationally (SSSI, Ancient Woodland, NNRs) designated site.</i></p> <p>The southeastern corner of the site intersects with two areas of ancient woodland, whilst the western extent of the site contains two priority habitats (tradition orchard). In addition, the site is 11m from the nearest SINC (Carreg Wen).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	?	<p><i>Development at the site would have an uncertain effect on the historic environment.</i></p> <p>The site is 538m from the nearest conservation area (Raglan), 616m from the nearest archaeologically sensitive area, 627m from the nearest grade II listed building, 803m from the nearest scheduled monument (Raglan Churchyard Cross), and 814m from the nearest grade II* listed building.</p> <p>The site is very large (92 ha); however, the aforementioned heritage assets are relatively far away from the site and some are screened by existing development. Nevertheless, given the size of the site, uncertainty is noted at this stage.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zones 2 and 3).</i>
		-	<i>The site intersects with surface water Flood Zone 2 or 3.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			Less than 50% of the site intersects with surface water Flood Zone 2 or 3.

## Rogiet

### Residential

#### CS0168 – Land adjacent to Merlin Close

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	+	<p><i>The site has good access to existing employment (≤800m from an employment centre).</i></p> <p>The site is 500-600m from the nearest protected employment site (Progress Industrial Estate, Rogiet).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	--	<p><i>The site could deliver new homes or employment land; however, the site wholly intersects with a designated green wedge.</i></p> <p>The site has capacity to deliver 168 new homes; however, it wholly intersects with a designated green wedge.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	+	<p><i>The site is within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i></p> <p>The site is 700-800m from the nearest primary school (Rogiet Primary); however, it is 2.5-3km from the nearest secondary school (Caldicot Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p><i>The site is within 800m of a health service or an active travel route.</i></p> <p>The site is not within 800m of a health service; however, it intersects with a PRow (378/21/1).</p>

ISA topic	ISA objective	Significant effect?	Commentary
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 0-50m from the nearest area of amenity importance and green space (playing field).</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Rogiet LSOA, which is amongst the 30-40% least deprived LSOAs in Wales.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site is 100-200m from the nearest bus stop (Green Farm) and it intersects with a PRow (378/21/1). It is also 464m from the nearest National Cycle Network route. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p><i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i></p> <p>The site is 486m from the nearest waterbody (river).</p>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>

ISA topic	ISA objective	Significant effect?	Commentary
	development and protecting, where possible, higher grade agricultural land.		The site is currently used for agriculture.
		--	<p>The site intersects with a mineral safeguarding area.</p> <p>The site intersects with a mineral safeguarding area for carboniferous limestone, and sand and gravel.</p>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<p><i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i></p> <p>The site is 180m from the nearest priority habitat (lowland calcareous grassland), 200m from the nearest SINC (Rogiet Country Park), 488m from the nearest SSSI (Rectory Meadow – Rogiet), and 514m from the nearest area of ancient woodland.</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	--	<p><i>Development at the site has the potential for a significant negative effect on the historic environment.</i></p> <p>The site wholly intersects with an archaeologically sensitive area. In addition, the western boundary of the site is adjacent to a conservation area (Rogiet). The site is also 106m from the nearest grade II listed building, 132m from the nearest grade II* listed building, and 205m from the nearest scheduled monument (St. Michael's Churchyard Cross, Llanfihangel Rogiet).</p> <p>The size is relatively large (3.6ha) and development is likely to disturb on-site archaeological remains. The site is also likely to impact the setting of the adjacent conservation area, as well as the listed buildings within it.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>

ISA topic	ISA objective	Significant effect?	Commentary
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zones 2 and 3).</i>
		-	<i>The site intersects with surface water Flood Zone 2 or 3.</i>  Less than 50% of the site intersects with surface water Flood Zone 2 or 3.

## CS0256 – The Paddocks, Land adjacent to Rogiet Pool

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	+	<i>The site has good access to existing employment (≤800m from an employment centre).</i>  The site is 400-500m from the nearest protected employment site (Progress Industrial Estate, Rogiet).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i>  The site has capacity to deliver 5 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	+	<i>The site is within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i>  The site is 600-700m from the nearest primary school (Rogiet Primary); however, it is 2.5-3km from the nearest secondary school (Caldicot Comprehensive).
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<i>The site is within 800m of a health service or an active travel route.</i>  The site is not within 800m of a health service; however, it is 16m from the nearest PRow.

ISA topic	ISA objective	Significant effect?	Commentary
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 0-50m from the nearest area of amenity importance and 200-300m from the nearest green space (play space).</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Rogiet LSOA, which is amongst the 30-40% least deprived LSOAs in Wales.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site is 100-200m from the nearest bus stop (Pool, Severn Tummel Junction – Rogiet Pool) and 16m from the nearest PRow. It is also 470m from the nearest National Cycle Network route. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p><i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i></p> <p>The site is 816m from the nearest waterbody (river).</p>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield	?	<i>The site is predominantly brownfield land (&gt;50%) and contains high quality agricultural land (Grade 1, 2 and 3a).</i>

ISA topic	ISA objective	Significant effect?	Commentary
	development and protecting, where possible, higher grade agricultural land.		The site comprises stables.
		--	<i>The site is within a mineral safeguarding area.</i>  The site is within a mineral safeguarding area for carboniferous limestone.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>  The site is 105m from the nearest priority habitat (lowland calcareous grassland), 308m from the nearest SSSI (Rectory Meadow – Rogiet), 432m from the nearest area of ancient woodland, and 477m from the nearest SINC (Rogiet Country Park).
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.  Promote understanding of Monmouthshire's cultural heritage.	--	<i>Development at the site has the potential for a significant negative effect on the historic environment.</i>  The site wholly intersects with an archaeologically sensitive area. In addition, the site is 253m from the nearest grade II listed building, 262m from the nearest conservation area (Rogiet), 333m from the nearest grade II* listed building, and 518m from the nearest scheduled monument (St. Michael's Churchyard Cross, Llanfihangel Rogiet).  The site is very small (0.2ha); however, development is likely to disturb on-site archaeological remains.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>

ISA topic	ISA objective	Significant effect?	Commentary
		+	<i>The site does not intersect with a high surface water risk area (Flood Zone 2 and 3).</i>

## Employment (B2 / B8)

### CS0255 – Land adjacent to Ifton Industrial Estate

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	++	<i>New employment land proposed at the site.</i>  The site is proposed for employment use (B2/ B8).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	--	<i>The site could deliver new homes or employment land; however, the site wholly intersects with a designated green wedge.</i>  The site will deliver employment land; however, it falls wholly within a designated green wedge.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	0	N/A
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	0	N/A
		0	N/A
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Rogiet LSOA, which is amongst the 30-40% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	0	N/A



ISA topic	ISA objective	Significant effect?	Commentary
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	0	<i>The site does not contain and is not in close proximity to a waterbody, nor does it fall within the River Wye Catchment Area.</i>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	++	<i>The site is wholly brownfield land.</i> The site comprises a parking area.
		--	<i>The site is within a mineral safeguarding area.</i> The site is within a mineral safeguarding area for carboniferous limestone.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>  The site is 79m from the nearest priority habitat (open mosaic habitat on previously developed land), 387m from the nearest SINC (West of Caldicot), 388m from the nearest area of ancient woodland, and 632m from the nearest SSSI (Rectory Meadow – Rogiet).
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.	--	<i>Development at the site has the potential for a significant negative effect on the historic environment.</i>
	Promote understanding of Monmouthshire's cultural heritage.		The site wholly intersects with an archaeologically sensitive area. In addition, the site is 663m from the nearest grade II* listed building and 697m from the nearest grade II listed building.

ISA topic	ISA objective	Significant effect?	Commentary
			The site is small (0.1ha) and regeneration of the parking area has the potential to improve the historic environment in this location. Nevertheless, development is likely to disturb on-site archaeological remains.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	++	<i>The site is predominantly brownfield and does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>  Whilst the site is within Flood Zone 1, it is recognised that the area immediately to the south of the site is within fluvial Flood Zone 2 or 3.
		+	<i>The site does not intersect with a high surface water flood risk area (Flood Zone 2 and 3).</i>

## Mixed Use: Residential (C3), Employment (B1 / B2 / B8)

### CS0253 – Ifton Manor Farm (Site A)

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	++	<i>New employment land proposed at the site.</i>  The site is proposed for mixed-use development, including employment use (B1/ B2/ B8).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	-	<i>The site could deliver new homes or employment land; however, the site partially intersects with a designated green wedge.</i>  The site has capacity to deliver 440 new homes; however, it almost wholly intersects with a designated green wedge.

ISA topic	ISA objective	Significant effect?	Commentary
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	++	<p><i>The site is within reasonable walking distance (<math>\leq 800m</math>) to a primary and a secondary school (<math>\leq 1,600m</math>).</i></p> <p>The site is 400-500m from the nearest primary school (Dewstow Primary) and 1,200-1,300m from the nearest secondary school (Caldicot Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	++	<p><i>The site is within 800m of a health service and an active travel route.</i></p> <p>The site is 400-500m from the nearest dentist (Teeth for Life, Caldicot), 500-600m from the nearest GP surgery (Caldicot Health Centre, Caldicot), and it intersects with a PRoW (378/10/4).</p>
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 100-200m from the nearest area of amenity importance and 50-100m from the nearest green space (play space).</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Rogiet LSOA, which is amongst the 30-40% least deprived LSOAs in Wales.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	++	<p><i>The site is within close proximity (<math>\leq 800m</math>) to a railway station or bus stop, neighbourhood centre or central shopping area, and an active travel route.</i></p> <p>The site is 0-50m from the nearest bus stop (Cherry Tree Nursing Home, Ifton Quarry), 400-500m from the nearest neighbourhood centre (West End, Caldicot), and it intersects with a PRoW (378/10/4). It is also 449m from the nearest National Cycle Network route.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>

ISA topic	ISA objective	Significant effect?	Commentary
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p><i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i></p> <p>The site is 984m from the nearest waterbody (river).</p>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<p><i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i></p> <p>The site is currently used for agriculture.</p>
		--	<p><i>The site is within a mineral safeguarding area.</i></p> <p>The site is within a mineral safeguarding area for carboniferous limestone, and sand and gravel.</p>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	-	<p><i>The site intersects or is adjacent to a regionally or locally (LNRs and SINC) designated site and/ or priority habitats/ species.</i></p> <p>The eastern boundary of the site is adjacent to a SINC (West of Caldicot). In addition, the site is 118m from the nearest priority habitat (open mosaic habitat on previously developed land), 393m from the nearest area of ancient woodland, and 670m from the nearest SSSI (Rectory Meadow – Rogiet).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	--	<p><i>Development at the site has the potential for a significant negative effect on the historic environment.</i></p> <p>The site wholly intersects an archaeologically sensitive area. In addition, the site is 410m from the nearest grade II* listed building and 435m from the nearest grade II listed building.</p>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is very large (19.5ha) and development is likely to disturb on-site archaeological remains.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>
		-	<i>The site intersects with Flood Zone 2 or 3.</i>  Less than 50% of the site intersects with surface water Flood Zone 2 or 3. However, it is recognised that this is isolated to two small areas within the site.

## Open Space, Green Infrastructure, Active Travel Links, Drainage associated with proposed residential and employment to the north

### CS0254 – Ifton Manor Farm (Site B)

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	0	<i>N/A</i>  The site is proposed for open space, green infrastructure, active travel links, and drainage associated with proposed residential and employment development to the north (Site A).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	--	<i>The site could deliver new homes or employment land; however, the site wholly intersects with a designated green wedge.</i>  The site falls within a designated green wedge.

ISA topic	ISA objective	Significant effect?	Commentary
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	0	N/A
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	0	N/A
		0	N/A
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  <i>The site falls within the Rogiet LSOA, which is amongst the 30-40% least deprived LSOAs in Wales.</i>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	0	N/A
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  <i>The site is 666m from the nearest waterbody (river).</i>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	0	N/A  The site is not proposed for development.
		---	<i>The site is within a mineral safeguarding area.</i>  The site is within a mineral safeguarding area for sand and gravel.

ISA topic	ISA objective	Significant effect?	Commentary
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<p><i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i></p> <p>The site is 6m from the nearest SINC (West of Caldicot), 386m from the nearest priority habitat (open mosaic habitat on previously developed land), 638m from the nearest area of ancient woodland, 714m from the nearest SSSI (Gwent Levels – Magor and Undy), and 998m from the nearest SAC, SPA and Ramsar site (Severn Estuary).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	?	<p><i>Development at the site would have an uncertain effect on the historic environment.</i></p> <p>The site wholly intersects with an archaeologically sensitive area. In addition, the site is 613m from the nearest grade II listed building, 619m from the nearest grade II* listed building, and 785m from the nearest conservation area (Rogiet)</p> <p>The site is very large (15.3ha) and development has the potential to disturb on-site archaeological remains. However, it is recognised that this site is not proposed for housing development, and therefore archaeological remains are less likely to be disturbed. Nevertheless, uncertainty is noted at this stage.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>
		-	<p><i>The site intersects with surface water Flood Zone 2 or 3.</i></p> <p>Less than 50% of the site intersects with surface water Flood Zone 2 or 3.</p>

# Shirenewton

## Residential

### CS0029 - Barnetts Farm

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<p><i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i></p> <p>The site is 1,800-1,900m from the nearest protected employment site (Station Road and School Hill, both in Chepstow).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<p><i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 15 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	+	<p><i>The site is within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i></p> <p>The site is 1,600-1,700m from the nearest primary school (St Mary's Roman Catholic Primary); however, it is 1,400-1,500m from the nearest secondary school (Chepstow Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p><i>The site is within 800m of a health service or an active travel route.</i></p> <p>The site is not within 800m of a health service; however, it is 7m from the nearest PRoW.</p>
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 200-300m from the nearest area of amenity importance and 400-500m from the nearest green space (play space).</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p>



ISA topic	ISA objective	Significant effect?	Commentary
			The site falls within the Shirenewton LSOA, which is amongst the 10-20% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site is 700-800m from the nearest bus stop (Chepstow Community Hospital and St Lawrence Park Estate) and is 7m from the nearest PRow. It is also 47m from the nearest National Cycle Network route. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p><i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i></p> <p>The site is 623m from the nearest waterbody (river) and falls wholly within the River Wye Catchment Area.</p>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<p><i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i></p> <p>The site comprises agricultural buildings, which are considered greenfield.</p>
		--	<i>The site is within a mineral safeguarding area.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is within a mineral safeguarding area for carboniferous limestone.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<p><i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i></p> <p>The site is 226m from the nearest area of ancient woodland, 335m from the nearest SINC (Part of Bishop's Barnets Wood), and 469m from the nearest priority habitat (traditional orchard).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	?	<p><i>Development at the site would have an uncertain effect on the historic environment.</i></p> <p>The site is 385m from the nearest conservation area (Moun-ton), 387m from the nearest grade II listed building, 556m from the nearest scheduled monument (Bishop Barnet's Wood Camp), and 637m from the nearest grade II* listed building.</p> <p>The site is relatively small (1.1ha), but could have impacts on the setting of nearby heritage assets.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	--	<p><i>The site is predominantly greenfield and wholly falls within an Area of Outstanding Natural Beauty, National Park or Country Park.</i></p> <p>The site is greenfield, and it wholly intersects with an AONB (Wye Valley).</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (flood zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface flood risk area (flood zone 2 and 3).</i>

## CS0112 - Land at St Lawrence Lane

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	0	<p><i>The site has reasonable access to existing employment (800-1,600m from an employment centre).</i></p> <p>The site is 1,200-1,300m from the nearest protected employment site (Bulwark Road, Chepstow).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	--	<p><i>The site could deliver new homes or employment land; however, the site wholly intersects with a designated green wedge.</i></p> <p>The site has capacity to deliver 300 new homes; however, it wholly intersects with a designated green wedge.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	+	<p><i>The site is within reasonable walking distance (<math>\leq 800m</math>) to a primary or a secondary school (<math>\leq 1,600m</math>).</i></p> <p>The site is 800-900m from the nearest primary school (St Mary's Roman Catholic Primary).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p><i>The site is within 800m of a health service or an active travel route.</i></p> <p>The site is not within 800m of a health service; however, it is 5m from the nearest PRow.</p>
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 400-500m from the nearest area of amenity importance and green space (playing field).</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Shirenewton LSOA, which is amongst the 10-20% least deprived LSOAs in Wales.</p>

ISA topic	ISA objective	Significant effect?	Commentary
Transport and movement	Increase sustainable transport use and reduce the need to travel.		<i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i>
		+	The site is 0-50m from the nearest bus stop (Brynderwen Lane) and is 5m from the nearest PRow. It is also 172m from the nearest National Cycle Network route. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  The site is 488m from the nearest waterbody (river) and falls wholly within the River Wye Catchment Area.
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>  The site is currently used for agriculture.
			<i>The site is within a mineral safeguarding area.</i>
		--	The site is within a mineral safeguarding area for carboniferous limestone.

ISA topic	ISA objective	Significant effect?	Commentary
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	--	<p><i>The site intersects or is adjacent to an internationally (SAC, SPA, Ramsar) or nationally (SSSI, Ancient Woodland, NNRs) designated site.</i></p> <p>The central and southern extents of the site contain areas of ancient woodland (17% overlap). In addition, the site is 1m from the nearest priority habitat (parkland) and 642m from the nearest SINC (Parc Penterry Meadow).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	--	<p><i>Development at the site has the potential for a significant negative effect on the historic environment.</i></p> <p>The southern extent of the site intersects with a conservation area (Mathern) (5% overlap). In addition, the site is 23m from the nearest grade II listed building, 616m from the nearest grade II* listed building, 906m from the nearest archaeologically sensitive area, and 916m from the nearest scheduled monument (Bishop Barnet's Wood Camp).</p> <p>The site is very large (20ha), and whilst there is some screening from trees along the southeastern boundary of the site, the site is still likely to impact the setting of the conservation area and two grade II listed buildings within it.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The site is 281m from the nearest AONB (Wye Valley) and will deliver 300 homes on agricultural land.</p>

ISA topic	ISA objective	Significant effect?	Commentary
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (flood zone 2 and 3).</i>
		-	<i>The site intersects with surface water flood zone 2 or 3.</i>  Less than 50% of the site intersects with Flood Zone 2 or 3 (surface water).

### CS0054 - Land west of Racecourse Roundabout

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	0	<i>The site has reasonable access to existing employment (800-1,600m from an employment centre).</i>  The site is 1,400-1,500m from the nearest protected employment site (School Hill, Chepstow).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	++	<i>The site has capacity to deliver a significant number of new homes (≥ 100 dwellings) and it does not intersect with a designated green wedge.</i>  The site has capacity to deliver 100 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	+	<i>The site is within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i>  The site is 900-1,000m from the nearest primary school (The Dell Primary); however, it is 500-600m from the nearest secondary school (Chepstow Comprehensive).
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<i>The site is within 800m of a health service or an active travel route.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is not within 800m of a health service; however, it intersects with a PRow (379/3/1).
		++	<i>The site is within 800m of a formal leisure and green space.</i>  The site is 200-300m from the nearest area of amenity importance and 100-200m from the nearest green space (play space).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the St. Arvans LSOA, which is amongst the 20-30% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i>  The site is 100-200m from the nearest bus stop (Lions' Lodge and Owls Nest) and it intersects with a PRow (379/3/1). It is also 15m from the nearest National Cycle Network route. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  The site is 635m from the nearest waterbody (coast) and falls wholly within the River Wye Catchment Area.
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>

ISA topic	ISA objective	Significant effect?	Commentary
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<p><i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i></p> <p>The site is currently used for agriculture.</p>
		--	<p><i>The site is within a mineral safeguarding area.</i></p> <p>The site is within a mineral safeguarding area for limestone.</p>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	--	<p><i>The site intersects or is adjacent to an internationally (SAC, SPA, Ramsar) or nationally (SSSI, Ancient Woodland, NNRs) designated site.</i></p> <p>The central and southern extent of the site contains a SINC (Crossway Green) (79% overlap). In addition, the western boundary of the site is adjacent to an area of ancient woodland. The site is also 214m from the nearest priority habitat (traditional orchard), 540m from the nearest SAC (Wye Valley Woodlands/ Coetiroedd Dyffryn Gwy), and 540m from the nearest SSSI (Pierce, Alcove And Piercefield Woods).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	--	<p><i>Development at the site has the potential for a significant negative effect on the historic environment.</i></p> <p>The site is 41m from the nearest grade II listed building, 178m from the nearest scheduled monument (Bishop Barnet's Wood Camp), 579m from the nearest conservation area (Chepstow), and 824m from the nearest archaeologically sensitive area.</p> <p>The site is relatively large (4.8ha), and whilst the nearest grade II listed buildings is separated from the site by a roundabout, the site is still likely to impact its setting. Development also has the potential to disturb nearby archaeological remains.</p>



ISA topic	ISA objective	Significant effect?	Commentary
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	--	<i>The site is predominantly greenfield and wholly falls within an Area of Outstanding Natural Beauty, National Park or Country Park.</i>  The site wholly falls within an AONB (Wye Valley).
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (flood zone 2 and 3).</i>
		-	<i>The site intersects with surface water flood zone 2 or 3.</i> Less than 50% of the site intersects with surface water Flood Zone 2 or 3. However, it is recognised that this is isolated to a small area in the southwestern corner of the site.

## CS0026 – Land at West of Baileys Hay

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	0	<i>The site has reasonable access to existing employment (800-1,600m from an employment centre).</i>  The site is 1,400-1,500m from the nearest protected employment site (Newhouse Farm, Chepstow).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i>  The site has capacity to deliver 50 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	--	<i>The site is &gt;1,600m from a primary school and secondary school.</i>  The site is 2.5-3km from the nearest primary school (Pembroke Primary and St Mary's Roman Catholic Primary).
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<i>The site is within 800m of a health service or an active travel route.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is not within 800m of a health service; however, it intersects with a PRow (373/38/1).
		++	<i>The site is within 800m of a formal leisure and green space.</i>  The site is 100-200m from the nearest area of amenity importance and green space (play space).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Shirenewton LSOA, which is amongst the 10-20% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i>  The site is 100-200m from the nearest bus stop (Mathern Village Hall) and it intersects with a PRow (373/38/1). It is also 393m from the nearest National Cycle Network route. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  The site is 36m from the nearest waterbody (river) and falls wholly within the River Wye Catchment Area.
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>

ISA topic	ISA objective	Significant effect?	Commentary
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>
		--	The site is currently used for agriculture. <i>The site is within a mineral safeguarding area.</i> The site is within a mineral safeguarding area for sand and gravel.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i> The site is 65m from the nearest SINC (Mathern Hill), 68m from the nearest priority habitat (purple moor grass and rush pastures), and 613m from the nearest area of ancient woodland.
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.  Promote understanding of Monmouthshire's cultural heritage.	--	<i>Development at the site has the potential for a significant negative effect on the historic environment.</i> The site is 15m from the nearest grade II listed building, 64m from the nearest conservation area (Mathern), 72m from the nearest grade II* listed building, 537m from the nearest archaeologically sensitive area, 787m from the nearest scheduled monument (Moated site south of Moynes Court), and 953m from the nearest grade I listed building.  The site is relatively small (2.5ha); however, given its proximity to several heritage assets, particularly the listed buildings, it is likely to impact their setting.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100</i>

ISA topic	ISA objective	Significant effect?	Commentary
			<i>dwelling(s) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i>
			The site is 810m from the nearest AONB (Wye Valley).
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (flood zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface flood risk area (flood zone 2 and 3).</i>

## CS0053 – Land to the east Cherry Trees

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	0	<i>The site has reasonable access to existing employment (800-1,600m from an employment centre).</i>  The site is 800-900m from the nearest protected employment site (Newhouse Farm, Chepstow).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	--	<i>The site could deliver new homes or employment land; however, the site wholly intersects with a designated green wedge.</i>  The site has capacity to deliver 10 new homes; however, it wholly intersects with a designated green wedge.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	--	<i>The site is &gt;1,600m from a primary school and secondary school.</i>  The site is 2-2.5km from the nearest primary school (Pembroke Primary and St Mary's Roman Catholic Primary).
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<i>The site is within 800m of a health service or an active travel route.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is not within 800m of a health service; however, it is 24m from the nearest PRow.
		--	<i>The site is not within 800m of a formal leisure and green space or intersects with a formal leisure or green space and may result in their loss.</i>
			The site wholly intersects with an area of amenity importance and is 0-50m from the nearest green space (playing field).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Shirenewton LSOA, which is amongst the 10-20% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i>  The site is 0-50m from the nearest bus stop (Mathern Road) and 24m from the nearest PRow. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  The site intersects with a river and falls wholly within the River Wye Catchment Area.
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>

ISA topic	ISA objective	Significant effect?	Commentary
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>  <i>The site is currently used for grazing/ DES2.</i>
		--	<i>The site is within a mineral safeguarding area.</i>  <i>The site is within a mineral safeguarding area for sand and gravel.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>  <i>The site is 5m from the nearest priority habitat (traditional orchard), 93m from the nearest SINC (Wyelands), and 352m from the nearest area of ancient woodland.</i>
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.  Promote understanding of Monmouthshire's cultural heritage.	--	<i>Development at the site has the potential for a significant negative effect on the historic environment.</i>  <i>The site wholly intersects with a conservation area (Mathern). In addition, the site is 104m from the nearest archaeologically sensitive area, 108m from the nearest grade II listed building, 404m from the nearest grade II* listed building, 469m from the nearest grade I listed building, and 472m from the nearest scheduled monument (Moated site south of Moynes Court).</i>  <i>The site is relatively small (0.5ha); however, as it wholly intersects with a conservation area, it is likely to impact its setting. Development also has the potential to disturb nearby archaeological remains.</i>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>

ISA topic	ISA objective	Significant effect?	Commentary
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	-	<i>The site intersects with fluvial flood zone 2 or 3.</i>  Less than 50% of the site intersects with fluvial Flood Zone 2 or 3. However, it is recognised that this is largely isolated to the western boundary of the site.
		-	<i>The site intersects with surface water flood zone 2 or 3.</i>  Less than 50% of the site intersects with surface water Flood Zone 2 or 3. However, it is recognised that this is largely isolated to the western boundary of the site.

### CS0030 – Land off Chapel Lane

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	0	<i>The site has reasonable access to existing employment (800-1,600m from an employment centre).</i>  The site is 1,500-1,600m from the nearest protected employment site (Newhouse Farm, Chepstow).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	--	<i>The site could deliver new homes or employment land; however, the site wholly intersects with a designated green wedge.</i>  The site has capacity to deliver 50 new homes; however, it wholly intersects with a designated green wedge.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	--	<i>The site is &gt;1,600m from a primary school and secondary school.</i> The site is 2-2.5km from the nearest primary school (St Mary's Roman Catholic Primary and Pembroke Primary).
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<i>The site is within 800m of a health service or an active travel route.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is not within 800m of a health service; however, it intersects with three PRoWs (373/40/1, 373/41/1 and 373/72/2).
		++	<i>The site is within 800m of a formal leisure and green space.</i>  The site is 200-300m from the nearest area of amenity importance and 300-400m from the nearest green space (play space).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Shirenewton LSOA, which is amongst the 10-20% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i>  The site is 200-300m from the nearest bus stop (New Inn and Mathern Village Hall) and it intersects with three PRoWs (373/40/1, 373/41/1 and 373/72/2). It is also 237m from the nearest National Cycle Network route. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  The western boundary of the site is adjacent to a river (Mouton Brook) and falls wholly within the River Wye Catchment Area.
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>



ISA topic	ISA objective	Significant effect?	Commentary
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>
		--	The site is currently used for agriculture. <i>The site is within a mineral safeguarding area.</i> The site is within a mineral safeguarding area for sand and gravel.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i> The site is 159m from the nearest SINC (Mathern Hill), 198m from the nearest priority habitat (purple moor grass and rush pastures), and 486m from the nearest area of ancient woodland.
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.  Promote understanding of Monmouthshire's cultural heritage.	--	<i>Development at the site has the potential for a significant negative effect on the historic environment.</i> The site is 5m from the nearest conservation area (Mathern), 103m from the nearest grade II listed building, 251m from the nearest grade II* listed building, 728m from the nearest archaeologically sensitive area, and 981m from the nearest scheduled monument (Moated site south of Moynes Court). The site is relatively large (4.4ha) and is therefore likely to impact the setting of the conservation area immediately to the east of the site. It is also likely to impact the setting of two grade II listed buildings located to the northwest and south of the site.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100</i>

ISA topic	ISA objective	Significant effect?	Commentary
			<i> dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i>
			The site is 579m from the nearest AONB (Wye Valley).
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	-	<i>The site intersects with fluvial flood zone 2 or 3.</i>  Less than 50% of the site intersects with fluvial Flood Zone 2 or 3. However, it is recognised that this is isolated to the northwestern extent of the site.
		-	<i>The site intersects with surface water flood zone 2 or 3.</i>  Less than 50% of the site intersects with surface water Flood Zone 2 or 3. However, it is recognised that this is isolated to the northwestern extent of the site.

## CS0218 – Land east of Ditch Hill Lane (Option A)

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i>  The site is 6-7km from the nearest protected employment site (Newhouse Farm, Bulwark Road, Job Centre, School Hill and Station Road, all in Chepstow, and Severn Bridge in Caldicot).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	-	<i>The site could deliver new homes or employment land; however, the site partially intersects with a designated green wedge.</i>  The site has capacity to deliver 17 new homes; however, it almost wholly intersects with a designated green wedge.

ISA topic	ISA objective	Significant effect?	Commentary
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	+	<p><i>The site is within reasonable walking distance (<math>\leq 800\text{m}</math>) to a primary or a secondary school (<math>\leq 1,600\text{m}</math>).</i></p> <p>The site is 300-400m from the nearest primary school (Shirenewton Primary).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p><i>The site is within 800m of a health service or an active travel route.</i></p> <p>The site is not within 800m of a health service; however, it is adjacent to a PRoW.</p>
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 200-300m from the nearest area of amenity importance and 100-200m from the nearest green space (cemetery).</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Shirenewton LSOA, which is amongst the 10-20% least deprived LSOAs in Wales.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (<math>\leq 800\text{m}</math>) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site is 200-300m from the nearest bus stop (Tredeggar Arms) and it is adjacent to a PRoW. It is also 164m from the nearest National Cycle Network route. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>

ISA topic	ISA objective	Significant effect?	Commentary
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.		The site is 265m from the nearest waterbody (river) and falls wholly within the River Wye Catchment Area.
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
		--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>  The site is currently used for agriculture.
		+	<i>The site does not intersect with a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	-	<i>The site intersects or is adjacent to a regionally or locally (LNRs and SINC) designated site and/ or priority habitats/ species.</i>  The eastern boundary of the site is adjacent to a SINC (Shirenewton Meadows). In addition, the site is 9m from the nearest priority habitat (lowland meadows), 253m from the nearest area of ancient woodland, 584m from the nearest SAC (Wye Valley and Forest of Dean Bat Sites/ Safleoedd Ystlumod Dyffryn Gwy a Fforest y Ddena), and 584m from the nearest SSSI (Mwyngloddfa Mynydd-Bach).
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.	--	<i>Development at the site has the potential for a significant negative effect on the historic environment.</i>
	Promote understanding of Monmouthshire's cultural heritage.		The southwestern boundary of the site intersects with a conservation area (Shirenewton). In addition, the site is 194m from the nearest grade II listed building.

ISA topic	ISA objective	Significant effect?	Commentary
			The site is small (0.5ha) and the southwestern boundary is screened by trees. Nevertheless, the site is still likely to impact the setting of the conservation area to some degree.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The site is 241m from the nearest AONB (Wye Valley).</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (flood zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface flood risk area (flood zone 2 and 3).</i>

## CS0225 – Land east of Ditch Hill Lane (Option B)

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<p><i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i></p> <p>The site is 6-7km from the nearest protected employment site (Bulwark Road, Job Centre, Newhouse Farm, School Hill and Station Road, all in Chepstow, and Severn Bridge in Caldicot).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	-	<p><i>The site could deliver new homes or employment land; however, the site partially intersects with a designated green wedge.</i></p> <p>The site has capacity to deliver 22 new homes; however, it almost wholly intersects with a designated green wedge.</p>

ISA topic	ISA objective	Significant effect?	Commentary
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	+	<p><i>The site is within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i></p> <p>The site is 200-300m from the nearest primary school (Shirenewton Primary).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p><i>The site is within 800m of a health service or an active travel route.</i></p> <p>The site is not within 800m of a health service; however, it intersects with a PRow (380/28/1).</p>
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 200-300m from the nearest area of amenity importance and 100-200m from the nearest green space (cemetery).</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Shirenewton LSOA, which is amongst the 10-20% least deprived LSOAs in Wales.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site is 100-200m from the nearest bus stop (Tredegarr Arms) and it intersects with a PRow (380/28/1). It is also 164m from the nearest National Cycle Network route. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<p><i>The site does not intersect with an AQMA.</i></p>

ISA topic	ISA objective	Significant effect?	Commentary
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>
		+	<i>The site is 265m from the nearest waterbody (river) and falls wholly within the River Wye Catchment Area.</i>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
		--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>
	Biodiversity and geodiversity	+	<i>The site is currently used for agriculture.</i>
		+	<i>The site does not intersect with a mineral safeguarding area.</i>
		-	<i>The site intersects or is adjacent to a regionally or locally (LNRs and SINC) designated site and/ or priority habitats/ species.</i>
Historic environment	Protect and enhance biodiversity within and surrounding the plan area.	-	<i>The eastern boundary of the site is adjacent to a SINC (Shirenewton Meadows). In addition, the site is 9m from the nearest priority habitat (lowland meadows), 217m from the nearest area of ancient woodland, 583m from the nearest SAC (Wye Valley and Forest of Dean Bat Sites/ Safleoedd Ystlumod Dyffryn Gwy a Fforest y Ddena), and 583m from the nearest SSSI (Mwyngloddfa Mynydd-Bach).</i>
	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.	--	<i>Development at the site has the potential for a significant negative effect on the historic environment.</i>
	Promote understanding of Monmouthshire's cultural heritage.	--	<i>The southwestern boundary of the site intersects with a conservation area (Shirenewton). In addition, the site is 194m from the nearest grade II listed building.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is small (0.8ha) and the southwestern boundary is screened by trees. Nevertheless, the site is still likely to impact the setting of the conservation area to some degree.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i>  The site is 235m from the nearest AONB (Wye Valley).
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (flood zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface flood risk area (flood zone 2 and 3).</i>

## CS0226 – Ditch Hill Lane C, Shirenewton

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i>  The site is 6-7km from the nearest protected employment site (School Hill, Station Road, Bulwark Road, Job Centre and Newhouse Farm, all in Chepstow, and Severn Bridge in Caldicot).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	-	<i>The site could deliver new homes or employment land; however, the site partially intersects with a designated green wedge.</i>



ISA topic	ISA objective	Significant effect?	Commentary
			The site has capacity to deliver 36 new homes; however, it almost wholly intersects with a designated green wedge.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	+	<p><i>The site is within reasonable walking distance (<math>\leq 800m</math>) to a primary or a secondary school (<math>\leq 1,600m</math>).</i></p> <p>The site is 50-100m from the nearest primary school (Shirenewton Primary); however, it is 5-6km from the nearest secondary school (Chepstow Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p><i>The site is within 800m of a health service or an active travel route.</i></p> <p>The site is not within 800m of a health service; however, it intersects with a PRoW (380/28/1).</p>
		+	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 200-300m from the nearest area of amenity importance and 100-200m from the nearest green space (cemetery).</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Shirenewton LSOA, which is amongst the 10-20% least deprived LSOAs in Wales.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (<math>\leq 800m</math>) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site is 100-200m from the nearest bus stop (Tredeggar Arms) and it intersects with a PRoW (380/28/1). It is also 164m from the nearest National Cycle Network route. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.</p>

ISA topic	ISA objective	Significant effect?	Commentary
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>
		+	<i>The site is 265m from the nearest waterbody (river) and falls wholly within the River Wye Catchment Area.</i>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
		--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>
		+	<i>The site is currently used for agriculture.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	-	<i>The site does not intersect with a mineral safeguarding area.</i>
		-	<i>The site intersects or is adjacent to a regionally or locally (LNRs and SINC) designated site and/ or priority habitats/ species.</i>
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.	-	<i>The southeastern boundary of the site is adjacent to a SINC (Shirenewton Meadows). In addition, the site is 9m from the nearest priority habitat (lowland meadows), 121m from the nearest area of ancient woodland, 519m from the nearest SSSI (Llwyn y Celyn Wetland), and 543m from the nearest SAC (Wye Valley and Forest of Dean Bat Sites/ Safleoedd Ystlumod Dyffryn Gwy a Fforest y Ddena).</i>
		--	<i>Development at the site has the potential for a significant negative effect on the historic environment.</i>

ISA topic	ISA objective	Significant effect?	Commentary
	Promote understanding of Monmouthshire's cultural heritage.		<p>The southwestern boundary of the site intersects with a conservation area (Shirenewton). In addition, the site is 194m from the nearest grade II listed building.</p> <p>The site is relatively small (1.4ha) and the southwestern boundary is screened by trees. Nevertheless, the site is still likely to impact the setting of the conservation area to some degree.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The site is 129m from the nearest AONB (Wye Valley).</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (flood zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface flood risk area (flood zone 2 and 3).</i>

### CS0111 – Land adjacent to Thistledown Barn

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<p><i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i></p> <p>The site is 5-6km from the nearest protected employment site (Station Road, School Hill, Job Centre, Newhouse Farm and Bulwark Road, all in Chepstow).</p>

ISA topic	ISA objective	Significant effect?	Commentary
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i>  The site has capacity to deliver 15 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	+	<i>The site is within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i>  The site is 700-800m from the nearest primary school (Shirenewton Primary); however, it is 5-6km from the nearest secondary school (Chepstow Comprehensive).
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<i>The site is within 800m of a health service or an active travel route.</i>  The site is not within 800m of a health service; however, it is 1m from the nearest National Cycle Network route.
		++	<i>The site is within 800m of a formal leisure and green space.</i>  The site is 400-500m from the nearest area of amenity importance and 300-400m from the nearest green space (religious grounds).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Shirenewton LSOA, which is amongst the 10-20% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i>  The site is 100-200m from the nearest bus stop (Tan House) and 1m from the nearest National Cycle Network route. It is also 162m from the nearest PRow. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.

ISA topic	ISA objective	Significant effect?	Commentary
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	0	<i>The site does not contain and is not in close proximity to a waterbody, nor does it fall within the River Wye Catchment Area.</i>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
		--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>  The site is currently used for agriculture.
		+	<i>The site does not intersect with a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>
			The site is 123m from the nearest priority habitat (purple moor grass and rush pastures), 136m from the nearest SINC (Shirenewton Meadows), 554m from the nearest SAC (Wye Valley and Forest of Dean Bat Sites/ Safleoedd Ystlumod Dyffryn Gwy a Fforest y Ddena), 554m from the nearest SSSI (Mwyngloddfa Mynydd-Bach), and 622m from the nearest area of ancient woodland
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.	-	<i>Development at the site has the potential for a negative effect on the historic environment.</i>
	Promote understanding of Monmouthshire's cultural heritage.		The site is 169m from the nearest conservation area (Shirenewton) and 240m from the nearest grade II listed building.

ISA topic	ISA objective	Significant effect?	Commentary
			The site is relatively small (1.3ha) and partially screened by existing development. However, it still has the potential to impact the setting of the conservation area to the west, as well as several grade II listed buildings within it.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (<math>\geq 100</math> dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i>  The site is 493m from the nearest AONB (Wye Valley).
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (flood zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface flood risk area (flood zone 2 and 3).</i>

## CS0208 – Land west of Shirenewton Recreation Hall

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<i>The site has poor access to existing employment (<math>&gt;1,600m</math> from an employment centre).</i>  The site is 6-7km from the nearest protected employment site (Severn Bridge in Caldicot, and Bulwark Road, Newhouse Farm, School Hill, Job Centre and Station Road, all in Chepstow).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<i>The site has capacity to deliver new homes (<math>&lt;100</math> dwellings) and it does not intersect with a designated green wedge.</i>  The site has capacity to deliver 35 new homes.

ISA topic	ISA objective	Significant effect?	Commentary
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	-	<p><i>The site is not within reasonable walking distance (<math>\leq 800m</math>) to a primary or a secondary school (<math>\leq 1,600m</math>).</i></p> <p>The site is 800-900m from the nearest primary school (Shirenewton Primary) and 6-7km from the nearest secondary school (Chepstow Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p><i>The site is within 800m of a health service or an active travel route.</i></p> <p>The site is not within 800m of a health service; however, it is 3m from the nearest National Cycle Network route.</p>
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 0-50m from the nearest area of amenity importance and green space (playing field and play space).</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Shirenewton LSOA, which is amongst the 10-20% least deprived LSOAs in Wales.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (<math>\leq 800m</math>) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site is 200-300m from the nearest bus stop (Tredeggar Arms) and 3m from the nearest National Cycle Network route. It is also 66m from the nearest PRow. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<p><i>The site does not intersect with an AQMA.</i></p>

ISA topic	ISA objective	Significant effect?	Commentary
	To conserve, protect and enhance the water environment, water quality and water resources.	0	<i>The site does not contain and is not in close proximity to a waterbody, nor does it fall within the River Wye Catchment Area.</i>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>
			<i>The site is currently used for agriculture.</i>
		--	<i>The site intersects with a mineral safeguarding area.</i>  <i>The site intersects with a mineral safeguarding area for carboniferous limestone.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>  The site is 304m from the nearest SINC (Shirenewton Meadows), 325m from the nearest priority habitat (lowland meadows), 341m from the nearest area of ancient woodland, 868m from the nearest SSSI (Llwyn y Celyn Wetland), and 920m from the nearest SAC (Wye Valley and Forest of Dean Bat Sites/ Safleoedd Ystlumod Dyffryn Gwy a Fforest y Ddena).
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.	--	<i>Development at the site has the potential for a significant negative effect on the historic environment.</i>
	Promote understanding of Monmouthshire's cultural heritage.		The eastern boundary of the site intersects with a conservation area (Shirenewton) (3% overlap). In addition, the site is 267m from the nearest grade II listed building.



ISA topic	ISA objective	Significant effect?	Commentary
			The site is relatively small (2ha) and the eastern boundary of the site is screened by trees. Nevertheless, it is still likely to impact the setting of the conservation area.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (<math>\geq 100</math> dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The site is 435m from the nearest AONB (Wye Valley).</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (flood zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface flood risk area (flood zone 2 and 3).</i>

## CS0240 – Land to the east of Mounon Court

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<p><i>The site has poor access to existing employment (<math>&gt;1,600m</math> from an employment centre).</i></p> <p>The site is 5-6km from the nearest protected employment site (Bulwark Road, Job Centre, Newhouse Farm, School Hill and Station Road, all in Chepstow).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<p><i>The site has capacity to deliver new homes (<math>&lt;100</math> dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 8 new homes.</p>

ISA topic	ISA objective	Significant effect?	Commentary
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	+	<p><i>The site is within reasonable walking distance (<math>\leq 800m</math>) to a primary or a secondary school (<math>\leq 1,600m</math>).</i></p> <p>The site is 700-800m from the nearest primary school (Shirenewton Primary); however, it is 5-6km from the nearest secondary school (Chepstow Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p><i>The site is within 800m of a health service or an active travel route.</i></p> <p>The site is not within 800m of a health service; however, it is 3m from the nearest National Cycle Network route.</p>
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 400-500m from the nearest area of amenity importance and 300-400m from the nearest green space (religious grounds).</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Shirenewton LSOA, which is amongst the 10-20% least deprived LSOAs in Wales.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (<math>\leq 800m</math>) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site is 100-200m from the nearest bus stop (Tan House) and 3m from the nearest National Cycle Network route. It is also 128m from the nearest PRow. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<p><i>The site does not intersect with an AQMA.</i></p>

ISA topic	ISA objective	Significant effect?	Commentary
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>
		+	The site is 122m from the nearest waterbody (river) and falls wholly within the River Wye Catchment Area.
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
		--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	+	The site is currently used for agriculture.
		+	<i>The site does not intersect with a mineral safeguarding area.</i>
		?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.	?	The site is 86m from the nearest priority habitat (purple moor grass and rush pastures), 95m from the nearest SINC (Shirenewton Meadows), 519m from the nearest SAC (Wye Valley and Forest of Dean Bat Sites/ Safleoedd Ystlumod Dyffryn Gwy a Fforest y Ddena), 519m from the nearest SSSI (Mwyngloddia Mynydd-Bach), and 620m from the nearest area of ancient woodland
	Promote understanding of Monmouthshire's cultural heritage.		<i>Development at the site would have an uncertain effect on the historic environment.</i>
			The site is 212m from the nearest conservation area (Shirenewton) and 296m from the nearest grade II listed building.

ISA topic	ISA objective	Significant effect?	Commentary
			The site is small (0.3ha) and screened by existing development. Nevertheless, uncertainty is noted at this stage.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i>  The site is 470m from the nearest AONB (Wye Valley).
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (flood zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface flood risk area (flood zone 2 and 3).</i>

### CS0231 – Land west of Shirenewton Recreation Hall (smaller site)

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i>  The site is 6-7km from the nearest protected employment site (School Hill, Bulwark Road, Newhouse Farm, Job Centre and Station Road, all in Chepstow, and Severn Bridge in Caldicot).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i>  The site has capacity to deliver 9 new homes.

ISA topic	ISA objective	Significant effect?	Commentary
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	-	<p><i>The site is not within reasonable walking distance (<math>\leq 800m</math>) to a primary or a secondary school (<math>\leq 1,600m</math>).</i></p> <p>The site is 800-900m from the nearest primary school (Shirenewton Primary) and 6-7km from the nearest secondary school (Chepstow Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p><i>The site is within 800m of a health service or an active travel route.</i></p> <p>The site is not within 800m of a health service; however, it is 3m from the nearest National Cycle Network route.</p>
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 0-50m from the nearest area of amenity importance and green space (playing field and play space).</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Shirenewton LSOA, which is amongst the 10-20% least deprived LSOAs in Wales.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (<math>\leq 800m</math>) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site is 200-300m from the nearest bus stop (Tredegar Arms) and 3m from the nearest National Cycle Network route. It is also 66m from the nearest PRow. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<p><i>The site does not intersect with an AQMA.</i></p>

ISA topic	ISA objective	Significant effect?	Commentary
	To conserve, protect and enhance the water environment, water quality and water resources.	0	<i>The site does not contain and is not in close proximity to a waterbody, nor does it fall within the River Wye Catchment Area.</i>
		+	The site does not intersect with a Groundwater Source Protection Zone (SPZ).
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>
			The site is currently used for agriculture.
		+	<i>The site does not intersect with a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<p><i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i></p> <p>The site is 304m from the nearest SINC (Shirenewton Meadows), 325m from the nearest priority habitat (lowland meadows), 341m from the nearest area of ancient woodland, 868m from the nearest SSSI (Llwyn y Celyn Wetland), and 920m from the nearest SAC (Wye Valley and Forest of Dean Bat Sites/ Safleoedd Ystlumod Dyffryn Gwy a Fforest y Ddena).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	--	<p><i>Development at the site has the potential for a significant negative effect on the historic environment.</i></p> <p>The eastern boundary of the site intersects with a conservation area (Shirenewton) (3% overlap). In addition, the site is 268m from the nearest grade II listed building.</p> <p>The site is small (0.9ha) and the eastern boundary of the site is screened by trees. Nevertheless, it is still likely to impact the setting of the conservation area.</p>

ISA topic	ISA objective	Significant effect?	Commentary
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (<math>\geq 100</math> dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The site is 435m from the nearest AONB (Wye Valley).</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (flood zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface flood risk area (flood zone 2 and 3).</i>

## CS0232 – Land west of Redd Landes

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<p><i>The site has poor access to existing employment (<math>&gt;1,600m</math> from an employment centre).</i></p> <p>The site is 6-7km from the nearest protected employment site (Newhouse Farm, School Hill, Station Road, Bulwark Road and Job Centre, all in Chepstow, and Severn Bridge in Caldicot).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<p><i>The site has capacity to deliver new homes (<math>&lt;100</math> dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 25 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	+	<i>The site is within reasonable walking distance (<math>\leq 800m</math>) to a primary or a secondary school (<math>\leq 1,600m</math>).</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 200-300m from the nearest primary school (Shirenewton Primary).
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.		
		+	<i>The site is within 800m of a health service or an active travel route.</i>  The site is not within 800m of a health service; however, it intersects with a PRoW (380/42/1).
		++	<i>The site is within 800m of a formal leisure and green space.</i>  The site is 0-50m from the nearest area of amenity importance and green space (playing field, play space and tennis court).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Shirenewton LSOA, which is amongst the 10-20% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i>  The site is 200-300m from the nearest bus stop (Tredegar Arms) and it intersects with a PRoW (380/42/1). It is also 3m from the nearest National Cycle Network route. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	0	<i>The site does not contain and is not in close proximity to a waterbody, nor does it fall within the River Wye Catchment Area.</i>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>



ISA topic	ISA objective	Significant effect?	Commentary
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>  <i>The site is currently used for agriculture.</i>
		+	<i>The site does not intersect with a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>  The site is 8m from the nearest SINC (Mynydd-Bach Meadows), 24m from the nearest priority habitat (traditional orchard), 24m from the nearest area of ancient woodland, 499m from the nearest SSSI (Llwyn y Celyn Wetland), and 648m from the nearest SAC (Wye Valley and Forest of Dean Bat Sites/ Safleoedd Ystlumod Dyffryn Gwy a Fforest y Ddena).
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.  Promote understanding of Monmouthshire's cultural heritage.	--	<i>Development at the site has the potential for a significant negative effect on the historic environment.</i>  The southeastern boundary of the site is adjacent to a conservation area (Shirenewton). In addition, the site is 245m from the nearest grade II listed building.  The site is relatively large (4.2ha), and whilst the southeastern boundary of the site is screened by a hedgerow, the site is still likely to impact the setting of the conservation area.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100</i>

ISA topic	ISA objective	Significant effect?	Commentary
			<i>dwelling(s) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i>
			The site is 73m from the nearest AONB (Wye Valley).
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (flood zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface flood risk area (flood zone 2 and 3).</i>

## CS0244 – Land off Ditch Hall Lane

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i>
			The site is 6-7km from the nearest protected employment site (Severn Bridge, Caldicot, Newhouse Farm, Chepstow, School Hill, Chepstow, Station Road, Chepstow, Bulwark Road, Chepstow, Job Centre, Chepstow).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i>
			The site has capacity to deliver 30 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	+	<i>The site is within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i>
			The site is 100-200m from the nearest primary school (Shirenewton Primary).

ISA topic	ISA objective	Significant effect?	Commentary
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<i>The site is within 800m of a health service or an active travel route.</i>
		++	<i>The site is within 800m of a formal leisure and green space.</i> The site is 300-400m from the nearest area of amenity importance and 200-300m from the nearest green space (cemetery).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i> The site falls within the Shirenewton LSOA, which is amongst the 10-20% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i> The site is 300-400m from the nearest bus stop (Tredegar Arms) and it intersects with a PRow (380/42/1). It is also 185m from the nearest National Cycle Network route. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i> The site is 367m from the nearest waterbody (river) and it falls wholly within the River Wye Catchment Area.

ISA topic	ISA objective	Significant effect?	Commentary
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>  The site is currently used for agriculture.
		+	<i>The site does not intersect with a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	--	<i>The site intersects or is adjacent to an internationally (SAC, SPA, Ramsar) or nationally (SSSI, Ancient Woodland, NNRs) designated site.</i>  The northern boundary of the site is adjacent to an area of ancient woodland and a priority habitat (traditional orchard). In addition, the site is 6m from the nearest SINC (Mynydd-Bach Meadows), 482m from the nearest SSSI (Llwyn y Celyn Wetland), and 633m from the nearest SAC (Wye Valley and Forest of Dean Bat Sites/ Safleoedd Ystlumod Dyffryn Gwy a Fforest y Ddena).
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.  Promote understanding of Monmouthshire's cultural heritage.	--	<i>Development at the site has the potential for a significant negative effect on the historic environment.</i>  The southern boundary of the site intersects with a conservation area (Shirenewton) (1% overlap). In addition, the site is 304m from the nearest grade II listed building.  The site is relatively small (2ha), and whilst the southern boundary of the site is screened by trees, the site is still likely to impact the setting of the conservation area.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either</i>

ISA topic	ISA objective	Significant effect?	Commentary
			<i>adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (<math>\geq 100</math> dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i>
			The site is 54m from the nearest AONB (Wye Valley).
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (flood zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface flood risk area (flood zone 2 and 3).</i>

## Tourism (Hotel)

### CS0223 – Land at New Barn Workshop

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	++	<i>New employment land proposed at the site.</i>
			The site is proposed for tourism (hotel).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	0	<i>The site will deliver new employment land.</i>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	0	N/A
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	0	N/A
		0	N/A

ISA topic	ISA objective	Significant effect?	Commentary
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the St. Arvans LSOA, which is amongst the 20-30% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	0	N/A
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  The site is 414m from the nearest waterbody (river) and falls wholly within the River Wye Catchment Area.
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	-	<i>The site is predominantly greenfield land (&gt;50%) and contains high quality agricultural land (Grade 1, 2 and 3a).</i>  The site is vacant land.
		--	<i>The site is within a mineral safeguarding area.</i>  The site is within a mineral safeguarding area for limestone.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 96m from the nearest area of ancient woodland, 108m from the nearest SINC (Mistletoe Cottage), 163m from the nearest SAC (Wye Valley Woodlands/ Coetiroedd Dyffryn Gwy), 163m from the nearest SSSI (Pierce, Alcove and Piercefield Woods), and 501m from the nearest priority habitat (parkland).
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	-	<p><i>Development at the site has the potential for a negative effect on the historic environment.</i></p> <p>The site is 57m from the nearest conservation area (St. Arvans), 142m from the nearest grade II listed building, 297m from the nearest scheduled monument (St Arvan's Church Cross-slab), and 574m from the nearest grade II* listed building.</p> <p>The site is small (0.8ha) and well screened by trees, and the nearest listed buildings are screened by existing development. Nevertheless, the site still has the potential to impact the setting of the conservation area.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	--	<p><i>The site is predominantly greenfield and wholly falls within an Area of Outstanding Natural Beauty, National Park or Country Park.</i></p> <p>The site wholly falls within an AONB (Wye Valley).</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (flood zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface flood risk area (flood zone 2 and 3).</i>

## Tourism (Hotel) and Renewable Energy (Solar)

### CS0229 – Land opposite Chepstow Garden Centre

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	++	<i>New employment land proposed at the site.</i>  The site is proposed for mixed-use, including tourism (hotel) and renewable energy (solar).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	0	<i>The site will deliver new employment land.</i>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	0	N/A
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	0	N/A
		0	N/A
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Shirenewton LSOA, which is amongst the 10-20% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	0	N/A
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  The site is adjacent to a river (Moun-ton Brook) and falls wholly within the River Wye Catchment Area.



ISA topic	ISA objective	Significant effect?	Commentary
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>  The site is currently used for agriculture.
		--	<i>The site is within a mineral safeguarding area.</i>  The site is within a mineral safeguarding area for sand and gravel.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	-	<i>The site intersects or is adjacent to a regionally or locally (LNRs and SINC)s designated site and/ or priority habitats/ species.</i>  The southeastern extent of the site contains a SINC (Mathern Mill) (10% overlap) and a priority habitat (purple moor grass and rush pastures) (7% overlap). In addition, the site is 571m from the nearest area of ancient woodland.
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.  Promote understanding of Monmouthshire's cultural heritage.	--	<i>Development at the site has the potential for a significant negative effect on the historic environment.</i>  The site is 40m from the nearest grade II* listed building, 147m from the nearest grade II listed building, 195m from the nearest conservation area (Mathern), 410m from the nearest archaeologically sensitive area, and 834m from the nearest scheduled monument (Moated site south of Moynes Court).  The site is large (13.7ha), and given its proximity to several heritage assets, particularly the grade II* listed building, it is likely to impact their setting. However, it is recognised that the impact of this site on the historic environment may be reduced due to the nature of its use (tourism and renewable energy).

ISA topic	ISA objective	Significant effect?	Commentary
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (<math>\geq 100</math> dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The site is 539m from the nearest AONB (Wye Valley).</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	-	<p><i>The site intersects with fluvial flood zone 2 or 3.</i></p> <p>Less than 50% of the site intersects with fluvial Flood Zone 2 or 3. However, it is recognised that this is isolated to the eastern extent of the site.</p>
		-	<p><i>The site intersects with surface water flood zone 2 or 3.</i></p> <p>Less than 50% of the site intersects with surface water Flood Zone 2 or 3. However, it is recognised that this is isolated to the eastern extent of the site.</p>

## Tourism / Leisure

### CS0003 – Livox Quarry

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	++	<p><i>New employment land proposed at the site.</i></p> <p>The site is proposed for tourism/ leisure.</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	0	<p><i>The site will deliver new employment land.</i></p>

ISA topic	ISA objective	Significant effect?	Commentary
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	0	N/A
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	0	N/A
		0	N/A
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the St. Arvans LSOA, which is amongst the 20-30% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	0	N/A
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  The site is adjacent to the nearest waterbody (coast) and falls almost wholly within the River Wye Catchment Area.
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>
		--	<i>The site is within a mineral safeguarding area.</i>

ISA topic	ISA objective	Significant effect?	Commentary
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	--	The site is within a mineral safeguarding area for carboniferous limestone.
			<i>The site intersects or is adjacent to an internationally (SAC, SPA, Ramsar) or nationally (SSSI, Ancient Woodland, NNRs) designated site.</i>
			The site intersects with an area of ancient woodland (54% overlap), an SAC (River Wye/ Afon Gwy and Wye Valley Woodlands/ Coetiroedd Dyffryn Gwy) (41% overlap) and an SSSI (Blackcliff – Wyndcliff and River Wye (Lower Wye)/ Afon Gwy (Gwy Isaf)) (41% overlap). It is also 48m from the nearest priority habitat (Mudflats) and 244m from the nearest SINC (Minepit Wood).
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	--	This site is greenfield, and whilst there is an opportunity to deliver net gain, this will depend on the precise nature of the tourism/ leisure use of the site and may not mitigate the potential loss.
			<i>Development at the site has the potential for a significant negative effect on the historic environment.</i>
			The site almost wholly intersects with a registered historic landscape (The Lower Wye Valley). In addition, the site intersects with a scheduled monument (Blackcliff Wood Limekiln). The site is also 520m from the nearest grade II listed building, 782m from the nearest conservation area (Tintern), and 804m from the nearest archaeologically sensitive area.
			The site is very large (51ha); however, as it is proposed for tourism/ leisure use, any impact it has on the historic environment is less likely to be severe. Nevertheless, the site is still likely to impact the setting of the registered historic landscape, and it has the potential to disturb archaeological remains (scheduled monument).

ISA topic	ISA objective	Significant effect?	Commentary
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	--	<p><i>The site is predominantly greenfield and wholly falls within an Area of Outstanding Natural Beauty, National Park or Country Park.</i></p> <p>The site is greenfield, and wholly falls within an AONB (Wye Valley).</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	-	<p><i>The site intersects with fluvial flood zone 2 or 3.</i></p> <p>Less than 50% of the site intersects with fluvial Flood Zone 2 or 3. However, it is recognised that this is concentrated in the southern tip of the site, as well as along the eastern boundary.</p>
		-	<p><i>The site intersects with surface water flood zone 2 or 3.</i></p> <p>Less than 50% of the site intersects with surface water Flood Zone 2 or 3. However, it is recognised that this is concentrated in the southern tip of the site, as well as along the eastern boundary.</p>

## Employment

### CS0077 – Land adjacent to Piercefield Public House

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<p><i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i></p> <p>The site is 3-4km from the nearest protected employment site (Job Centre, Station Road and School Hill).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<p><i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 16 new homes.</p>

ISA topic	ISA objective	Significant effect?	Commentary
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	--	<p>The site is &gt;1,600m from a primary school and secondary school.</p> <p>The site is 2.5-3km from the nearest primary school (The Dell Primary) and 2-2.5km from the nearest secondary school (Chepstow Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p>The site is within 800m of a health service or an active travel route.</p> <p>The site is not within 800m of a health service; however, it is 7m from the nearest National Cycle Network route.</p>
		++	<p>The site is within 800m of a formal leisure and green space.</p> <p>The site is 100-200m from the nearest area of amenity importance and green space (playing field).</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p>The site falls within one of the 50% least deprived LSOAs in Wales.</p> <p>The site falls within the St. Arvans LSOA, which is amongst the 20-30% least deprived LSOAs in Wales.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p>The site is within reasonable walking distance (<math>\leq 800m</math>) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</p> <p>The site is 0-50m from the nearest bus stop (Piercefield) and 7m from the nearest National Cycle Network route. It is also 8m from the nearest PRow. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	The site does not intersect with an AQMA.
	To conserve, protect and enhance the water environment, water quality and water resources.	-	The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 34m from the nearest waterbody (river) and falls wholly within the River Wye Catchment Area.
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>  The site is currently used for agriculture.
		--	<i>The site is within a mineral safeguarding area.</i>  The site is within a mineral safeguarding area for carboniferous limestone.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>  The site is 177m from the nearest priority habitat (parkland), 458m from the nearest area of ancient woodland, 486m from the nearest SINC (Mistletoe Cottage), 495m from the nearest SAC (Wye Valley Woodlands/ Coetiroedd Dyffryn Gwy), and 495m from the nearest SSSI (Pierce, Alcove and Piercefield Woods).
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.  Promote understanding of Monmouthshire's cultural heritage.	--	<i>Development at the site has the potential for a significant negative effect on the historic environment.</i>  The site is 3m from the nearest conservation area (St. Arvans), 15m from the nearest grade II listed building, 261m from the nearest scheduled monument (St Arvan's Church Cross-slab), and 907m from the nearest grade II* listed building.

ISA topic	ISA objective	Significant effect?	Commentary
			The site is small (1.1ha) and well screened by trees. However, given its proximity to the conservation area and grade II listed building, it is likely to impact their setting.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	--	<p><i>The site is predominantly greenfield and wholly falls within an Area of Outstanding Natural Beauty, National Park or Country Park.</i></p> <p>The site wholly falls within an AONB (Wye Valley).</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (flood zone 2 and 3).</i>
		-	<p><i>The site intersects with surface water flood zone 2 or 3.</i></p> <p>Less than 50% of the site intersects with surface water Flood Zone 2 or 3.</p>



# St Kingsmark

## Mixed Use: Residential (C3)

### CS0165 – Land at Mounon Road

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	++	<i>New employment land proposed at the site.</i>  The site is proposed for mixed-use (including C3).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	--	<i>The site could deliver new homes or employment land; however, the site wholly intersects with a designated green wedge.</i>  The site has capacity to deliver 210 new homes; however, it wholly intersects with a designated green wedge.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	++	<i>The site is within reasonable walking distance (≤800m) to a primary and a secondary school (≤1,600m).</i>  The site is 700-800m from the nearest primary school (St Mary's Roman Catholic Primary) and 1,200-1,300m from the nearest secondary school (Chepstow Comprehensive).
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	++	<i>The site is within 800m of a health service and an active travel route.</i>  The site is 300-400m from the nearest dentist (Oasis Dental Care, Chepstow), GP surgery (Mount Pleasant Practice and Tower Gate Practice, both in Chepstow) and hospital (Chepstow Community Hospital, Chepstow). It is also adjacent to a National Cycle Network route and 13m from the nearest PRow.
		++	<i>The site is within 800m of a formal leisure and green space.</i>  The site is 300-400m from the nearest area of amenity importance and 400-500m from the nearest green space (playing field).

ISA topic	ISA objective	Significant effect?	Commentary
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the St. Kingsmark 2 LSOA, which is amongst the 10% least deprived LSOAs in Wales.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	++	<p><i>The site is within close proximity (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, and an active travel route.</i></p> <p>The site is 0-50m from the nearest bus stop (Chepstow Community Hospital), 600-700m from the nearest central shopping area (Chepstow), and adjacent to a National Cycle Network route and 13m from the nearest PRoW.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p><i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i></p> <p>The site is 785m from the nearest waterbody (river) and falls wholly within the River Wye Catchment Area.</p>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<p><i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i></p> <p>The site is currently used for agriculture.</p>
		--	<i>The site is within a mineral safeguarding area.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is within a mineral safeguarding area for limestone.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	--	<p><i>The site intersects or is adjacent to an internationally (SAC, SPA, Ramsar) or nationally (SSSI, Ancient Woodland, NNRs) designated site.</i></p> <p>The northern boundary of the site is adjacent to an area of ancient woodland. In addition, the site is 219m from the nearest priority habitat (parkland), 304m from the nearest SINC (Parc Penterry Meadow), 826m from the nearest SAC (Wye Valley Woodlands/ Coetiroedd Dyffryn Gwy), and 826m from the nearest SSSI (Pierce, Alcove And Piercefield Woods).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	--	<p><i>Development at the site has the potential for a significant negative effect on the historic environment.</i></p> <p>The southern tip of the site is adjacent to a conservation area (Mathern). In addition, the site is 31m from the nearest grade II listed building, 648m from the nearest archaeologically sensitive area, 742m from the nearest scheduled monument (Bishop Barnet's Wood Camp), 754m from the nearest grade II* listed building, and 810m from the nearest grade I listed building.</p> <p>The site is very large (12.8ha), and whilst there is some screening from trees along the boundary of the site, it is still likely to impact the setting of the conservation area to the south and the nearest grade II listed building to the north.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 183m from the nearest AONB (Wye Valley) and will deliver 210 homes on agricultural land.
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (flood zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface flood risk area (flood zone 2 and 3).</i>

## St Kingsmark / Shirenewton

### Residential

#### CS0098 – Bayfield

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	0	<i>The site has reasonable access to existing employment (800-1,600m from an employment centre).</i>  The site is 1,400-1,500m from the nearest protected employment site (School Hill, Chepstow).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	++	<i>The site has capacity to deliver a significant number of new homes (≥ 100 dwellings) and it does not intersect with a designated green wedge.</i>  The site has capacity to deliver 145 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	+	<i>The site is within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 1,000-1,100m from the nearest primary school (The Dell Primary); however, it is 700-800m from the nearest secondary school (Chepstow Comprehensive).
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.		
		+	<i>The site is within 800m of a health service or an active travel route.</i>  The site is not within 800m of a health service; however, it intersects with four PRowWs (355/4/3, 355/4/4, 355/16/1 and 373/75/1).
		++	<i>The site is within 800m of a formal leisure and green space.</i>  The site is 0-50m from the nearest area of amenity importance and green space (play space).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the St. Kingsmark 2 and Shirenewton LSOAs, which are amongst the 10% and 10-20% least deprived LSOAs in Wales respectively.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i>  The site is 100-200m from the nearest bus stop (Owls Nest and Kingsmark Lane) and it intersects with four PRowWs (355/4/3, 355/4/4, 355/16/1 and 373/75/1). It is also 236m from the nearest National Cycle Network route. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>

ISA topic	ISA objective	Significant effect?	Commentary
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>
			The site is 661m from the nearest waterbody (coast) and falls wholly within the River Wye Catchment Area.
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
		--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.		The site is currently used for agriculture.
		--	<i>The site intersects with a mineral safeguarding area.</i>
			The site intersects a mineral safeguarding area for carboniferous limestone.
		--	<i>The site intersects or is adjacent to an internationally (SAC, SPA, Ramsar) or nationally (SSSI, Ancient Woodland, NNRs) designated site.</i>
			The northern tip of the site intersects with a SINC (Crossways Green 2) (8% overlap). In addition, the northwestern boundary of the site is adjacent to an area of ancient woodland. The site is also 248m from the nearest priority habitat (traditional orchard) and 566m from the nearest SAC (Wye Valley Woodlands/ Coetiroedd Dyffryn Gwy) and SSSI (Pierce, Alcove And Piercefield Woods).
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.	--	<i>Development at the site has the potential for a significant negative effect on the historic environment.</i>

ISA topic	ISA objective	Significant effect?	Commentary
	Promote understanding of Monmouthshire's cultural heritage.		<p>The site is 29m from the nearest scheduled monument (Bishop Barnet's Wood Camp), 263m from the nearest grade II listed building, 525m from the nearest conservation area (Chepstow), 714m from the nearest archaeologically sensitive area, and 953m from the nearest grade I listed building.</p> <p>The site is large (10.7ha), and due to its proximity to the scheduled monument, it is likely to disturb nearby archaeological remains. However, it is screened from the remaining heritage assets by existing development.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The northern and western boundaries of the site are adjacent to an AONB (Wye Valley) and the site will deliver 145 homes on agricultural land.</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (flood zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface flood risk area (flood zone 2 and 3).</i>

# The Elms

## Residential

### CS0211 – Land at Rockfield Farm

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<p><i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i></p> <p>The site is 2.5-3km from the nearest protected employment site (Cheeseman's Industrial Estate and Progress Industrial Estate, both in Rogiet, and Magor Brewery in Magor).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<p><i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 19 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	-	<p><i>The site is not within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i></p> <p>The site is 1,400-1,500m from the nearest primary school (Undy Primary) and 4-5km from the nearest secondary school (Caldicot Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p><i>The site is within 800m of a health service or an active travel route.</i></p> <p>The site is not within 800m of a health service; however, it is 88m from the nearest PRow.</p>
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 200-300m from the nearest area of amenity importance and 100-200m from the nearest green space (allotments or community growing spaces).</p>



ISA topic	ISA objective	Significant effect?	Commentary
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within The Elms LSOA, which is amongst the 10% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i>  The site is 400-500m from the nearest bus stop (Rockfield) and 88m from the nearest PRow. It is also 707m from the nearest National Cycle Network route. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	0	<i>The site does not contain and is not in close proximity to a waterbody, nor does it fall within the River Wye Catchment Area.</i>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>  The site is currently used for agriculture.
		--	The site is within a mineral safeguarding area.  The site is within a mineral safeguarding area for limestone.

ISA topic	ISA objective	Significant effect?	Commentary
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<p><i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i></p> <p>The site is 49m from the nearest SINC (Breezy Bank to Rockfield Farm), 340m from the nearest priority habitat (traditional orchard), 403m from the nearest area of ancient woodland, and 735m from the nearest SSSI (Gwent Levels – Magor and Under).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	0	<p><i>Development at this site will have a neutral effect on the historic environment.</i></p> <p>The site is 283m from the nearest archaeologically sensitive area, 293m from the nearest scheduled monument (Medieval moated site 400m north of Undy Church), 542m from the nearest conservation area (Rogiet), and 618m from the nearest grade II listed building.</p> <p>The size is relatively small (2.2ha) and relatively far away from the aforementioned heritage assets. In addition, it is sandwiched by the M48 to the north and existing development to the south. Therefore, neutral effects are anticipated.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<p><i>The site does not intersect with a high fluvial flood risk area (flood zone 2 and 3).</i></p> <p><i>The site intersects with surface water flood zone 2 or 3.</i></p> <p>Less than 50% of the site intersects with surface water Flood Zone 2 or 3. However, it is recognised that this is isolated to the northwestern extent of the site.</p>

# Thornwell

## Mixed Use: Hotel (C1), Employment (B1 / B2 / B8)

### CS0260 – Land south of Junction 2, M48 (Option 1: Hotel and Employment)

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	++	<i>New employment land proposed at the site.</i>  The site is proposed for mixed-use, including a hotel (C1) and employment use (B1/ B2/ B8).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	0	<i>The site will deliver new employment land.</i>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	0	N/A
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	0	N/A
		0	N/A
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Thornwell 2 LSOA, which is amongst the 40-50% least deprived LSOAs in Wales.
		0	N/A
Transport and movement	Increase sustainable transport use and reduce the need to travel.	0	N/A
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>

ISA topic	ISA objective	Significant effect?	Commentary
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>
			The site is 78m from the nearest waterbody (river) and falls wholly within the River Wye Catchment Area.
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
		--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.		The site comprises vacant land.
		--	<i>The site intersects with a mineral safeguarding area.</i>
			The site intersects with a mineral safeguarding area for carboniferous limestone.
		?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>
			The site is 227m from the nearest priority habitat (parkland), 380m from the nearest area of ancient woodland, 569m from the nearest SAC, SPA, Ramsar site and SSSI (Severn Estuary), and 685m from the nearest SINC (Parc Redding and Warren Slade).
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.	--	<i>Development at the site has the potential for a significant negative effect on the historic environment.</i>
	Promote understanding of Monmouthshire's cultural heritage.		The site almost wholly intersects with an archaeologically sensitive area (97% overlap). In addition, the site is 70m from the nearest conservation area (Mathern), 358m from the nearest scheduled

ISA topic	ISA objective	Significant effect?	Commentary
			monument (Long Barrow and Round Barrow at Thornwell Farm), 636m from the nearest grade II listed building, 800m from the nearest grade II* listed building, and 901m from the nearest grade I listed building.  The site is relatively large (6.7ha) and is therefore likely to disturb a large area of on-site archaeological remains. The site also has the potential to impact the setting of the conservation area to the northwest; however, it is recognised that the M48 provides a degree of separation.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (flood zone 2 and 3).</i>
		-	<i>The site intersects with surface water flood zone 2 or 3.</i>  Less than 50% of the site intersects with surface water Flood Zone 2 or 3. However, it is recognised that this is isolated to two small areas within the site.

## Mixed Use: Petrol Station (Sui Generis), Drive-Thru (A1 / A3), Employment (B1 / B2 / B8)

### CS0261 - Land south of Junction 2, M48 (Option 2: Petrol Station, Drive-Thru and Employment)

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	++	<i>New employment land proposed at the site.</i>  The site is proposed for mixed-use, including a petrol station, a drive-thru and employment use.

ISA topic	ISA objective	Significant effect?	Commentary
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	0	<i>The site will deliver new employment land.</i>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	0	<i>N/A</i>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	0	<i>N/A</i>
		0	<i>N/A</i>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  Not classified as deprived or relatively deprived (3 <sup>rd</sup> quintile). The site falls within the Thornwell 2 LSOA, which is amongst the 40-50% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	0	<i>N/A</i>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  The site is 78m from the nearest waterbody (river) and falls wholly within the River Wye Catchment Area.
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>

ISA topic	ISA objective	Significant effect?	Commentary
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>  The site comprises vacant land.
		--	<i>The site intersects with a mineral safeguarding area.</i>  The site intersects with a mineral safeguarding area for carboniferous limestone.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>  The site is 227m from the nearest priority habitat (parkland), 380m from the nearest area of ancient woodland, 569m from the nearest SAC, SPA, Ramsar site and SSSI (Severn Estuary), and 685m from the nearest SINC (Parc Redding and Warren Slade).
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.  Promote understanding of Monmouthshire's cultural heritage.	--	<i>Development at the site has the potential for a significant negative effect on the historic environment.</i>  The site almost wholly intersects with an archaeologically sensitive area (97% overlap). In addition, the site is 70m from the nearest conservation area (Mathern), 358m from the nearest scheduled monument (Long Barrow and Round Barrow at Thornwell Farm), 636m from the nearest grade II listed building, 800m from the nearest grade II* listed building, and 901m from the nearest grade I listed building.  The site is relatively small (2.5ha) but still has the potential to disturb a large area of on-site archaeological remains. The site also has the potential to impact the setting of the conservation area to the northwest; however, it is recognised that the M48 provides a degree of separation.

ISA topic	ISA objective	Significant effect?	Commentary
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (flood zone 2 and 3).</i>
		-	<i>The site intersects with surface water flood zone 2 or 3.</i>  Less than 50% of the site intersects with surface water Flood Zone 2 or 3. However, it is recognised that this is isolated to two small areas within the site.

## Hotel (C1)

### CS0154 - Land to the north of M48

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	++	<i>New employment land proposed at the site.</i>  The site is proposed for a hotel (C1).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	--	<i>The site could deliver new homes or employment land; however, the site wholly intersects with a designated green wedge.</i>  The site delivers new employment land; however, it falls wholly within a designated green wedge.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	0	N/A
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	0	N/A



ISA topic	ISA objective	Significant effect?	Commentary
		0	N/A
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Thornwell 2 LSOA, which is amongst the 40-50% least deprived LSOAs in Wales.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	0	N/A
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p><i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i></p> <p>The site is 416m from the nearest waterbody (river) and falls wholly within the River Wye Catchment Area.</p>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<p><i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i></p> <p>The site comprises vacant scrubland.</p>
		--	<p><i>The site is within a mineral safeguarding area.</i></p> <p>The site is within a mineral safeguarding area for limestone.</p>

ISA topic	ISA objective	Significant effect?	Commentary
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<p><i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i></p> <p>The site is 178m from the nearest priority habitat (traditional orchard), 630m from the nearest area of ancient woodland, 669m from the nearest SINC (Parc Redding and Warren Slade), and 832m from the nearest SAC, SPA, Ramsar site and SSSI (Severn Estuary).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	--	<p><i>Development at the site has the potential for a significant negative effect on the historic environment.</i></p> <p>The site is wholly within a conservation area (Mathern). In addition, the site is 81m from the nearest archaeologically sensitive area, 485m from the nearest scheduled monument (Long Barrow and Round Barrow at Thornwell Farm), 721m from the nearest grade II listed building, and 972m from the nearest grade II* listed building.</p> <p>The site is relatively small (1.8ha); however, it is still likely to impact the setting of the conservation area. Whilst the site is also near archaeological remains, development is unlikely to disturb these as the site is separated from them by the M48 to the south.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (flood zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface flood risk area (flood zone 2 and 3).</i>

# Trellech United

## Residential

### CS0047 – Land at Penallt

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<p><i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i></p> <p>The site is 4-5km from the nearest protected employment site (Wonastow Road and Tri-Wall, both in Monmouth).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<p><i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 15-20 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	--	<p><i>The site is &gt;1,600m from a primary school and secondary school.</i></p> <p>The site is 4-5km from the nearest primary school (Trellech Primary) and 5-6km from the nearest secondary school (Monmouth Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p><i>The site is within 800m of a health service or an active travel route.</i></p> <p>The site is not within 800m of a health service; however, it is 130m from the nearest PRoW.</p>
		+	<p><i>The site is within 800m of a formal leisure or green space.</i></p> <p>The site is not within 800m of an area of amenity importance; however, it is 100-200m from the nearest green space (playing field).</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p>

ISA topic	ISA objective	Significant effect?	Commentary
			The site falls within the Trellech United 2 LSOA, which is amongst the 20-30% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site is 100-200m from the nearest bus stop (Cross Vane and White House Farm) and 130m from the nearest PRow. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p><i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i></p> <p>The site is 899m from the nearest waterbody (river) and falls wholly within the River Wye Catchment Area.</p>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<p><i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i></p> <p>The site is currently used for agriculture.</p>
		+	<i>The site does not intersect with a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 10m from the nearest SINC (Pelham Meadows), 131m from the nearest priority habitat (traditional orchard), 164m from the nearest ancient woodland, and 554m from the nearest SSSI (Pentwyn Farm Grasslands, Penallt).
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	0	<p><i>Development at this site will have a neutral effect on the historic environment.</i></p> <p>The site is 336m from the nearest grade II listed building and 523m from the nearest grade II* listed building.</p> <p>The site is relatively small (1.9ha) and is screened from the aforementioned heritage assets. Therefore, neutral effects are anticipated.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	--	<p><i>The site is predominantly greenfield and wholly falls within an Area of Outstanding Natural Beauty, National Park or Country Park.</i></p> <p>The site wholly falls within an AONB (Wye Valley).</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (flood zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface flood risk area (flood zone 2 and 3).</i>

## CS0092 – Land at Monmouth Road

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 7-8km from the nearest protected employment site (Wonastow Road and Tri-Wall, both in Monmouth).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<p><i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 30 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	+	<p><i>The site is within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i></p> <p>The site is 300-400m from the nearest primary school (Trellech Primary); however, it is 8-9km from the nearest secondary school (Monmouth Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	++	<p><i>The site is within 800m of a health service and an active travel route.</i></p> <p>The site is 300-400m from the nearest GP surgery (Trellech Surgery, Trellech) and 92m from the nearest PRoW.</p>
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 0-50m from the nearest area of amenity importance and 200-300m from the nearest green space (play space).</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Trellech United 1 LSOA, which is amongst the 30-40% least deprived LSOAs in Wales.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site is 100-200m from the nearest bus stop (Primary School) and 92m from the nearest PRoW. However, it is not within</p>

ISA topic	ISA objective	Significant effect?	Commentary
			reasonable walking distance to a neighbourhood centre or central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>
		+	The site is 181m from the nearest waterbody (river). <i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>
		+	The site is currently used for agriculture. <i>The site does not intersect with a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i> The site is 20m from the nearest SINC (Wet Meadow, Trellech), 248m from the nearest priority habitat (traditional orchard), and 308m from the nearest area of ancient woodland.
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.	?	<i>Development at the site would have an uncertain effect on the historic environment.</i> The site is 97m from the nearest archaeologically sensitive area, 106m from the nearest conservation area (Trellech), 163m from the

ISA topic	ISA objective	Significant effect?	Commentary
	Promote understanding of Monmouthshire's cultural heritage.		<p>nearest grade II listed building, 171m from the nearest scheduled monument (Medieval house sites west of Trellech Church), and 239m from the nearest grade I listed building.</p> <p>The site is relatively small (1.7ha), and whilst it is near several heritage assets, these are all located on the other side of Trellech Primary School, which separates the site from the main settlement of Trellech to the south. Nevertheless, uncertainty is noted due to the potential for the site to disturb nearby archaeological remains.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	--	<p><i>The site is predominantly greenfield and wholly falls within an Area of Outstanding Natural Beauty, National Park or Country Park.</i></p> <p>The site wholly falls within an AONB (Wye Valley).</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (flood zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface flood risk area (flood zone 2 and 3).</i>

## CS0221 – Land at Penarth Farm (residential)

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<p><i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i></p> <p>The site is 9-10km from the nearest protected employment site (Cuckoo's Row and Raglan Enterprise Park, both in Raglan).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<p><i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 6 new homes.</p>



ISA topic	ISA objective	Significant effect?	Commentary
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	--	<p><i>The site is &gt;1,600m from a primary school and secondary school.</i></p> <p>The site is 3-4km from the nearest primary school (Trellech Primary) and 10-15km from the nearest secondary school (Monmouth Comprehensive and Chepstow Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p><i>The site is within 800m of a health service or an active travel route.</i></p> <p>The site is not within 800m of a health service; however, it is 52m from the nearest PRoW.</p>
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 50-100m from the nearest area of amenity importance and green space (play space).</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Trellech United 1 LSOA, which is amongst the 30-40% least deprived LSOAs in Wales.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site is 100-200m from the nearest bus stop (Carpenters Arms) and 52m from the nearest PRoW. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	0	<i>The site does not contain and is not in close proximity to a waterbody, nor does it fall within the River Wye Catchment Area.</i>

ISA topic	ISA objective	Significant effect?	Commentary
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>  The site is currently used for agriculture.
		+	<i>The site does not intersect with a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>  The site is 112m from the nearest SINC (Rowan House Meadow), 291m from the nearest area of ancient woodland, and 341m from the nearest priority habitat (lowland meadows).
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.  Promote understanding of Monmouthshire's cultural heritage.	0	<i>Development at this site will have a neutral effect on the historic environment.</i>  The site is 922m from the nearest grade II* listed building, 950m from the nearest grade II listed building, and 918m from the nearest scheduled monument (Dovecot at Hygga Farm).  The site is very small (0.1ha), and as it is far away from the nearest heritage assets, neutral effects are anticipated.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	--	<i>The site is predominantly greenfield and wholly falls within an Area of Outstanding Natural Beauty, National Park or Country Park.</i>  The site wholly falls within an AONB (Wye Valley).

ISA topic	ISA objective	Significant effect?	Commentary
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (flood zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface flood risk area (flood zone 2 and 3).</i>

## CS0101 – Land adjacent to Parklands

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<p><i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i></p> <p>The site is 10-15km from the nearest protected employment site (Cuckoo's Row in Raglan, Station Road, Bulwark Road, Job Centre and School Hill, all in Chepstow, and Wonastow Road, Mayhill/ Hadnock Road and Tri-Wall, all in Monmouth).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<p><i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 15 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	-	<p><i>The site is not within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i></p> <p>The site is 1,200-1,300m from the nearest primary school (Llandogo Primary) and 10-15km from the nearest secondary school (Chepstow Comprehensive, and Monmouth Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p><i>The site is within 800m of a health service or an active travel route.</i></p> <p>The site is not within 800m of a health service; however, it is 101m from the nearest PRoW.</p>

ISA topic	ISA objective	Significant effect?	Commentary
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 200-300m from the nearest area of amenity importance and 300-400m from the nearest green space (play space). It is also 293m from the nearest National Trail.</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Trellech United 2 LSOA, which is amongst the 20-30% least deprived LSOAs in Wales.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site is 0-50m from the nearest bus stop (Old Market Garden) and 101m from the nearest PRow. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	0	<i>The site does not contain and is not in close proximity to a waterbody, nor does it fall within the River Wye Catchment Area.</i>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<p><i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i></p> <p>The site is currently used for agriculture.</p>

ISA topic	ISA objective	Significant effect?	Commentary
		--	<p><i>The site is within a mineral safeguarding area.</i></p> <p>The site is within a mineral safeguarding area for sand and gravel.</p>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<p><i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i></p> <p>The site is 72m from the nearest area of ancient woodland, 89m from the nearest priority habitat (traditional orchard), 153m from the nearest SINC (Part of Cuckoo Wood and Great Park Coniger), 214m from the nearest SAC and SSSI (River Wye/ Afon Gwy), and 728m from the nearest NNR (The Hudnalls).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	--	<p><i>Development at the site has the potential for a significant negative effect on the historic environment.</i></p> <p>The site wholly falls within a conservation area (Llandogo) and registered historic landscape (The Lower Wye Valley). In addition, it is 572m from the nearest grade II* listed building, 580m from the nearest grade II listed building, and 851m from the nearest scheduled monument (Offa's Dyke: section on St Briavels Common, immediately south of Sittingreen).</p> <p>The site is small (0.6ha); however, it is likely to impact the setting of both the conservation area and registered historic landscape.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	--	<p><i>The site is predominantly greenfield and wholly falls within an Area of Outstanding Natural Beauty, National Park or Country Park.</i></p> <p>The site wholly falls within an AONB (Wye Valley).</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (flood zone 2 and 3).</i>

ISA topic	ISA objective	Significant effect?	Commentary
		-	<p><i>The site intersects with surface water flood zone 2 or 3.</i></p> <p>Less than 50% of the site intersects with surface water Flood Zone 2 or 3. However, it is recognised that this is isolated to the southeastern corner of the site.</p>

## CS0245 – Land at Parklands Llandogo

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<p><i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i></p> <p>The site is 10-15km from the nearest protected employment site (Bulwark Road, Job Centre, School Hill and Station Road, all in Chepstow, Tri-Wall, Wonastow Road and Mayhill/ Hadnock Road, all in Monmouth, and Cuckoo's Row in Raglan).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<p><i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 20 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	-	<p><i>The site is not within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i></p> <p>The site is 1,200-1,300m from the nearest primary school (Llandogo Primary) and 10-15km from the nearest secondary school (Chepstow Comprehensive and Monmouth Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p><i>The site is within 800m of a health service or an active travel route.</i></p> <p>The site is not within 800m of a health service; however, it is 92m from the nearest PRow.</p>

ISA topic	ISA objective	Significant effect?	Commentary
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 200-300m from the nearest area of amenity importance and 300-400m from the nearest green space (play space). It is also 357m from the nearest National Trail.</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Trellech United 2 LSOA, which is amongst the 20-30% least deprived LSOAs in Wales.</p>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site is 0-50m from the nearest bus stop (Old Market Garden) and 92m from the nearest PRow. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p><i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i></p> <p>The site is 288m from the nearest waterbody (coast) and falls wholly within the River Wye Catchment Area.</p>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>

ISA topic	ISA objective	Significant effect?	Commentary
	development and protecting, where possible, higher grade agricultural land.		The site is currently used for agriculture.
		--	<i>The site is within a mineral safeguarding area.</i>
			The site is within a mineral safeguarding area for sand and gravel.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>  The site is 43m from the nearest area of ancient woodland, 66m from the nearest priority habitat (traditional orchard), 76m from the nearest SINC (Part of Cuckoo Wood and Great Park Coniger), 278m from the nearest SAC and SSSI (River Wye/ Afon Gwy), and 777m from the nearest NNR (The Hudnalls).
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.  Promote understanding of Monmouthshire's cultural heritage.	--	<i>Development at the site has the potential for a significant negative effect on the historic environment.</i>  The site wholly falls within a conservation area (Llandogo) and registered historic landscape (The Lower Wye Valley). In addition, it is 547m from the nearest grade II* listed building, 558m from the nearest grade II listed building, and 916m from the nearest scheduled monument (Offa's Dyke: section on St Briavels Common, immediately south of Sittingreen).  The site is small (1.1ha); however, it is likely to impact the setting of both the conservation area and registered historic landscape.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	--	<i>The site is predominantly greenfield and wholly falls within an Area of Outstanding Natural Beauty, National Park or Country Park.</i>  The site wholly falls within an AONB (Wye Valley).



ISA topic	ISA objective	Significant effect?	Commentary
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (flood zone 2 and 3).</i>
		-	<i>The site intersects with surface water flood zone 2 or 3.</i>  Less than 50% of the site intersects with surface water Flood Zone 2 or 3.

## CS0234 – Land east De Clere Way

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i>  The site is 8-9km from the nearest protected employment site (Mayhill/ Hadnock Road, Wonastow Road and Tri-Wall, all in Monmouth).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i>  The site has capacity to deliver 10 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	+	<i>The site is within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i>  The site is 500-600m from the nearest primary school (Trellech Primary); however, it is 9-10km from the nearest secondary school (Monmouth Comprehensive).
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	++	<i>The site is within 800m of a health service and an active travel route.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 600-700m from the nearest GP surgery (Trellech Surgery, Trellech) and 87m from the nearest PRoW.
		++	<i>The site is within 800m of a formal leisure and green space.</i>  The site is 0-50m from the nearest area of amenity importance and 100-200m from the nearest green space (religious grounds).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Trellech United 1 LSOA, which is amongst the 30-40% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i>  The site is 50-100m from the nearest bus stop (Church Farm) and 87m from the nearest PRoW. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  The site is 134m from the nearest waterbody (river).
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>

ISA topic	ISA objective	Significant effect?	Commentary
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>
		+	<i>The site does not intersect with a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	-	<i>The site intersects or is adjacent to a regionally or locally (LNRs and SINC) designated site and/ or priority habitats/ species.</i>  The northeastern extent of the site contains a priority habitat (traditional orchard). In addition, site is 126m from the nearest SINC (Poulters Field) and 645m from the nearest area of ancient woodland.
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.  Promote understanding of Monmouthshire's cultural heritage.	--	<i>Development at the site has the potential for a significant negative effect on the historic environment.</i>  The site wholly intersects with an archaeologically sensitive area. In addition, the southwestern extent of the site intersects with a conservation area (Trellech) (28% overlap). The site is also 21m from the nearest grade II listed building, 79m from the nearest scheduled monument (Tump Terrett Castle Mound), and 116m from the nearest grade I listed building.  The site is small (0.4ha); however, it is still likely to impact the setting of the conservation area and nearby listed buildings within the conservation area. Development also has the potential to disturb on-site and nearby archaeological remains.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	--	<i>The site is predominantly greenfield and wholly falls within an Area of Outstanding Natural Beauty, National Park or Country Park.</i>  The site wholly falls within an AONB (Wye Valley).

ISA topic	ISA objective	Significant effect?	Commentary
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (flood zone 2 and 3).</i>
		-	<i>The site intersects with surface water flood zone 2 or 3.</i>  Less than 50% of the site intersects with surface water Flood Zone 2 or 3. However, it is recognised that this is isolated to the southwestern extent of the site.

## CS0124 – The Reckless

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i>  The site is 10-15km from the nearest protected employment site (Cuckoo's Row in Raglan, Newhouse Farm, Station Road, School Hill, Bulwark Road, Job Centre and Beaufort Park, all in Chepstow, and Mayhill/ Hadnock Road, Tri-Wall and Wonastow Road, all in Monmouth).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i>  The site has capacity to deliver 10 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	-	<i>The site is not within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i>  The site is 1,300-1,400m from the nearest primary school (Llandogo Primary) and 10-15km from the nearest secondary school (Chepstow Comprehensive and Monmouth Comprehensive).

ISA topic	ISA objective	Significant effect?	Commentary
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<i>The site is within 800m of a health service or an active travel route.</i>  The site is not within 800m of a health service; however, it is 6m from the nearest PRow.
		++	<i>The site is within 800m of a formal leisure and green space.</i>  The site is 200-300m from the nearest area of amenity importance and 300-400m from the nearest green space (cemetery and religious grounds). It is also 234m from the nearest National Trail.
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Trellech United 1 and Trellech United 2 LSOAs, which are amongst the 30-40% and 20-30% least deprived LSOAs in Wales respectively.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i>  The site is 100-200m from the nearest bus stop (Old Post Office) and 6m from the nearest PRow. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  The site is 170m from the nearest waterbody (coast) and falls wholly within the River Wye Catchment Area.

ISA topic	ISA objective	Significant effect?	Commentary
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	?	<i>The site is predominantly greenfield land (≥50%) and contains low quality agricultural land (Grade 3b, 4, urban).</i>  The site is currently vacant.
		+	<i>The site does not intersect with a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>  The site is 6m from the nearest area of ancient woodland, 16m from the nearest SAC (Wye Valley Woodlands/ Coetiroedd Dyffryn Gwy) and SSSI (Cleddon Shoots Woodland), 197m from the nearest priority habitat (traditional orchard), 234m from the nearest SINC (Bargain Wood), and 570m from the nearest NNR (The Hudnalls).
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.  Promote understanding of Monmouthshire's cultural heritage.	--	<i>Development at the site has the potential for a significant negative effect on the historic environment.</i>  The site wholly falls within a conservation area (Llandogo) and registered historic landscape (The Lower Wye Valley). In addition, the site is 97m from the nearest grade II listed building and 166m from the nearest grade II* listed building.  The site is small (0.8ha); however, it is likely to impact the setting of both the conservation area and registered historic landscape.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	--	<i>The site is predominantly greenfield and wholly falls within an Area of Outstanding Natural Beauty, National Park or Country Park.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site wholly falls within an AONB (Wye Valley).
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.		
		+	<i>The site does not intersect with a high fluvial flood risk area (flood zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface flood risk area (flood zone 2 and 3).</i>

## Residential and amenity land

### CS0230 – Land south of the A466

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	-	<p><i>The site has poor access to existing employment (&gt;1,600m from an employment centre).</i></p> <p>The site is 10-15km from the nearest protected employment site (Newhouse Farm, Bulwark Road, Job Centre, School Hill, Beaufort Park and Station Road, all in Chepstow, Wonastow Road, Mayhill/ Hadnock Road and Tri-Wall, all in Monmouth, and Cuckoo's Row in Raglan).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<p><i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 20 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	-	<p><i>The site is not within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i></p> <p>The site is 1,400-1,500m from the nearest primary school (Llandogo Primary) and 10-15km from the nearest secondary school (Chepstow Comprehensive and Monmouth Comprehensive).</p>

ISA topic	ISA objective	Significant effect?	Commentary
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<i>The site is within 800m of a health service or an active travel route.</i>  The site is not within 800m of a health service; however, it is 48m from the nearest PRow.
		++	<i>The site is within 800m of a formal leisure and green space.</i>  The site is 0-50m from the nearest area of amenity importance and 300-400m from the nearest green space (cemetery). It is also 123m from the nearest National Trail.
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Trellech United 2 LSOA, which is amongst the 20-30% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i>  The site is 50-100m from the nearest bus stop (Old Market Garden) and 48m from the nearest PRow. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  The site is 57m from the nearest waterbody (coast) and falls wholly within the River Wye Catchment Area.



ISA topic	ISA objective	Significant effect?	Commentary
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>  The site is currently used for agriculture.
		--	<i>The site is within a mineral safeguarding area.</i>  The site is within a mineral safeguarding area for sand and gravel.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>  The site is 47m from the nearest SAC and SSSI (River Wye/ Afon Gwy), 54m from the nearest priority habitat (traditional orchard), 127m from the nearest area of ancient woodland, 234m from the nearest SINC (Part of Cuckoo Wood and Great Park Coniger), and 523m from the nearest NNR (The Hudnalls).
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.  Promote understanding of Monmouthshire's cultural heritage.	--	<i>Development at the site has the potential for a significant negative effect on the historic environment.</i>  The site wholly falls within a conservation area (Llandogo) and registered historic landscape (The Lower Wye Valley). In addition, it is 350m from the nearest grade II* listed building, 357m from the nearest grade II listed building, and 714m from the nearest scheduled monument (Offa's Dyke: section on St Briavels Common, immediately south of Sittingreen).  The site is small (1.1ha); however, it is likely to impact the setting of both the conservation area and registered historic landscape.

ISA topic	ISA objective	Significant effect?	Commentary
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	--	<i>The site is predominantly greenfield and wholly falls within an Area of Outstanding Natural Beauty, National Park or Country Park.</i>  The site wholly falls within an AONB (Wye Valley).
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	++	<i>The site falls wholly within fluvial flood zone 2 or 3.</i>  Over 50% of the site intersects with fluvial Flood Zone 2 or 3.
		-	<i>The site intersects with Flood Zone 2 or 3.</i>  Less than 50% of the site intersects with surface water Flood Zone 2 or 3.

## Renewable Energy (Solar)

### CS0222 – Land at Penarth Farm

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	0	N/A  The site is proposed for renewable energy (solar).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	0	N/A
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	0	N/A
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	0	N/A
		0	N/A

ISA topic	ISA objective	Significant effect?	Commentary
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  <i>The site falls within the Trellech United 1 LSOA, which is amongst the 30-40% least deprived LSOAs in Wales.</i>
Transport and movement	Increase sustainable transport use and reduce the need to travel.	0	N/A
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	0	<i>The site does not contain and is not in close proximity to a waterbody, nor does it fall within the River Wye Catchment Area.</i>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>  <i>The site is currently used for agriculture.</i>
		+	<i>The site does not intersect with a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	--	<i>The site intersects or is adjacent to an internationally (SAC, SPA, Ramsar) or nationally (SSSI, Ancient Woodland, NNRs) designated site.</i>  <i>The northern boundary of the site intersects with an area of ancient woodland (0.1% overlap). In addition, the site is 114m from the nearest priority habitat (lowland meadow), 161m from the nearest SINC (Holly Meadow), and 766m from the nearest SSSI (Penarth Brook Woodlands).</i>

ISA topic	ISA objective	Significant effect?	Commentary
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	0	<p><i>Development at this site will have a neutral effect on the historic environment.</i></p> <p>The site is 518m from the nearest grade II* listed building, 586m from the nearest grade II listed building, and 750m from the nearest scheduled monument (Dovecot at Hygga Farm).</p> <p>The site is relatively large (8.5ha); however, it is also relatively far away from the aforementioned heritage assets. In addition, solar panels are less likely to impact the historic environment when compared to housing development due to their lower height. Therefore, neutral effects are anticipated.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	--	<p><i>The site is predominantly greenfield and wholly falls within an Area of Outstanding Natural Beauty, National Park or Country Park.</i></p> <p>The site wholly falls within an AONB (Wye Valley).</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (flood zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface flood risk area (flood zone 2 and 3).</i>

# Usk

## Residential

### CS0039 – Land at Little Castle Farm, Monmouth Road

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	0	<p><i>The site has reasonable access to existing employment (800-1,600m from an employment centre).</i></p> <p>The site is 1,500-1,600m from the nearest protected employment site (Woodside Industrial Estate, Usk).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<p><i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 50 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	-	<p><i>The site is not within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i></p> <p>The site is 900-1,000m from the nearest primary school (Usk Church in Wales Primary) and 15-20km from the nearest secondary school (Chepstow Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p><i>The site is within 800m of a health service or an active travel route.</i></p> <p>The site is not within 800m of a health service; however, it is 240m from the nearest National Cycle Network route.</p>
		+	<p><i>The site is within 800m of a formal leisure or green space.</i></p> <p>The site is not within 800m of an area of amenity importance; however, it is 0-50m from the nearest green space (play space).</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p>

ISA topic	ISA objective	Significant effect?	Commentary
			The site falls within the Usk 2 LSOA, which is amongst the 10% least deprived LSOA in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site is 300-400m from the nearest bus stop (Burrium Gate) and 240m from the nearest National Cycle Network route. It is also 298m from the nearest PRow. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p><i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i></p> <p>The site is 269m from the nearest waterbody (river).</p>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<p><i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i></p> <p>The site is currently used for agriculture.</p>
		+	<i>The site does not intersect with a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	--	<i>The site intersects or is adjacent to an internationally (SAC, SPA, Ramsar) or nationally (SSSI, Ancient Woodland, NNRs) designated site.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The northwestern boundary of the site intersects with a SINC (Cockshoot Wood, Little Castle) (5% overlap) and is adjacent to an area of ancient woodland. In addition, the site is 287m from the nearest priority habitat (purple moor grass and rush pastures) and 822m from the nearest SAC and SSSI (River Usk/ Afon Wysg).
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	0	<p><i>Development at this site will have a neutral effect on the historic environment.</i></p> <p>The site is 571m from the nearest archaeologically sensitive area, 572m from the nearest conservation area (Usk), 671m from the nearest scheduled monument (Usk Castle (unoccupied parts)), 693m from the nearest grade II listed building, 706m from the nearest grade I listed building, and 940m from the nearest grade II* listed building.</p> <p>The site is relatively large (3.7ha); however, given that the aforementioned heritage assets are relatively far away from the site, neutral effects are anticipated.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (flood zone 2 and 3).</i>
		-	<p><i>The site intersects with surface water flood zone 2 or 3.</i></p> <p>Less than 50% of the site intersects with surface water Flood Zone 2 or 3. However, it is recognised that this is isolated to the southwestern boundary of the site.</p>

## CS0113 – Burrium Gate Phase II

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	0	<p><i>The site has reasonable access to existing employment (800-1,600m from an employment centre).</i></p> <p>The site is 1,200-1,300m from the nearest protected employment site (Woodside Industrial Estate, Usk).</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<p><i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 50 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	+	<p><i>The site is within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i></p> <p>The site is 600-700m from the nearest primary school (Usk Church in Wales Primary); however, it is 15-20km from the nearest secondary school (Chepstow Comprehensive, King Henry VIII Comprehensive, and Monmouth Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<p><i>The site is within 800m of a health service or an active travel route.</i></p> <p>The site is not within 800m of a health service; however, it is 7m from the nearest National Cycle Network route.</p>
		+	<p><i>The site is within 800m of a formal leisure or green space.</i></p> <p>The site is not within 800m of an area of amenity importance; however, it is 0-50m from the nearest green space (play space).</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Usk 2 LSOA, which is amongst the 10% least deprived LSOA in Wales.</p>



ISA topic	ISA objective	Significant effect?	Commentary
Transport and movement	Increase sustainable transport use and reduce the need to travel.	++	<p><i>The site is within close proximity (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, and an active travel route.</i></p> <p>The site is 0-50m from the nearest bus stop (Common Trip), 700-800m from the nearest central shopping area (Usk), and 7m from the nearest National Cycle Network route. It is also 151m from the nearest PRoW.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p><i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i></p> <p>The site is 90m from the nearest waterbody (river).</p>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<p><i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i></p> <p>The site is currently used for agriculture.</p>
		+	<i>The site does not intersect with a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<p><i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i></p> <p>The site is 56m from the nearest priority habitat (purple moor grass and rush pastures), 154m from the nearest SINC (Cockshoot Wood),</p>

ISA topic	ISA objective	Significant effect?	Commentary
			157m from the nearest area of ancient woodland, and 972m from the nearest SAC and SSSI (River Usk/ Afon Wysg).
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	0	<p><i>Development at this site will have a neutral effect on the historic environment.</i></p> <p>The site is 516m from the nearest archaeologically sensitive area, 526m from the nearest conservation area (Usk), 547m from the nearest grade II listed building, 654m from the nearest scheduled monument (Usk Castle (unoccupied parts)), 681m from the nearest grade I listed building, and 933m from the nearest grade II* listed building.</p> <p>The site is relatively large (2.6ha); however, given that the aforementioned heritage assets are relatively far away from the site, neutral effects are anticipated.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (flood zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface flood risk area (flood zone 2 and 3).</i>

## CS0282 – Land north of Burrium Gate

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	0	<p><i>The site has reasonable access to existing employment (800-1,600m from an employment centre).</i></p> <p>The site is 1,400-1,500m from the nearest protected employment site (Woodside Industrial Estate, Usk).</p>

ISA topic	ISA objective	Significant effect?	Commentary
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i>  The site has capacity to deliver 95 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	-	<i>The site is not within reasonable walking distance (<math>\leq 800\text{m}</math>) to a primary or a secondary school (<math>\leq 1,600\text{m}</math>).</i>  The site is 800-900m from the nearest primary school (Usk Church in Wales Primary) and 15-20km from the nearest secondary school (Chepstow Comprehensive).
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<i>The site is within 800m of a health service or an active travel route.</i>  The site is not within 800m of a health service; however, it is 112m from the nearest PRow.
		+	<i>The site is within 800m of a formal leisure or green space.</i>  The site is not within 800m of an area of amenity importance; however, it is 0-50m from the nearest green space (play space).
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Usk 2 LSOA, which is amongst the 10% least deprived LSOA in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<i>The site is within reasonable walking distance (<math>\leq 800\text{m}</math>) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i>  The site is 300-400m from the nearest bus stop (Burrium Gate and Ladyhill) and 112m from the nearest PRow. It is also 256m from the nearest National Cycle Network route. However, it is not within

ISA topic	ISA objective	Significant effect?	Commentary
			reasonable walking distance to a neighbourhood centre or central shopping area.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>
		+	<i>The site does not intersect with a mineral safeguarding area.</i>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	--	<i>The site intersects or is adjacent to an internationally (SAC, SPA, Ramsar) or nationally (SSSI, Ancient Woodland, NNRs) designated site.</i>
		--	<i>The site intersects with a SINC (Cockshoot Wood, Little Castle) (88% overlap). In addition, the northeastern boundary of the site is adjacent to an area of ancient woodland. The site is also 277m from the nearest priority habitat (traditional orchard) and 449m from the nearest SAC and SSSI (River Usk/ Afon Wysg).</i>
Historic environment	Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.	-	<i>Development at the site has the potential for a negative effect on the historic environment.</i>

ISA topic	ISA objective	Significant effect?	Commentary
	Promote understanding of Monmouthshire's cultural heritage.		<p>The site is 220m from the nearest archaeologically sensitive area, 251m from the nearest conservation area (Usk), 294m from the nearest scheduled monument (Usk Castle (unoccupied parts)), 359m from the nearest grade I listed building, 404m from the nearest grade II listed building, and 554m from the nearest grade II* listed building.</p> <p>The site is large (5.9ha) and development has the potential to disturb nearby archaeological remains. The southwestern extent of the site also has the potential to impact the setting of the conservation area.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (flood zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface flood risk area (flood zone 2 and 3).</i>

## Wyesham

### Residential

#### CS0189 – Land at Tudor Road

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	0	<p><i>The site has reasonable access to existing employment (800-1,600m from an employment centre).</i></p> <p>The site is 900-1,000m from the nearest protected employment site (Mayhill/ Hadnock Road, Monmouth).</p>

ISA topic	ISA objective	Significant effect?	Commentary
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i>  The site has capacity to deliver 58 new homes.
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	+	<i>The site is within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i>  The site is 200-300m from the nearest primary school (Kymin View Primary); however, it is 1,900-2,000m from the nearest secondary school (Monmouth Comprehensive).
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	+	<i>The site is within 800m of a health service or an active travel route.</i>  The site is not within 800m of a health service; however, it is 46m from the nearest PRow.
		++	<i>The site is within 800m of a formal leisure and green space.</i>  The site is 50-100m from the nearest area of amenity importance and green space (playing field). It is also 522m from the nearest National Trail.
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Wyesham LSOA, which is amongst the 40-50% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	++	<i>The site is within close proximity (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, and an active travel route.</i>  The site is 100-200m from the nearest bus stop (Tudor Road) and neighbourhood centre (Wyesham, Monmouth), and 46m from the

ISA topic	ISA objective	Significant effect?	Commentary
			nearest PRoW. It is also 672m from the nearest National Cycle Network route.
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>
		+	The site is 667m from the nearest waterbody (river) and falls wholly within the River Wye Catchment Area.
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
		--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>
		+	The site is currently used for agriculture.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.		<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>
		?	The site is 24m from the nearest SINC (Wyesham Lane), 68m from the nearest area of ancient woodland, 72m from the nearest priority habitat (traditional orchard), 355m from the nearest SAC (Wye Valley Woodlands/ Coetiroedd Dyffryn Gwy), and 355m from the nearest SSSI (Harper's Grove – Lord's Grove).

ISA topic	ISA objective	Significant effect?	Commentary
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	--	<p><i>Development at the site has the potential for a significant negative effect on the historic environment.</i></p> <p>The site wholly intersects with a registered historic landscape (The Lower Wye Valley). In addition, the site is 237m from the nearest grade II listed building, 590m from the nearest grade II* listed building, 786m from the nearest scheduled monument (May Hill Pillboxes), 863m from the nearest archaeologically sensitive area, and 891m from the nearest conservation area (Monmouth (central)).</p> <p>The site is relatively small (2.1ha); however, it is still likely to impact the setting of the registered historic landscape.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	?	<p><i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park; however, the site is either adjacent to/ within close proximity to one of these designated landscapes, and/ or the scale of development proposed (≥ 100 dwellings) on greenfield land has the potential for a negative effect. This is uncertain at this stage.</i></p> <p>The site is 16m from the nearest AONB (Wye Valley).</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (flood zone 2 and 3).</i>
		+	<i>The site does not intersect with a high surface flood risk area (flood zone 2 and 3).</i>



## CS0273 – Rhossili, Hadnock Road

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	+	<p><i>The site has good access to existing employment (≤800m from an employment centre).</i></p> <p>The site is 50m from the nearest protected employment site</p>
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	+	<p><i>The site has capacity to deliver new homes (&lt;100 dwellings) and it does not intersect with a designated green wedge.</i></p> <p>The site has capacity to deliver 50-60 new homes.</p>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	+	<p><i>The site is within reasonable walking distance (≤800m) to a primary or a secondary school (≤1,600m).</i></p> <p>The site is 1,200-1,300m from the nearest primary school (Kymin View Primary); however, it is 1,300-1,400m from the nearest secondary school (Monmouth Comprehensive).</p>
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	++	<p><i>The site is within 800m of a health service and an active travel route.</i></p> <p>The site is 300-400m from the nearest dentist (Mayhill Lodge, Monmouth) and 2m from the nearest National Cycle Network route.</p>
		++	<p><i>The site is within 800m of a formal leisure and green space.</i></p> <p>The site is 400-500m from the nearest area of amenity importance and 200-300m from the nearest green space (other sports facility). It is also 36m from the nearest National Trail.</p>
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<p><i>The site falls within one of the 50% least deprived LSOAs in Wales.</i></p> <p>The site falls within the Wyesham LSOA, which is amongst the 40-50% least deprived LSOAs in Wales.</p>

ISA topic	ISA objective	Significant effect?	Commentary
Transport and movement	Increase sustainable transport use and reduce the need to travel.	+	<p><i>The site is within reasonable walking distance (≤800m) to a railway station or bus stop, neighbourhood centre or central shopping area, or an active travel route.</i></p> <p>The site is 100-200m from the nearest bus stop (Kymin Road) and 2m from the nearest National Cycle Network route. It is also 36m from the nearest PRow. However, it is not within reasonable walking distance to a neighbourhood centre or central shopping area.</p>
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<p><i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i></p> <p>The site is 144m from the nearest waterbody (river) and falls wholly within the River Wye Catchment Area.</p>
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	?	<p><i>The site is predominantly greenfield land (≥50%) and contains low quality agricultural land (Grade 3b, 4, urban).</i></p> <p>The site comprises residential curtilage and agricultural land.</p>
		--	<p><i>The site is within a mineral safeguarding area.</i></p> <p>The site is within a mineral safeguarding area for sand and gravel.</p>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is 7m from the nearest area of ancient woodland, 113m from the nearest SAC and SSSI (River Wye/ Afon Gwy), 285m from the nearest priority habitat (traditional orchard), 483m from the nearest NNR (Fiddler's Elbow), and 690m from the nearest SINC (The Green).
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	--	<p><i>Development at the site has the potential for a significant negative effect on the historic environment.</i></p> <p>The site wholly intersects with a registered historic landscape (The Lower Wye Valley). In addition, the site is 48m from the nearest grade II listed building, 231m from the nearest conservation area (Monmouth (central)), 367m from the nearest scheduled monument (May Hill Pillboxes), 369m from the nearest archaeologically sensitive area, 414m from the nearest grade II* listed building, and 872m from the nearest grade I listed building.</p> <p>The site is relatively large (3.4ha) and is still likely to impact the setting of the registered historic landscape and nearest grade II listed building, which is located to the northeast of the site.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	-	<p><i>The site intersects with an Area of Outstanding Natural Beauty, National Park or Country Park.</i></p> <p>The northeastern extent of the site intersects with an AONB (Wye Valley) (6% overlap).</p>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	-	<p><i>The site intersects with fluvial flood zone 2 or 3.</i></p> <p>Less than 50% of the site intersects with fluvial Flood Zone 2 or 3. However, it is recognised that this is isolated to the northwestern boundary of the site.</p>
		+	<i>The site does not intersect with a high surface water flood risk area (flood zone 2 and 3).</i>

## Employment (B1/B8), Hotel (C1)

### CS0292 – Rhossii, Hadnock Road

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	++	<i>New employment land proposed at the site.</i>  The site is proposed for employment use (B1/ B8) and a hotel (C1).
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	0	<i>The site will deliver new employment land.</i>
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	0	N/A
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	0	N/A
		0	N/A
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Wyesham LSOA, which is amongst the 40-50% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	0	N/A
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  The site is 144m from the nearest waterbody (river) and falls wholly within the River Wye Catchment Area.

ISA topic	ISA objective	Significant effect?	Commentary
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	?	<p><i>The site is predominantly greenfield land (≥50%) and contains low quality agricultural land (Grade 3b, 4, urban).</i></p> <p>The site comprises residential curtilage and agricultural land.</p>
		--	<p><i>The site is within a mineral safeguarding area.</i></p> <p>The site is within a mineral safeguarding area for sand and gravel.</p>
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<p><i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i></p> <p>The site is 7m from the nearest area of ancient woodland, 113m from the nearest SAC and SSSI (River Wye/ Afon Gwy), 285m from the nearest priority habitat (traditional orchard), 483m from the nearest NNR (Fiddler's Elbow), and 690m from the nearest SINC (The Green).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	--	<p><i>Development at the site has the potential for a significant negative effect on the historic environment.</i></p> <p>The site wholly intersects with a registered historic landscape (The Lower Wye Valley). In addition, the site is 48m from the nearest grade II listed building, 231m from the nearest conservation area (Monmouth (central)), 367m from the nearest scheduled monument (May Hill Pillboxes), 369m from the nearest archaeologically sensitive area, 414m from the nearest grade II* listed building, and 872m from the nearest grade I listed building.</p>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is relatively large (3.4ha) and is still likely to impact the setting of the registered historic landscape and nearest grade II listed building, which is located to the northeast of the site.
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	-	<i>The site intersects with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>  The northeastern extent of the site intersects with an AONB (Wye Valley) (6% overlap).
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	-	<i>The site intersects with fluvial flood zone 2 or 3.</i>  Less than 50% of the site intersects with fluvial Flood Zone 2 or 3. However, it is recognised that this is isolated to the northwestern boundary of the site.
		+	<i>The site does not intersect with a high surface water flood risk area (flood zone 2 and 3).</i>

**N / A**

## Tourism

### CS0259 – Bridge View Farm Portskewett

ISA topic	ISA objective	Significant effect?	Commentary
Economy and employment	Support a strong, diverse and resilient economy, with innovative responses to changing conditions and support for a strong future workforce.	++	<i>New employment land proposed at the site.</i>  The site is proposed for tourism.
Population and communities	To provide a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs.	0	<i>The site will deliver new employment land.</i>

ISA topic	ISA objective	Significant effect?	Commentary
	To enhance design quality to create places for people that maintain and enhance community and settlement identity	0	N/A
Health and wellbeing	To improve the health and wellbeing of residents within Monmouthshire.	0	N/A
		0	N/A
Equalities, diversity and inclusion	To reduce poverty and inequality; tackle social exclusion and promote community cohesion.	-	<i>The site falls within one of the 50% least deprived LSOAs in Wales.</i>  The site falls within the Portskewett LSOA, which is amongst the 10-20% least deprived LSOAs in Wales.
Transport and movement	Increase sustainable transport use and reduce the need to travel.	0	N/A
Natural resources	To identify and pursue any opportunities to reduce, or at least, minimise population exposure to air pollution.	+	<i>The site does not intersect with an AQMA.</i>
	To conserve, protect and enhance the water environment, water quality and water resources.	-	<i>The site contains or is in close proximity to a waterbody, and/ or falls within the River Wye Catchment Area.</i>  The site is 131m from the nearest waterbody (river) and falls wholly within the River Wye Catchment Area.
		+	<i>The site does not intersect with a Groundwater Source Protection Zone (SPZ).</i>
		+	<i>The site does not intersect with a Nitrate Vulnerable Zone (NVZ).</i>
	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development and protecting, where possible, higher grade agricultural land.	--	<i>The site is wholly greenfield land and contains high quality agricultural land (Grade 1, 2 and 3a).</i>  The site is currently used for agriculture.
		--	<i>The site is within a mineral safeguarding area.</i>

ISA topic	ISA objective	Significant effect?	Commentary
			The site is within a mineral safeguarding area for sand and gravel.
Biodiversity and geodiversity	Protect and enhance biodiversity within and surrounding the plan area.	?	<p><i>The site does not intersect, but is within 1km of a designated site, and there is an element of uncertainty relating to the potential for significant effects.</i></p> <p>The site is 268m from the nearest SAC, SPA and SSSI (Severn Estuary), 421m from the nearest priority habitat (traditional orchard), 525m from the nearest area of ancient woodland, and 845m from the nearest SINC (Withey Bed).</p>
Historic environment	<p>Preserve and enhance Monmouthshire's heritage resources, including its historic environment and archaeological assets.</p> <p>Promote understanding of Monmouthshire's cultural heritage.</p>	--	<p><i>Development at the site has the potential for a significant negative effect on the historic environment.</i></p> <p>The site wholly intersects with an archaeologically sensitive area and registered historic landscape (Gwent Levels). In addition, the site is 495m from the nearest grade II listed building, 804m from the nearest grade II* listed building, and 941m from the nearest conservation area (Mathern).</p> <p>The site is relatively large (4.1ha) and is likely to disturb on-site archaeological remains, as well as impact the setting of the registered historic landscape.</p>
Landscape	To protect and enhance the quality and character of Monmouthshire's landscape, townscape, and seascape.	+	<i>The site does not intersect with an Area of Outstanding Natural Beauty, National Park or Country Park.</i>
Climate change	Support the resilience of the Monmouthshire Area to the potential effects of climate change, including flooding from fluvial, coastal and surface water sources.	+	<i>The site does not intersect with a high fluvial flood risk area (Flood Zone 2 and 3).</i>
		-	<i>The site intersects with surface water flood zone 2 or 3.</i>



ISA topic	ISA objective	Significant effect?	Commentary
			Less than 50% of the site intersects with surface water Flood Zone 2 or 3. However, it is recognised that this is isolated to the northeastern extent of the site.

