

Stage 1 - An appraisal of All MCC owned land and regard to WG Site Design Guide 2015. Approximately 1500 council assets have been reviewed and considered. Sites removed to date through Estates: Asset is a MCC property; Cemetery Land; Allocations in the existing adopted LDP; tree planting; Tree Planting Scheme; Woodland; Covered by a ground lease; Council Car Park; Footpath/road

Stage 2 – Sites removed due to the following: Site is less than 500sqm – desired pitch size is min 500sqm for public sites. [A pitch capable of accommodating an amenity block, mobile home, caravan and parking for two vehicles]; Equipped Children’s Play Area; Playing Fields (Pitch); County Farm Holdings; Allocations in the existing adopted LDP/ RLDP promotion sites; Known unfavourable topography; Woodland areas that were missed on Stage 1; C1 & C2 Flood Risk – known sites in flood risk removed; Sites with any uncertain inputs have been carried forward to the next stage for further assessment

Stage 3 – to assess flood risk as per updated TAN 15. Site removed due to: • Sites wholly or mostly in Zones 2 & 3 of updated TAN15 maps (sea and river) • Sites where boundary could potentially be amended to remove site out of flood risk kept on list • Surface water flood risk highlighted for further assessment • Any constraints identified in Stage 1 & 2 if picked up at Stage Approximately 50 sites from 1500 remaining Also removed: • Brecon Beacons National Park Plan • Within and adjacent to Conservation Areas and/or Historic Park & Garden • Enclosed/surrounded by built environment privacy and amenity / placemaking • Within national Ecological designations eg SSSI

Stage 4 – Post Workshop 2. Site Area Ecological Designation on whole or part of site (SSSI, SINC, SAC, RAMSAR, national/local nature reserve) ,Ability to provide utility infrastructure, Flood Zone (Updated TAN 15 Flood Maps), Proximity to ecological designation, Within or adjoining a Settlement Boundary, Landscape Sensitivity (as recorded in the Landscape Sensitivity Study), Greenfield/Brownfield, Mineral Safeguarding Area, Surrounded by Built Development, Proximity to potential ‘bad neighbours’ (e.g. dual carriageways, trunk roads, motorway, railway, industrial estates), Potential for expansion, Within BBNP or AONB, Contamination (as recorded on Monmaps), Within Green Wedge or potential Green Belt, School Proximity, Within Phosphates Catchment Area, Medical Facility Proximity, Adopted LDP DES2, Allocation Proximity to other Amenities, DES2 in Review, Public transport proximity and frequency, Within/adjacent to Conservation Area or Historic Parks & Garden, Proximity to Historical Designation (inc Listed Buildings and Con Areas), Within Area of Archeological Sensitivity, Topography, Permanency, Access

Stage 5 - RAG rating against criteria above following officer site visits, input from internal consultees, feedback from Gypsy and Traveller community and Travelling Ahead

Business Unit Name	Postal Address	Subsidiary / Availability	Size	Highway Access	Access to facilities	Constraints	Conclusion	Alternative Name
The Barn 'Unit 1' Parkside	The Barn 'Unit 1' Parkside, Park Street, Abergeenny, Monmouthshire, NP23 5YD	A1 Shops, Antiques & Collectables	N/A	N/A	N/A	N/A	Property - therefore unsuitable	
24a Bulwark Road	Bulwark Road, 24a, Chepstow, Monmouthshire, NP16 5JW	A1 Shops, Baches	N/A	N/A	N/A	N/A	Property - therefore unsuitable	
25a Bulwark Road	Bulwark Road, 25a, Chepstow, Monmouthshire, NP16 5JW	A1 Shops, Card Retailer	N/A	N/A	N/A	N/A	Property - therefore unsuitable	
Harlequin House, Unit 4 Cobblers	Harlequin House, Unit 4 Cobblers, Welsh Street, Chepstow, NP16 5AL	A1 Shops, Cobblers	N/A	N/A	N/A	N/A	Property - therefore unsuitable	
26a Harlequin Road, Ace Centre	Harlequin Road, 26a, Abergeenny, Monmouthshire, NP23 5BN	A1 Shops, Confectionery First	N/A	N/A	N/A	N/A	Property - therefore unsuitable	
27 Woodland View	Woodland View, 82, Monmouth, Monmouthshire, NP25 3LD	A1 Shops, Community	N/A	N/A	N/A	N/A	Property - therefore unsuitable	
109 Dalway Way	Dalway Way, 109, Caldicot, Monmouthshire, NP23 4EB	A1 Shops, Convenience Store	N/A	N/A	N/A	N/A	Property - therefore unsuitable	
111 & 113 Dalway Way	Dalway Way, 111 & 113, Caldicot, Monmouthshire, NP23 4EB	A1 Shops, Convenience Store	N/A	N/A	N/A	N/A	Property - therefore unsuitable	
113 (A 111) Dalway Way	Dalway Way, 113 (A 111), Caldicot, Monmouthshire, NP23 4EB	A1 Shops, Convenience Store	N/A	N/A	N/A	N/A	Property - therefore unsuitable	
26a Harlequin Road	Harlequin Road, 26a, Abergeenny, Monmouthshire, NP23 5BN	A1 Shops, Convenience Store	N/A	N/A	N/A	N/A	Property - therefore unsuitable	
27a Harlequin Road	Harlequin Road, 27a, Abergeenny, Monmouthshire, NP23 5BN	A1 Shops, Convenience Store	N/A	N/A </tr				

Address	Parcel ID	Owner	Area	Acres	Notes	Map	Other	Remarks
Car Park-Labor Street	Car Park-Labor Street, Abergeenny, Monmouthshire, NP7 5DL	Council Car Park	N/A	N/A	N/A	N/A	N/A	Unsuitable
Car Park-High Square	Car Park-High Square, Usk, Monmouthshire, NP15 1HJ	Council Car Park	N/A	N/A	N/A	N/A	N/A	Unsuitable
Car Park-West Street	Car Park-West Street, Chepstow, Monmouthshire, NP16 1EL	Council Car Park	N/A	N/A	N/A	N/A	N/A	Unsuitable
Car Park-Willy Close	Car Park-Willy Close, Magor, Monmouthshire, NP26 3LB	Council Car Park	N/A	N/A	N/A	N/A	N/A	Unsuitable
Car Park-Woodstock Way	Car Park-Woodstock Way, Caldicot, Monmouthshire, NP26 5ZB	Council Car Park	N/A	N/A	N/A	N/A	N/A	Unsuitable
Millers Wood Picnic Site & Car Park	Millers Wood Picnic Site & Car Park, Old Down Road, Chepstow, Monmouthshire, NP16 6BN	Council Car Park	N/A	N/A	N/A	N/A	N/A	Unsuitable
Millers Wood shops, Forecourt	Millers Wood shops, Forecourt, Abergeenny, Monmouthshire, NP7 6BN	Council Car Park	N/A	N/A	N/A	N/A	N/A	Unsuitable
Hilton Park Outdoor Centre	Hilton Park Outdoor Centre, Hilton Park, Newcastel, Monmouth, Monmouthshire	Declared surplus and under offer	N/A	N/A	N/A	N/A	N/A	Unsuitable
New Cemetery Lodge Landfill	New Cemetery Lodge Landfill, Llanilloes, Abergeenny, Monmouthshire, NP7 9S	Declared surplus and under offer	N/A	N/A	N/A	N/A	N/A	Unsuitable
Classified 7 Footpath adjacent to	Classified 7 Footpath adjacent to, Caldicot, Monmouthshire	N/A	N/A	N/A	N/A	N/A	N/A	Unsuitable
Burnt Barn Road, Highway	Burnt Barn Road, Highway, Chepstow, Monmouthshire	Footpath	N/A	N/A	N/A	N/A	N/A	Unsuitable
Chaplowe Racecourse, Underpass at	Chaplowe Racecourse, Underpass at, St Davids, Chepstow, Monmouthshire	Footpath	N/A	N/A	N/A	N/A	N/A	Unsuitable
Bryn Ddu, Footpath at Abergeenny	Bryn Ddu, Footpath at Abergeenny, Monmouthshire, NP7 6BN	Footpath	N/A	N/A	N/A	N/A	N/A	Unsuitable
Footpath Coal Gas Site NE Corner	Footpath Coal Gas Site NE Corner, Usk, Abergeenny, Monmouthshire	Footpath	N/A	N/A	N/A	N/A	N/A	Unsuitable
Footpath Link to Brynllais, Cribbsholewale Road	Footpath Link to Brynllais, Cribbsholewale Road, Gwent, Abergeenny, Monmouthshire	Footpath	N/A	N/A	N/A	N/A	N/A	Unsuitable
Pippen Road, Land adjacent (200sqm)	Pippen Road, Land adjacent (200sqm), Pippen Road, Abergeenny, Monmouthshire	Footpath	N/A	N/A	N/A	N/A	N/A	Unsuitable
Severn Works, Footpath at	Severn Works, Footpath at, Chepstow, Monmouthshire	Footpath	N/A	N/A	N/A	N/A	N/A	Unsuitable
St Ewens Road, Footpath near	St Ewens Road, Footpath near, Chepstow, Monmouthshire	Footpath	N/A	N/A	N/A	N/A	N/A	Unsuitable
The Avenue, Highway Footpath at	The Avenue, Highway Footpath at, Gwent, Abergeenny, Monmouthshire, NP7 1	Footpath	N/A	N/A	N/A	N/A	N/A	Unsuitable
Underhill Green, Footpath adjacent to 102	Underhill Green, Footpath adjacent to 102, Abergeenny, Monmouthshire	Footpath	N/A	N/A	N/A	N/A	N/A	Unsuitable
Underhill Green, Footpath adjacent to 96	Underhill Green, Footpath adjacent to 96, Abergeenny, Monmouthshire	Footpath	N/A	N/A	N/A	N/A	N/A	Unsuitable
War Memorial, Highway Footpath	War Memorial, Highway Footpath, Magham, Chepstow, Monmouthshire	Footpath	N/A	N/A	N/A	N/A	N/A	Unsuitable
Pen y Clawdd Former Refuse Tip	Llanvange Cwmduy Former Refuse Tip, Pen y Clawdd, Raglan, Monmouthshire	Former refuse site	0.97 acres	Restrict access via county lane	N/A	N/A	N/A	Topography Access
Roselwell Farm Refuse Tip	Roselwell Farm Refuse Tip, Chepstow, Monmouthshire, NP26 5DA	Former refuse site	4.1 acres	No access	N/A	N/A	N/A	Topography Access
11-13 Cathedral Street	Cathedral Street 11-13, Monmouth, Monmouthshire, NP25 1ET	Ground lease & property, therefore unsuitable	N/A	N/A	N/A	N/A	N/A	Unsuitable
Rousing Estate - Halford Drive	Rousing Estate - Halford Drive, Llanidloes, Monmouthshire	Ground lease & property, therefore unsuitable	N/A	N/A	N/A	N/A	N/A	Unsuitable
Rousing Estate - Langry Close	Rousing Estate - Langry Close, Usk, Magor, Monmouthshire	Ground lease & property, therefore unsuitable	N/A	N/A	N/A	N/A	N/A	Unsuitable
Rousing Estate - Mill Common	Rousing Estate - Mill Common, Usk, Magor, Monmouthshire	Ground lease & property, therefore unsuitable	N/A	N/A	N/A	N/A	N/A	Unsuitable
Rousing Estate - Millfield Park	Rousing Estate - Millfield Park, Usk, Magor, Monmouthshire	Ground lease & property, therefore unsuitable	N/A	N/A	N/A	N/A	N/A	Unsuitable
Rousing Estate - Netherawn View	Rousing Estate - Netherawn View, Usk, Magor, Monmouthshire	Ground lease & property, therefore unsuitable	N/A	N/A	N/A	N/A	N/A	Unsuitable
Rousing Estate - The Brims	Rousing Estate - The Brims, Usk, Magor, Monmouthshire	Ground lease & property, therefore unsuitable	N/A	N/A	N/A	N/A	N/A	Unsuitable
Rousing Estate - The Plantation	Rousing Estate - The Plantation, Usk, Magor, Monmouthshire	Ground lease & property, therefore unsuitable	N/A	N/A	N/A	N/A	N/A	Unsuitable
Rousing Estate - The Willows	Rousing Estate - The Willows, Usk, Magor, Monmouthshire	Ground lease & property, therefore unsuitable	N/A	N/A	N/A	N/A	N/A	Unsuitable
Rousing Estate - Wheatsheaf Court	Rousing Estate - Wheatsheaf Court, Usk, Magor, Monmouthshire	Ground lease & property, therefore unsuitable	N/A	N/A	N/A	N/A	N/A	Unsuitable
Rousing Estate - Willow Close	Rousing Estate - Willow Close, Usk, Magor, Monmouthshire	Ground lease & property, therefore unsuitable	N/A	N/A	N/A	N/A	N/A	Unsuitable
Cwm Cytydach, Highway land at	Cwm Cytydach, Highway land at, Heads of the Valley Road, Cytydach, Abergeenny	Highway verge	N/A	N/A	N/A	N/A	N/A	Highway Land
Cwm y Hadd, Highway land at	Cwm y Hadd, Highway land at, Main Road, Cytydach, Abergeenny, Monmouthshire	Highway verge	N/A	N/A	N/A	N/A	N/A	Highway Land
Beech Road Playground	Beech Road Playground, Caldicot, Monmouthshire, NP26 4DZ	Land	1.2 acres	Floods	N/A	N/A	N/A	Too small
Belgrave Road Recreation Ground	Belgrave Road Recreation Ground, Abergeenny, Monmouthshire, NP7 7AD	Land	5.1 acres	Floods	N/A	N/A	N/A	Too small
Blackrock Picnic Site & Car Park	Blackrock Picnic Site & Car Park, Blackrock Road, Sodbrook, Caldicot, Monmouthshire	Land	2.4 acres	Floods	N/A	N/A	N/A	Too small
Blenheim Avenue Play area	Blenheim Avenue Play area, Magor, Caldicot, Monmouthshire, NP26 3NB	Land	1.5 acres	Redwick Road	N/A	N/A	N/A	Too small
Bulwark Park	Bulwark Park, Redwick Road, Usk, Monmouthshire, NP26 3JG	Land	1.5 acres	Redwick Road	N/A	N/A	N/A	Too small
Carbone Close Play Area	Carbone Close Play Area, Monmouth, Monmouthshire, NP25 5EG	Land	1.5 acres	Monmouth Link Road	N/A	N/A	N/A	Too small
Children's play area St Stephens Crescent	Children's play area St Stephens Crescent, Gwent, Abergeenny, Monmouthshire	Land	0.3 acres		N/A	N/A	N/A	Too small
Chippenhain Mead Playground	Chippenhain Mead Playground, Monmouth, Monmouthshire, NP25 5JZ	Land	1.2 acres		N/A	N/A </tr		

13 Great House tree planting scheme	Great House 13 tree planting scheme, Caerwent, Caldicot, Monmouthshire, NP23	Tree planting scheme	N/A	N/A	N/A	N/A	Unstable	
16 Leachpool tree planting scheme	Leachpool 16 tree planting scheme, Leachpool, Forthweir, Caldicot, Monmouthshire	Tree planting scheme	N/A	N/A	N/A	N/A	Unstable	
21 Caldicot tree planting scheme	Caldicot 21 tree planting scheme, Church Road, Caldicot, Monmouthshire, NP23	Tree planting scheme	N/A	N/A	N/A	N/A	Unstable	
Overflow Car Park (100 Spaces) Major	Overflow Car Park (100 Spaces) Major, Monmouthshire County Council (B 100)	Used as overflow parking for investment	N/A	N/A	N/A	N/A	Unstable	
29 Leachpool	29 Leachpool, Forthweir, CALDICOT, NP23 5JA	Woodland	N/A	N/A	N/A	N/A	Unstable	
Roble Wood	Roble Wood, Crick Road, Lindy, Caldicot, Monmouthshire, NP23 6AU	Woodland	N/A	N/A	N/A	N/A	Unstable	
Roble Farm woodland	Roble Farm woodland, Chepstow Road, Raglan, Monmouthshire, NP26 2XB	Woodland	N/A	N/A	N/A	N/A	Unstable	
Gosse ad Wagon House, Bot Hill	Gosse ad Wagon House, Bot Hill, Bot Hill, Forthweir, Caldicot, NP23 5TT	Woodland	N/A	N/A	N/A	N/A	Unstable	
Land and Buildings, The Cayo, Shirenewton	Land and Buildings, The Cayo, Shirenewton, NP16 6PL	Woodland	N/A	N/A	N/A	N/A	Unstable	
Lower Ridge Wood - tree planting scheme	Lower Ridge Wood - tree planting scheme, Estates Section, @Innovation House	Woodland	N/A	N/A	N/A	N/A	Unstable	
Lower Ridge Wood	Lower Ridge Wood, Estates Section, @Innovation House P O Box 106, Caldicot	Woodland	N/A	N/A	N/A	N/A	Unstable	
Prisewood	Prisewood, Estates Section, @Innovation House P O Box 106, Caldicot, Monmouthshire	Woodland	N/A	N/A	N/A	N/A	Unstable	
The Oaks Farm	The Oaks Farm, The Oaks, Shirenewton, Chepstow, Monmouthshire, NP16 6PL	Woodland	N/A	N/A	N/A	N/A	Unstable	Shirenewton 3-4
Upper Ridge	Upper Ridge, Estates Section, @Innovation House P O Box 106, Caldicot, Monmouthshire	Woodland	N/A	N/A	N/A	N/A	Unstable	
Whitbyed Wood	Whitbyed Wood, Main Road, Forthweir, Caldicot, Monmouthshire, NP23	Woodland	N/A	N/A	N/A	N/A	Unstable	
Wood at Shirenewton	Wood at Shirenewton, Estates Section, @Innovation House P O Box 106, Caldicot	Woodland	N/A	N/A	N/A	N/A	Unstable	
Wood beside M4 at Lindy	Wood beside M4 at Lindy, Wood north of M4, Kneblyng, Major, Monmouthshire	Woodland	N/A	N/A	N/A	N/A	Unstable	
Woodland - 7100-8400 Great House 2	Woodland - 7100-8400 Great House 2, Estates Section, @Innovation House P O	Woodland	N/A	N/A	N/A	N/A	Unstable	
Woodland - Llanfair Discard 15	Woodland - Llanfair Discard 15, Llanfair Discard, Chepstow, Monmouthshire, N	Woodland	N/A	N/A	N/A	N/A	Unstable	
Woodland - St Pierre 24N	Woodland - St Pierre 24N, St Pierre 24N, Crick, Caldicot, Monmouthshire, NP23	Woodland	N/A	N/A	N/A	N/A	Unstable	
Woodland (OS 3813) formerly Great House 2	Woodland (OS 3813) formerly Great House 2, Estates Section, @Innovation Hou	Woodland	N/A	N/A	N/A	N/A	Unstable	
Woodland by A48 - formerly St Pierre 10	Woodland by A48 - formerly St Pierre 10, Crick, Caldicot, Monmouthshire, NP23	Woodland	N/A	N/A	N/A	N/A	Unstable	
Panperllan Recreation Ground	Panperllan Recreation Ground, Abargavenny, Monmouthshire, NP4 6AJ						Too small & area of amenity importance	Goytre Recreation Ground
Recreation area Llanfair Discard	Recreation area Llanfair Discard, Adj School Court Llanfair Discard, Caldicot, Monmouthshire, NP16 6LX						Too Small	
Lindy P2 (0.20 acres)	Lindy P2 (0.20 acres), Estates Section, @Innovation House P O Box 106, Caldicot, Monmouthshire, NP23 5AN	0.2 acres					Too Small	206

8/9/4 Undy	Undy 8/9/4, Oaklands Farm, Llanfair Discoed, Chepstow, Monmouthshire, NP16 6LX	Agricultural, Bare Land	58.5 acres	58.5 acres	n/a	n/a	n/a	CORE ESTATE
Caerwent 10	Caerwent 10, Slough Farm, Caerwent, Caldicot, Monmouthshire, NP26 5NW	Agricultural, Bare Land	11 acres	11 acres	n/a	n/a	n/a	CORE ESTATE
Caerwent 3A	Caerwent 3A, Slough Farm, Caerwent, Caldicot, Monmouthshire, NP26 5NW	Agricultural, Bare Land	11.3 acres	11.3 acres	n/a	n/a	n/a	CORE ESTATE
OS 4594 at Ifon Hill	OS 4594 at Ifon Hill, Ifon Hill, Caldicot, NP26 5TU	Agricultural, Bare Land	10.77 acres	10.77 acres	Partially	n/a	n/a	CORE ESTATE
OS 5223 at Ty Mawr	OS 5223 at Ty Mawr, Gilwern, Abergavenny, Monmouthshire	Agricultural, Bare Land	8.4 acres	8.4 acres	n/a	n/a	n/a	CORE ESTATE
P11013 Llanfair Discoed	Llanfair Discoed P11013, Lower House Farm, Kemys Commander, Usk, Monmouthshire, NP15 1JU	Agricultural, Bare Land	33.3 acres	33.3 acres	n/a	n/a	n/a	CORE ESTATE
Ty Mawr School Farm	Ty Mawr School Farm, Gilwern, Abergavenny, Monmouthshire, NP7 0EB	Agricultural, Bare Land	29.6 acres	29.6 acres	n/a	n/a	n/a	CORE ESTATE
3 Brooks Farm	3 Brooks Farm, Raglan, Usk, Monmouthshire, NP15 2HX	Agricultural, Dairy	1112 acres	1112 acres	Partially	n/a	n/a	CORE ESTATE
4 Hayesgate Lane	4 Hayesgate Lane, Mathern, Chepstow, Monmouthshire, NP16 6LJ	Agricultural, Dairy	94 acres	94 acres	n/a	n/a	n/a	CORE ESTATE
4 Llanddewi Court	4 Llanddewi Court, Llanddewi Skirrid, Abergavenny, Monmouthshire, NP7 8AL	Agricultural, Dairy	103 acres	104 acres	n/a	Sloped	n/a	CORE ESTATE
5 Llanddewi Court	5 Llanddewi Court, Llanddewi Skirrid, Abergavenny, Monmouthshire, NP7 8AL	Agricultural, Dairy	137 acres	138 acres	n/a	Sloped	n/a	CORE ESTATE
Greenmeadow Farm	Greenmeadow Farm, Greenmeadow Fm, Hayesgate, Mathern, Chepstow, Monmouthshire, NP16 6LL	Agricultural, Dairy	89.9 acres	89.9 acres	n/a	n/a	n/a	CORE ESTATE
Ifon Hill Farm	Ifon Hill Farm, Ifon Hill Farm, Portskewett, Caldicot, Monmouthshire, NP26 5TT	Agricultural, Dairy	137 acres	137 acres	n/a	n/a	n/a	CORE ESTATE
Lower House Farm	Lower House Farm, Lower House Farm, Llanfair Discoed, Chepstow, Monmouthshire, NP16 6LY	Agricultural, Dairy	117 acres	117 acres	n/a	n/a	n/a	CORE ESTATE
Lower Leechpool Farm	Lower Leechpool Farm, Lower Leechpool Farm, Portskewett, Caldicot, Monmouthshire, NP26 5UB	Agricultural, Dairy	80.1 acres	80.1 acres	n/a	n/a	n/a	CORE ESTATE
Old Llanishen Farm	Old Llanishen Farm, Old Llanishen Farm, Llangovan, Monmouth, Monmouthshire, NP25 4BU	Agricultural, Dairy	88 acres	89 acres	n/a	n/a	n/a	CORE ESTATE
Penarth Farm	Penarth Farm, Penarth Farm, Llanishen, Monmouth, Monmouthshire, NP16 6QH	Agricultural, Dairy	69.9 acres	69.9 acres	n/a	n/a	n/a	CORE ESTATE
Rodge Farm	Rodge Farm, Rodge Farm, Caerwent, Caldicot, Monmouthshire, NP26 5PB	Agricultural, Dairy	164.5 acres	164.5 acres	n/a	n/a	n/a	CORE ESTATE
Slough Farm	Slough Farm, Slough Farm, Caerwent, Caldicot, Monmouthshire, NP26 5NW	Agricultural, Dairy	57.2 acres	57.2 acres	n/a	n/a	n/a	CORE ESTATE
3 Llanddewi Court	3 Llanddewi Court, Llanddewi Skirrid, Abergavenny, Monmouthshire, NP7 8AL	Agricultural, Equestrian Training School	37.6 acres	37.6 acres	n/a	n/a	n/a	CORE ESTATE
0.81 acre at Dancing Hill	0.81, Undy, Magor, Monmouthshire	Agricultural, Grazing	0.81 acres	3277 sqm	No			Next stage
1.24 hectares at Lower House Farm	1.24, Llanfair Discoed, Chepstow, NP16 6LX	Agricultural, Grazing	3.06 acres	3.06 acres	n/a	n/a	n/a	CORE ESTATE
5.79 acres at rear of Langley Close M	5.79, Magor, Monmouthshire	Agricultural, Grazing	5.79 acres	23,431 sqm	No			Next stage
Central Farm, 6.02 hectares at	Central Farm, 6.02 hectares at, Greenmeadow Fm, Hayesgate, Mathern, Chepstow, Monmouthshire, NP16 6LL	Agricultural, Grazing	14.8 acres	14.8 acres	n/a	n/a	n/a	CORE ESTATE
Central Farm, 9.51 hectares at	4 Hayesgate Lane, Mathern, Chepstow, Monmouthshire, NP16 6LJ	Agricultural, Grazing	23.49 acres	23.49 acres	n/a	n/a	n/a	CORE ESTATE
Central Farm, 9.92 hectares at	Central Farm, 9.92 hectares at, Slough Farm, Caerwent, Caldicot, Monmouthshire, NP26 5NW	Agricultural, Grazing	24.5 acres	24.5 acres	n/a	n/a	n/a	CORE ESTATE
Land adj Indian Empire restaurant	Land adj Indian Empire restaurant, Portskewett, Caldicot, NP26 5UT	Agricultural, Grazing	1.9 acres	1.9 acres	n/a	n/a	n/a	CORE ESTATE
OS6954 - 1.54 acres at Caerwent	OS6954 - 1.54 acres at Caerwent, Caerwent, CALDICOT, NP26 5PB	Agricultural, Grazing	1.64 acres	Too Small	n/a	n/a	n/a	Unsuitable
OS8959 adjacent The Cayo	OS8959 adjacent The Cayo, Red House Lane, Shirenewton, CHEPSTOW, NP16 6RL	Agricultural, Grazing	0.1 acres	Too small	n/a	n/a	n/a	Unsuitable
Penlydyddwn Farm	Penlydyddwn Farm, Llanelly Hill, Abergavenny, Monmouthshire	Agricultural, Grazing	???	n/a	n/a	Unfavourable topography	n/a	Unsuitable
Racecourse Farm, Land at	Racecourse Farm, Land at, Llanbisi, Abergavenny, Monmouthshire, NP7 9HE	Agricultural, Grazing	42.9 acres	42.9 acres	Yes	n/a	n/a	CORE ESTATE
Ty Mawr	Ty Mawr, Gilwern, Abergavenny, Monmouthshire, NP25 4RN	Agricultural, Grazing	8.4 acres	8.4 acres	n/a	n/a	n/a	CORE ESTATE
Chepstow Road Raglan MUGA	Brooks Farm 2, Brooklands, Raglan, Usk, Monmouthshire, NP15 2HX	Agricultural, Horticultural	3.62 acres	3.62 acres	n/a	MUGA - therefore unsuitable	n/a	Unsuitable
Crown Hill Nursery	Crown Hill Nursery, Crown Hill Nursery, Portskewett, Caldicot, Monmouthshire, NP26 5JU	Agricultural, Horticultural	14.1 acres	14.1 acres	n/a	n/a	n/a	CORE ESTATE
Gemini Nursery	14 Leechpool, Portskewett, Caldicot, Monmouthshire, NP26 5TX	Agricultural, Horticultural	13.2 acres	13.2 acres	n/a	n/a	n/a	CORE ESTATE
Windrush Nursery	Windrush Nursery, Windrush Nursery, Portskewett, Caldicot, Monmouthshire, NP26 5JU	Agricultural, Horticultural	7 acres	8 acres	n/a	n/a	n/a	CORE ESTATE
15/16 Portskewett	Portskewett 15/16, The Close, Portskewett, Caldicot, Monmouthshire, NP26 5SN	Agricultural, Grazing land	3.56 acres	3.56 acres	n/a	n/a	Recreation Area	Unsuitable
4 Caldicot	Caldicot 4, The Pill, Caldicot, Monmouthshire, NP26 5XG	Agricultural, Grazing land	20.2 acres	20.2 acres	Yes	n/a	n/a	Unsuitable
Great House Farm, Land at Caerwent	Great House Farm, Caerwent, Great House Farm 2, Caerwent, Caldicot, NP26 5AS	Agricultural, Grazing land	12.4 acres	12.4 acres	n/a	n/a	n/a	CORE ESTATE
Great House Farm, Land to the North	Great House Farm, Caerwent, Caerwent, Monmouthshire, NP26 5AS	Agricultural, Grazing land	0.5 acres	0.5 acres	n/a	n/a	n/a	CORE ESTATE
Undy P12 (0.20 acres)	Undy P12 (0.20 acres), Estates Section, @Innovation House P O Box 106, Caldicot, Monmouthshire, NP26 9AN	Public Open Space	0.2 acres	800sqm		Flood Zone 3 Sea on whole site and Surface Water on northern east of site.		Unsuitable - Flood Risk

											Proposed	Status		
Project Name	Location	Size (sqm)	Start Date	End Date	Design Stage	Planning Status	Healthcare Status	Education Status	Industrial Status	Other Status	Notes	Current	Next	Final
Project A	Location A	5000	2023-01-01	2024-06-30	Schematic	Approved	Good	Good	Good	Good	Healthcare	Green	Yellow	Red
Project B	Location B	3000	2023-02-01	2024-03-31	Concept	Approved	Good	Good	Good	Good	Healthcare	Green	Yellow	Red
Project C	Location C	4000	2023-03-01	2024-09-30	Design	Approved	Good	Good	Good	Good	Healthcare	Green	Yellow	Red
Project D	Location D	2000	2023-04-01	2024-03-31	Design	Approved	Good	Good	Good	Good	Healthcare	Green	Yellow	Red
Project E	Location E	6000	2023-05-01	2025-06-30	Schematic	Approved	Good	Good	Good	Good	Healthcare	Green	Yellow	Red
Project F	Location F	3500	2023-06-01	2024-03-31	Design	Approved	Good	Good	Good	Good	Healthcare	Green	Yellow	Red
Project G	Location G	4500	2023-07-01	2024-12-31	Design	Approved	Good	Good	Good	Good	Healthcare	Green	Yellow	Red
Project H	Location H	3000	2023-08-01	2024-06-30	Design	Approved	Good	Good	Good	Good	Healthcare	Green	Yellow	Red
Project I	Location I	5500	2023-09-01	2025-03-31	Design	Approved	Good	Good	Good	Good	Healthcare	Green	Yellow	Red
Project J	Location J	4000	2023-10-01	2024-09-30	Design	Approved	Good	Good	Good	Good	Healthcare	Green	Yellow	Red
Project K	Location K	3000	2023-11-01	2024-03-31	Design	Approved	Good	Good	Good	Good	Healthcare	Green	Yellow	Red
Project L	Location L	4500	2023-12-01	2024-12-31	Design	Approved	Good	Good	Good	Good	Healthcare	Green	Yellow	Red
Project M	Location M	3500	2024-01-01	2024-06-30	Design	Approved	Good	Good	Good	Good	Healthcare	Green	Yellow	Red
Project N	Location N	5000	2024-02-01	2025-03-31	Design	Approved	Good	Good	Good	Good	Healthcare	Green	Yellow	Red
Project O	Location O	4000	2024-03-01	2024-09-30	Design	Approved	Good	Good	Good	Good	Healthcare	Green	Yellow	Red
Project P	Location P	3000	2024-04-01	2024-03-31	Design	Approved	Good	Good	Good	Good	Healthcare	Green	Yellow	Red
Project Q	Location Q	4500	2024-05-01	2024-12-31	Design	Approved	Good	Good	Good	Good	Healthcare	Green	Yellow	Red
Project R	Location R	3500	2024-06-01	2024-06-30	Design	Approved	Good	Good	Good	Good	Healthcare	Green	Yellow	Red
Project S	Location S	5000	2024-07-01	2025-06-30	Design	Approved	Good	Good	Good	Good	Healthcare	Green	Yellow	Red
Project T	Location T	4000	2024-08-01	2024-09-30	Design	Approved	Good	Good	Good	Good	Healthcare	Green	Yellow	Red
Project U	Location U	3000	2024-09-01	2024-03-31	Design	Approved	Good	Good	Good	Good	Healthcare	Green	Yellow	Red
Project V	Location V	4500	2024-10-01	2024-12-31	Design	Approved	Good	Good	Good	Good	Healthcare	Green	Yellow	Red
Project W	Location W	3500	2024-11-01	2024-06-30	Design	Approved	Good	Good	Good	Good	Healthcare	Green	Yellow	Red
Project X	Location X	5000	2024-12-01	2025-03-31	Design	Approved	Good	Good	Good	Good	Healthcare	Green	Yellow	Red

Note: The assessment of the potential noise disturbance from road traffic using the nearby road network (M9, M20, M24, M27, M28, & the nearby roads) and the use of any proposed modelled use for assessment. The noise assessment is based on a realistic traffic model (e.g. traffic volume, vehicle type mix, etc.) and is based on the proposed site data within a planning site. This is not a noise assessment for the proposed site. The report should provide appropriate recommendations based on the Noise Exposure Category determined for each site. In regard to guidance on noise / related modelled noise work such as that included in BREXIS 2018 Guidance on Sound Insulation and Noise Reduction for Buildings and World Health Organization Guidelines for Community Noise 2018. **Language: Old Swiss German to Swiss German.**