



# Replacement Local Development Plan 2018-2033

## Candidate Site Assessment Report 2024

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# Candidate Site Assessment Report

## 1. Introduction

- 1.1. The purpose of this report is to outline the findings of the Candidate Site Assessment process for the consideration of land for development and protection in the Replacement Local Development Plan (RLDP). It provides an overview of the candidate site assessment process from the Second Call for Candidate Sites to the proposed Deposit Plan allocations.

## 2. Call for Candidate Sites

- 2.1. As part of the RLDP preparation process, the Council invited landowners, developers and the public to put forward 'Candidate Sites' to be considered for development, redevelopment or protection in the Monmouthshire RLDP. This was undertaken via a two-stage Call for Candidate Sites in accordance with the South East Wales Strategic Planning Group (SEWSPG) methodology.
- 2.2. **An Initial Call for Candidate Sites** was undertaken over a 16-week period from the 30<sup>th</sup> July 2018 to 19<sup>th</sup> November 2018. The purpose of inviting Candidate Site submissions at this stage was to assist the Council in understanding what land was available to inform the RLDP Preferred Strategy. A total of 204 Candidate Sites were submitted for development/redevelopment for a range of uses including residential, employment and recreation uses. A total of 16 sites were also submitted for protection.
- 2.3. The **Second Call for Candidate Sites** took place for an 8-week period from the 5<sup>th</sup> July 2021 to 31<sup>st</sup> August 2021. The purpose of the Second Call for Candidate Sites was to invite the submission of new sites for potential inclusion in the RLDP that accord with the Preferred Strategy (together with supporting information), and to seek the submission of additional supporting information for existing Candidate Site submitted during the Initial Call. A total of 159 Candidate Sites were submitted for a range of uses including residential, employment, and recreation uses. A combined total of 20 Candidate Sites were submitted for protection, this includes sites carried forward from the Initial Call for Sites. Sites that were not resubmitted following the Initial Call for Candidate Sites no longer formed part of the Candidate Site process and are listed in Appendix 1.
- 2.4. A further candidate site was submitted as part of the **Preferred Strategy** consultation that took place between 5<sup>th</sup> December 2022 and 30<sup>th</sup> January 2023.

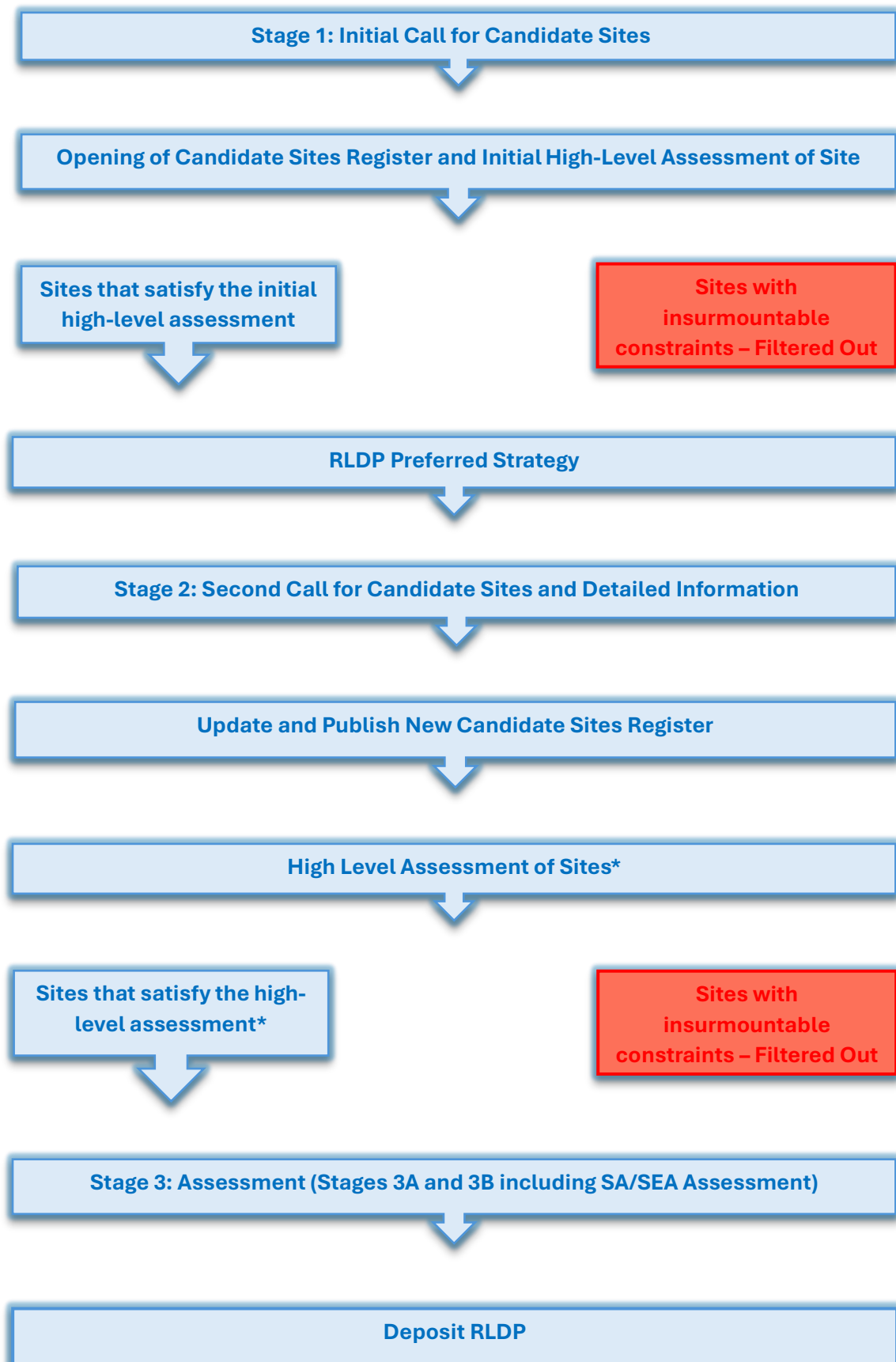
## 3. Candidate Site Register

- 3.1. All sites submitted at the Second Call for Candidate Sites and Preferred Strategy Consultation stages have been published in a Candidate Site Register. Consultation on the Candidate Site Register ran alongside the Preferred Strategy consultation between 5<sup>th</sup> December 2022 and 30<sup>th</sup> January 2023.

## 4. Candidate Site Assessment

- 4.1. An overview of the Candidate Site Process is set out in Figure 1 below. Full details of each stage are set out in the Candidate Sites Assessment Methodology Background Paper.

Figure 1: Overview of the Candidate Sites Process (adapted from SEWSPG methodology)



\*Additional stage not contained in SEWSPG methodology.

## 5. Candidate Sites Assessment of Sites Submitted for Development

5.1. As noted above, sites that were not resubmitted at the Second Call for Candidate Sites did not progress in the process. Only sites submitted at the Second Call for Candidate Sites were subject to the high-level assessment associated with Stage 2. Those sites that progressed past Stage 2, were then subjected to Stages 3a and 3b including ISA/SEA assessment. A brief overview of the different stages is set out below with additional information available in the Candidate Site Assessment Methodology Background Paper.

### Stage 2 – High Level Assessment

5.2. Following the Second Call for Candidates Sites a high-level assessment was undertaken involving a desk-based assessment of all submitted sites, identifying and discarding sites that did not meet the following initial filtering assessment criteria:

- **Compatibility with the RLDP Preferred Strategy**
- **Site size**
- **Fundamental Constraints**
- **Submission of Site Viability Evidence**

5.3. Sites that did not meet any of the above criteria were filtered out and not considered further in the RLDP process and are identified in table 1 with a ✘ under the Stage 2 column.

### Stage 3 – Detailed Assessment

5.4. Stage 3 of the Candidate Sites Assessment involved two stages:

- Stage 3A: officer level detailed assessment using a ‘traffic light’ coding system, incorporation of comments from internal departments of the Council and an assessment against the Council’s ISA/SEA Framework.
- Stage 3B: external consultation with statutory agencies including Dwr Cymru Welsh Water and Natural Resources Wales (NRW).

5.5. Following the completion of Stages 3A and 3B, some sites were not considered suitable as a potential allocation in the RLDP and were sifted out of the process and given no further consideration in the assessment. Examples include where a statutory agency identified a fundamental constraint that could not be overcome. These sites are identified in Table 1 with a ✘ in the column titled ‘Site Progressed past Stage 3A/3B’.

## 6. Sites Not Assessed at Stage 3

6.1. While undertaking Stage 3 of the assessment process, it became apparent that some candidate sites would be better assessed via a different process or did not require a detailed assessment as a result of the emerging Deposit Plan policy framework facilitating consideration of the sites via the planning application process. These involved the following:

6.2. **Small scale candidate sites:** the Stage 2 methodology notes that sites of less than 5 units would be considered via the settlement boundary review. However, following

further analysis during stage 3, additional sites of greater than 5 units but small scale in nature were also considered to be too small for allocation and more appropriately considered as part of the settlement boundary review.

- 6.3. **Tourism Candidate Sites:** While internal and external consultee comments were obtained on these sites, the proposed tourism policy approach in the Deposit Plan more appropriately allows for consideration of sustainable tourism related proposals, including beyond identified settlement boundaries. It was therefore not considered appropriate/necessary to identify site specific tourism related allocations in the RLDP.

## 7. Candidate Sites Submitted for Protection

- 7.1. Sites for a range of protection policy options were also submitted as part of the Call for Candidate Sites. These were considered to be most appropriately assessed via other mechanisms forming part of the RLDP evidence base. These included:
- 7.2. **Green Wedges:** A number of protection candidate sites were submitted seeking protection as a buffer to the BBNP. These sites have been considered as part of the Green Wedge Assessment undertaken to inform the RLDP.
- 7.3. **Areas of Amenity Importance:** Sites put forward as potential amenity areas have been considered as part of the review of Areas of Amenity Importance for the RLDP.
- 7.4. **Natural Flood Management/Retrofit of Sustainable Drainage Measures:** These sites were forwarded to the Council's Flood Risk Management Team for consideration. However, natural flood management proposals such as additional tree planting or sustainable drainage measures to enhance the site's flood management role can be considered outside of the RLDP or within its policy framework where planning permission is required, and therefore do not require a specific allocation in the Plan.
- 7.5. **Protection from Development:** A number of sites were put forward for to be protected from development. In all cases these are located outside of the settlement boundary and are therefore considered to have sufficient protection as any proposals would be assessed against national and local policy requirements relating to open countryside locations. A site-specific protection designation is therefore not considered necessary in addition to the policy protection proposed in the RLDP.

## 8. Integrated Sustainability Appraisal (ISA)

- 8.1. As noted above, Stage 3 of the Candidate Site assessment process integrates a sustainability assessment into the site selection process, based on the sustainability objectives/themes developed for the RLDP ISA. In this context, a sustainability appraisal of all candidate sites progressing past Stage 2 has been undertaken. In line with the Development Plans Manual, separate, more spatially specific and quantitative criteria have been developed to assess candidate sites through the ISA, which builds 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) of how each candidate site relates to various constraints and opportunity features. Specifically, the aim is to differentiate the performance of the candidate sites in respect of specific locational (e.g. distance to different types of services) / locational (e.g. intersect with flood risk zone) criteria. The ISA methodology allows for the consistent and transparent assessment of candidate sites. Further details on the

sustainability assessment of the candidate sites can be found in the Integrated Sustainability Assessment Report.

## **9. Sites Taken Forward as Deposit Allocations**

- 9.1. Following the completion of the above stages, a list of sites has been identified for inclusion in the Deposit Plan for a range of uses including residential and employment. These are identified in Table 1 and are included within the Deposit Plan. Once identified as potential allocations, consultations and dialogue with external and internal stakeholders, as well as site promoters, has continued and has formed the basis for the site allocation policies contained within the Deposit Plan. This dialogue will be ongoing throughout the Plan process.

Settlement (Ward)	Candidate Site Ref	Site Name	Proposed Use	Site progressed past Stage 2	Site progressed past Stage 3A/3B	Site taken forward as a Deposit Allocation	Comments
<b>Primary Settlements: Abergavenny</b>							
Abergavenny (Cantref)	CS0056	Land south Brecon Road	Residential	✓	✗		Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. Landscape impact concerns have also been raised in relation to the site's allocation. In addition, the site is identified as a Green Wedge as part of the Green Wedge Assessment which has been undertaken to support the RLDP. Therefore, this site will not be allocated in the RLDP.
Abergavenny (Llanfoist Fawr)	CS0089	Land adjacent to Beech Grove	Residential	✗			Viability Assessment not submitted to support proposal. The site was therefore not assessed as part of Stage 3A/3B and has not progressed further in the candidate site assessment process.
Abergavenny (Mardy)	CS0094	Land at Penlanlas Farm	Residential	✓	✓	✓	Overall, the site performs well against the assessment methodology with no fundamental constraints identified. The site also benefits from good access to a range of services including schools and open space. A significant proportion of the site is also identified as being non-BMV land (63%), which performs well in a Monmouthshire context. The site also meets key policy requirements including 50% affordable housing and net zero carbon homes demonstrating its viability and deliverability. It is therefore proposed to allocate the site for 100 dwellings.
Abergavenny (Mardy)	CS0108	Land north of Hillgrove Avenue	Residential	✓	✗		Site is not progressing as the highway authority has raised significant concerns in relation to achieving suitable access arrangements. Landscape impact concerns have also been raised reflecting the lack of supporting information with the submission and the likely significant adverse visual impact on the Landscape Character Area. Overall, there are considered to be more suitable sites available in Abergavenny and therefore the site will not be allocated in the RLDP.
Abergavenny (Cantref)	CS0128	Land at Chapel Farm	Residential	✓	✗		Site not progressing as there are unresolved concerns regarding highways and access arrangements including flood risk to the south of the site onto Pentre Road and the suitability of the alternative access onto Pentre Lane. The whole site is also Grade 2 BMV agricultural land and there are more suitable alternatives site with lower grade agricultural land in Abergavenny. In



Settlement (Ward)	Candidate Site Ref	Site Name	Proposed Use	Site progressed past Stage 2	Site progressed past Stage 3A/3B	Site taken forward as a Deposit Allocation	Comments
							addition, the site is identified as a Green Wedge following the Green Wedge Assessment. Overall, there are considered to be more suitable sites available in Abergavenny and therefore the site will not be allocated in the RLDP.
Abergavenny (Lansdown)	CS0161	Land north of Hillside	Residential	✓	✗		Site not progressing due to concerns raised by CADW in relation to the western part of candidate site being inside the boundaries of The Hill registered historic park and garden, with the rest of the area being an essential part of its setting. Concerns have also been raised in relation to the ecological impact development would have. In addition, the site is identified as a Green Wedge following the Green Wedge Assessment. Overall, it is considered that the desired levels of growth can be accommodated on less sensitive sites within the area. Therefore, this site will not be allocated in the RLDP.
Abergavenny (Grofield)	CS0164	Land adjacent to Red Barn Farm (RBF1)	Residential	✓	✗		Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. The site is also wholly grade 2 BMV agricultural land and there are more suitable alternatives site with lower grade agricultural land in Abergavenny. Concerns have also been raised in relation to the impact on the setting of the listed building. Therefore, the site will not be allocated in the RLDP.
Abergavenny (Mardy)	CS0174	Nantgavenny Lane	Residential	✗			Viability Assessment not submitted to support proposal. The site was therefore not assessed as part of Stage 3A/3B and has not progressed further in the candidate site assessment process.
Abergavenny (Grofield)	CS0178	The Abergavenny Workhouse (excluding residential)	Mixed Use: Retail/Professional services/Food outlets (A1/A2/A3), Employment (B1/B2/B8), Health/leisure (D1/D2) and Sui Generis	✓	✗		Site not progressing as while it performs well against the site search sequence criteria, insufficient information has been submitted to undertake a full assessment. Therefore, the site will not be allocated in the RLDP. However, given the site's location within the settlement boundary proposals can be pursued via the planning application system, subject to detailed planning policies.

Settlement (Ward)	Candidate Site Ref	Site Name	Proposed Use	Site progressed past Stage 2	Site progressed past Stage 3A/3B	Site taken forward as a Deposit Allocation	Comments
Abergavenny (Mardy)	CS0185	Land to the west of Glebe Cottage,	Residential	✓	✗		Site not progressing via the RLDP process as insufficient information has been submitted in relation to the candidate site submission. Therefore, the site will not be allocated in the RLDP. It is noted however, that planning application DM/2018/00834 for a rural exceptions site for 12 affordable dwellings is pending consideration following the Welsh Government decision to not call in the application for determination by the Welsh Ministers.
Abergavenny (Lansdown)	CS0192	Land off Old Hereford Road	Residential	✓	✓	✗	The site is not allocated as there is sufficient and more suitable land available for residential development within Abergavenny to accommodate its housing need.
Abergavenny (Llanover)	CS0213	Land east of A465	Mixed Use: Residential (C3), Employment (B1), Retail (A1), Leisure, Education and Community Use (D1 and D2)	✓	✓	✓	It is proposed to allocate the site as Strategic Allocation. The allocation is a sustainably located edge of settlement site, located on the eastern edge of Abergavenny, that provides the longer-term intention for further growth beyond the Plan period. The site performs well against the site search sequence, with no significant constraints identified on site. The integration of the site with the existing settlement is a key principle with connection links forming a key policy requirement of the site's allocation. The site also meets key policy requirements including 50% affordable housing and net zero carbon homes demonstrating its viability and deliverability.
Abergavenny (Croesonen)	CS0220	Land at Ross Road	Residential	✓	✗		Site not progressing as insufficient information has been submitted in relation to viability to demonstrate the site is deliverable in accordance with key policy requirements. Significant concerns have also been raised in relation to highway and pedestrian access to the site and ecological impact given the SSSI and SINC designations relating to the site. Therefore, the site will not be allocated in the RLDP.
Abergavenny (Llanfoist Fawr)	CS0247	Coopers III (Land east of James Jones Close)	Residential	✓	✓	✗	The site is not allocated as there is sufficient and more suitable land available for residential development within the primary settlement of Abergavenny including Llanfoist to accommodate its housing need.
Abergavenny (Llanfoist Fawr)	CS0248	Land adjacent to Llanfoist Fawr	Residential	✓	✗		Site not progressing as fundamental highways concerns have been raised as there is no adopted highway access available. Concerns have also been raised in relation to landscape and ecological

Settlement (Ward)	Candidate Site Ref	Site Name	Proposed Use	Site progressed past Stage 2	Site progressed past Stage 3A/3B	Site taken forward as a Deposit Allocation	Comments
		Primary School (Whole Site)					impact. Overall, there are other sites in Abergavenny that are considered to be more suitable. Therefore, this site will not be allocated in the RLDP.
Abergavenny (Grofield)	CS0249	Land at Red Barn Farm (RBF2)	Residential	✓	✗		Site not progressing as insufficient information has been submitted in relation to viability to demonstrate the site is deliverable in accordance with key policy requirements. There are also landscape impact concerns associated with development of the site. Delivery of this site is dependent on the allocation of CS0164 – Red Barn Farm (1), which has been deemed unsuitable for allocation. Therefore, the site will not be allocated in the RLDP.
Abergavenny (Llanfoist Fawr)	CS0250	Land at Evesham Nurseries	Residential	✓	✓	✗	Site is not allocated as there is sufficient and more suitable land available for residential development within the primary settlement of Abergavenny including Llanfoist to accommodate its housing need.
Abergavenny (Llanover)	CS0262	Dobsons Farm	Employment (B1/B8)	✗			Site considered to be too divorced from the settlement and as a consequence would result in development in the open countryside. As such, the site is not suitable for development and has not progressed further in the candidate site assessment process.
Abergavenny (Llanfoist Fawr)	CS0263	Land adjacent to Llanfoist Fawr Primary School	Residential	✓	✗		Site not progressing as fundamental highways concerns have been raised as there is no adopted highway access available. Concerns have also been raised in relation to landscape and ecological impact. Overall, there are other sites that are considered to be more suitable in Abergavenny. Therefore, this site will not be allocated in the RLDP.
Abergavenny (Mardy)	CS0264	Land north of St Teilos	Residential	✓	✗		Site not progressing as significant concerns raised in relation to the heritage and ecological impact of developing the site. The central section of the site is also within a flood risk area. Therefore, the site will not be allocated in the RLDP.
Abergavenny (Mardy)	CS0265	Tredillion Park	Tourism/Leisure	✓	✗		While internal and external consultee comments were obtained on tourism sites, the proposed tourism policy approach in the Deposit Plan more appropriately allows for consideration of sustainable tourism related proposals, including beyond identified settlement boundaries. It is therefore not considered

Settlement (Ward)	Candidate Site Ref	Site Name	Proposed Use	Site progressed past Stage 2	Site progressed past Stage 3A/3B	Site taken forward as a Deposit Allocation	Comments
							appropriate/necessary to identify site specific tourism related allocations in the RLDP.
Abergavenny (Mardy)	CS0266	Land at Nantgavenny Business Park	Employment (B1/B2)	✓	✓	✓	The site forms a logical extension to the adjoining business park and would provide much needed employment land in Abergavenny. It is therefore proposed to allocate the site for B1/B2 employment use.
Abergavenny (Llanfoist Fawr)	CS0267	Waterloo Court	Residential	✓	✗		The small-scale nature of the site does not justify an allocation in the Plan. Further consideration will be given to the site as part of the settlement boundary review.
Abergavenny (Grofield)	CS0268	Westgate Gardens	Residential	✓	✗		The small-scale nature of the site does not justify an allocation in the Plan. Further consideration will be given to the site as part of the settlement boundary review.
Abergavenny (Llanfoist Fawr)	CS0269	Land at Grove Farm	Residential Care (C2)	✓	✗		Site not progressing as significant concerns have been raised in relation to highway and pedestrian access to the site and ecological and heritage impact. Therefore, the site will not be allocated in the RLDP.
Abergavenny (Llanfoist Fawr)	CS0284	Pen-Y-Worlod Stables	Residential	✓	✗		Site not progressing as it does not provide a natural and logical extension to the settlement and does not relate physically, functionally or visually to the existing settlement pattern. Given the small numbers proposed, the site would result in a pocket development detached from the main settlement of Llanfoist. Furthermore, insufficient information has been submitted in order to conduct a full assessment of the site in relation ecology and highways. Therefore, the site will not be allocated in the RLDP.
Abergavenny (Grofield)	CS0286	The Abergavenny Workhouse (including residential)	Mixed use: Retail/Professional services/Food outlets (A1/A2/A3), Employment (B1/B2/B8), Health/leisure (D1/D2), Sui Generis and Residential (C3)	✓	✗		Site not progressing as while it performs well against the site search sequence criteria, insufficient information has been submitted to undertake a full assessment. Therefore, the site will not be allocated in the RLDP. However, given the site's location within the settlement boundary proposals can be pursued via the planning application system, subject to the detailed planning policies.

Settlement (Ward)	Candidate Site Ref	Site Name	Proposed Use	Site progressed past Stage 2	Site progressed past Stage 3A/3B	Site taken forward as a Deposit Allocation	Comments
Abergavenny (Llanover)	CS0293	Land east of A465 2	Mixed Use: Residential (C3), Employment (B1/B8), Retail/Commercial (A1/A3), Leisure, education and community use (D1/D2)	✓	✗	✗ (limited area allocated for placemaking purposes)	A small section of the Candidate Site at the northern end is allocated for placemaking purposes alongside CS0213 to form the strategic site allocation on land to the east of Abergavenny. Insufficient information has been submitted in relation to the wider site to undertake a full assessment and demonstrate deliverability in accordance with key policy requirements.
<b>Primary Settlements: Chepstow</b>							
Chepstow (Shirenewton)	CS0029	Barnetts Farm	Residential	✓	✗		Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. This site is also considered to be of small scale and would have limited impact on achieving the required quantum of development in this area. Overall, there are considered to be more be more suitable sites available in Chepstow and therefore, this site will not be allocated in the RLDP.
Chepstow (St Arvans)	CS0054	Land west of Racecourse Roundabout	Residential	✓	✗		Site not progressing as insufficient information has been submitted in relation to demonstrating viability and deliverability in accordance with key policy requirements. Inclusion of the site of this scale would also have a negative impact on ecology due to loss of a locally protected SINC and nationally important Priority Habitats. Therefore, the site will not be allocated in the RLDP.
Chepstow (St Kingsmark/ Shirenewton)	CS0098	Land at Bayfield	Residential	✓	✓	✗	In October 2023 a report of post consultation Preferred Strategy changes was agreed by Council. This included amending the strategic site in Chepstow from Bayfield to Land at Mounton Road. On balance, it is considered that the benefits of the commercial development and associated job creation at the Mounton Road site outweighed the loss of higher quality agricultural land and encroachment into the existing green wedge separating Chepstow and Pwllmeyric, given the absence of alternative commercial sites and the importance of Chepstow for tourism as the gateway to the Wye Valley. It is considered that sufficient separation between Chepstow and Pwllmeyric would remain to prevent coalescence of the settlements. As such, it is considered that there is sufficient

Settlement (Ward)	Candidate Site Ref	Site Name	Proposed Use	Site progressed past Stage 2	Site progressed past Stage 3A/3B	Site taken forward as a Deposit Allocation	Comments
							and more suitable land available for residential development within the town to accommodate its housing need. Therefore, the site will not be allocated in the RLDP.
Chepstow (Shirenewton)	CS0112	Land at St Lawrence Lane	Residential	✓	✗		Site not progressing as insufficient information has been submitted in relation to demonstrating the viability and deliverability of the site. The site is within a Green Wedge and would also have negative ecology impact due to the ancient woodland priority habitat within the site. Therefore, the site will not be allocated in the RLDP.
Chepstow (Thornwell)	CS0154	Land to the north of M48	Hotel (C1)	✓	✗		While internal and external consultee comments were obtained on tourism sites, the proposed tourism policy approach in the Deposit Plan more appropriately allows for consideration of sustainable tourism related proposals, including beyond identified settlement boundaries. It is therefore not considered appropriate/necessary to identify site specific tourism related allocations in the RLDP.
Chepstow (St Kingsmark)	CS0165	Land at Mounton Road	Mixed Use: Residential (C3), Residential Care (C2), Hotel (D1)	✓	✓	✓	It is proposed to allocate the site as a Strategic Allocation in the Deposit Plan. The allocation is a sustainably located edge of settlement site that performs well against the site search sequence, with no significant constraints identified on site. The integration of the site with the existing settlement is a key principle with connection links forming a key policy requirement of the site's allocation. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. The mixed-use development proposal, which includes a care home and hotel, is considered to have associated job creation and tourism benefits, with opportunities to work and live together and promote accessibility and connectivity to the existing settlement.
Chepstow (Thornwell)	CS0260	Land south of Junction 2 M48 (Option 1: Hotel and Employment)	Mixed Use: Hotel (C1), Employment (B1/B2/B8)	✓	✓	✗	A separate Candidate Site submission for Mixed Use: Petrol Station (Sui Generis), Drive Thru (A1/A3) and Employment (B1/B2/B8) has been submitted please see CS0261 for further details.
Chepstow (Thornwell)	CS0261	Land south of Junction 2 M48	Mixed Use: Petrol Station (Sui Generis),	✓	✓	✓	Site to progress to Deposit Plan as an employment site allocation. The Site has recently gained planning permission

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		(Option 2: Petrol Station, Drive Thru and Employment)	Drive Thru (A1/A3), Employment (B1/B2/B8)				(DM/2022/01155) for the non-B use suis generis use of a Petrol Station and Drive Thru facility. Overall, the remaining employment land at the site provides an opportunity for B use employment land within an already established and protected industrial site.
<b>Primary Settlements: Monmouth</b>							
Monmouth (Dixton with Osbaston)	CS0006	Land at Osbaston Road	Healthcare Centre (D1)	✓	✗		While internal and external consultee comments were obtained on this Candidate Site submission, it relates to a use more appropriately considered through the policy approach to community and recreation facilities adjoining identified settlement boundaries. It is therefore not considered appropriate/necessary to identify site specific community facility related allocations in the RLDP.
Monmouth (Drybridge)	CS0044	Land off Chartist Rise	Commercial (Class A/B1)	✗			Proposal is contrary to provisions set out in National Planning Policy in relation to Flooding. As such, the site is not suitable for development and has not progressed further in the candidate site assessment process.
Monmouth (Drybridge)	CS0045	Land off Cornpoppy Avenue	Commercial (Class A/B1)	✗			Proposal is contrary to provisions set out in National Planning Policy in relation to Flooding. As such, the site is not suitable for development and has not progressed further in the candidate site assessment process.
Monmouth (Drybridge)	CS0051	Land at Croft y Bwla Farm	Residential and Employment	✓	✗		Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. Landscape impact and highway concerns have also been raised in relation to the site's allocation given the large scale of the site. Overall, there are considered to be more suitable sites available in Monmouth and therefore, this site will not be allocated in the RLDP.
Monmouth (Dixton with Osbaston)	CS0074	Land rear of The Royal Oak	Residential	✓	✗		The small-scale nature of the site does not justify an allocation in the Plan. Further consideration will be given to the site as part of the settlement boundary review.
Monmouth (Drybridge)	CS0076	Land west of Rockfield Road	Residential	✓	✓	✓	Part of this Candidate Site submission has extant planning permission for 70 dwellings. The remainder of the site sits neatly

Settlement (Ward)	Candidate Site Ref	Site Name	Proposed Use	Site progressed past Stage 2	Site progressed past Stage 3A/3B	Site taken forward as a Deposit Allocation	Comments
							within a gap between the permitted site to the east, residential development to the south and west and consequently has limited landscape impact. While the site is Best and Most Versatile agricultural Land, the principle of development in this location has been established through the permission of the adjacent site. The site benefits from good access to a range of services including a primary school, open space and neighbourhood centre. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. It is therefore proposed to allocate the site for approximately 60 homes.
Monmouth (Drybridge)	CS0078	Land adjacent to Croft y Bwla Farm	Residential	✓	✓	✗	Site is not allocated as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.
Monmouth (Drybridge)	CS0099	Land at Drybridge Farm	Residential	✓	✗		Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. Landscape impact and heritage concerns have also been raised in relation to the site's allocation. Therefore, this site will not be allocated in the RLDP.
Monmouth (Wyesham)	CS0131	Land off Justins Hill	Residential	✗			Viability Assessment not submitted to support proposal. The site was therefore not assessed as part of Stage 3A/3B and has not progressed further in the candidate site assessment process.
Monmouth (Drybridge)	CS0136	Land at former Poultry Units at Rockfield Road	Mixed Use: Residential(C3)/B1 and D1	✓	✗		Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability for residential uses in accordance with key policy requirements. The whole site is located in flood zone which would not be suitable for highly vulnerable development. Therefore, this site will not be allocated in the RLDP for mixed-use residential and employment use. A separate Candidate Site submission for employment use has been submitted – please see CS0272 for details.
Monmouth (Overmonnow)	CS0151	Former Troy Rail Yard	Residential	✓	✗		Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. Approximately a third of the site is located in flood zone which would not be suitable for



Settlement (Ward)	Candidate Site Ref	Site Name	Proposed Use	Site progressed past Stage 2	Site progressed past Stage 3A/3B	Site taken forward as a Deposit Allocation	Comments
							highly vulnerable development. Therefore, this site will not be allocated in the RLDP.
Monmouth (Wyesham)	CS0189	Land at Tudor Road	Residential	✓	✓	✓	This site was allocated in the Adopted LDP, however, phosphates prevented its development in coming forward. In view of DCWW's planned improvements at the Monmouth Wastewater Treatment Works by 31st March 2025, a planning application has been submitted and is currently being considered. The site performs well against the site search sequence, with excellent links to a primary school, local shop/post office and open space. A significant proportion of the site is also identified as being non-BMV land (65%), which performs well in a Monmouthshire context. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. It is therefore proposed to allocate the site for approximately 50 homes.
Monmouth (Dixton with Osbaston)	CS0216	Land at Hereford Road	Residential	✓	✓	✗	Site is not allocated as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.
Monmouth (Dixton with Osbaston)	CS0270	Leasbrook (Land north of Dixton Road)	Residential	✓	✓	✓	It is proposed to allocate the site as a Strategic Allocation for approximately 270 homes. The allocation is a sustainably located edge of settlement site, north of Dixton Road. The site performs well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability.
Monmouth (Drybridge)	CS0271	Land at Vauxhall Fields	Mixed Use: Residential (C3), Residential Care (C2), Community Hub (A1/A3/D1)	✓	✓	✗	Site is not allocated as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.

Settlement (Ward)	Candidate Site Ref	Site Name	Proposed Use	Site progressed past Stage 2	Site progressed past Stage 3A/3B	Site taken forward as a Deposit Allocation	Comments
Monmouth (Drybridge)	CS0272	Land at former Poultry Units at Rockfield Road	Employment (B1 new build)	✓	✓	✓	While located in floodplain, this relates to a brownfield site with extant planning permission for B1 employment use, the proposed use would reflect the planning permission and therefore would not be contrary to TAN15. This site is therefore proposed to be allocated for B1 use in Policy EA1.
Monmouth (Wyesham)	CS0273	Rhossili, Hadnock Road	Residential	✓	✗		Site not progressing as significant concerns have been raised in relation to highway capacity and safety, along with ecological impact. Therefore, the site will not be allocated in the RLDP.
Monmouth (Drybridge)	CS0274	Land north of Wonastow Road	Mixed Use: Residential (C3), Employment (B1/B2/B8) and Community Use	✓	✓	✓ (part of the site for B1/B2/B8 only)	Site is not allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.  Part of the site is, however, considered appropriate for B1/B2/B8 employment uses as it forms a logical extension to adjoining employment uses and would provide much needed employment land in Monmouth. Part of CS0274 is therefore proposed to be allocated as a B1, B2 and B8 site in Policy EA1.
Monmouth (Drybridge)	CS0275	Land off Wonastow Road Industrial Estate	Employment (B1/B2/B8)	✓	✗		While located within defended flood zone, the site is greenfield and the proposal is therefore contrary to provisions set out in the latest National Planning Policy in relation to Flooding. Therefore, the site will not be allocated in the RLDP.
Monmouth (Dixton with Osbaston)	CS0276	Land at Dixton Roundabout	Retail	✗			Proposal is contrary to provisions set out in National Planning Policy in relation to Flooding. As such, the site is not suitable for development and has not progressed further in the candidate site assessment process.
Monmouth (Drybridge)	CS0277	Land at Drewen Farm	Residential	✓	✓	✓	This site was allocated in the Adopted LDP, however, phosphates prevented its development in coming forward. In view of DCWW's planned improvements at the Monmouth Wastewater Treatment Works by 31st March 2025 the site can now be progressed. The site performs well against the site search sequence, with good links to a primary school, neighbourhood centre, employment uses and open space. It is therefore proposed to allocate the site for approximately 110 homes.

Settlement (Ward)	Candidate Site Ref	Site Name	Proposed Use	Site progressed past Stage 2	Site progressed past Stage 3A/3B	Site taken forward as a Deposit Allocation	Comments
Monmouth (Drybridge)	CS0287	Land off Chartist Rise	Residential	✘			Proposal is contrary to provisions set out in National Planning Policy in relation to Flooding. As such, the site is not suitable for development and has not progressed further in the candidate site assessment process.
Monmouth (Drybridge)	CS0288	Land off Cornpoppy Avenue	Residential	✘			Proposal is contrary to provisions set out in National Planning Policy in relation to Flooding. As such, the site is not suitable for development and has not progressed further in the candidate site assessment process.
Monmouth (Dixton with Osbaston)	CS0289	Land at Dixton Roundabout	Employment	✘			Proposal is contrary to provisions set out in National Planning Policy in relation to Flooding. As such, the site is not suitable for development and has not progressed further in the candidate site assessment process.
Monmouth (Dixton with Osbaston)	CS0290	Land at Dixton Roundabout	Roadside facilities	✘			Proposal is contrary to provisions set out in National Planning Policy in relation to Flooding. As such, the site is not suitable for development and has not progressed further in the candidate site assessment process.
Monmouth (Wyesham)	CS0292	Rhossili, Hadnock Road	Employment and Hotel	✓	✘		Site not progressing as significant concerns have been raised in relation to highway capacity and safety, along with ecological impact. Therefore, the site will not be allocated in the RLDP.

### Primary Settlements: Severnside - Caerwent

Caerwent	CS0009	Land at Former MoD Training Centre	Mixed Use: Residential (C3), Care (C2), Employment (B1), Community Use (D1)	✓	✓	✓	It is proposed to allocate the site as mixed-use residential and employment (B1) allocation in the Deposit Plan. The allocation is a sustainably located edge of settlement site, which is previously developed land that performs well against the site search sequence, with no significant constraints identified on site that would prohibit its development. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. The mixed-use development proposal which is allocated for 40 residential units and a minimum of 1ha of B1 employment land is considered to have associated job creation with opportunities to work and live together and promote accessibility and connectivity to the existing settlement of Caerwent and the wider Severnside Region. The site is not allocated for C2 (care home) /community
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Settlement (Ward)	Candidate Site Ref	Site Name	Proposed Use	Site progressed past Stage 2	Site progressed past Stage 3A/3B	Site taken forward as a Deposit Allocation	Comments
							use (D1) as the need for these uses was not evidenced in this location.
Caerwent	CS0071	Land at Slough Farm	Residential	✓	✗		Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. Ecology concerns have also been identified. Therefore, the site will not be allocated in the RLDP.
<b>Primary Settlements: Severnside - Caldicot</b>							
Caldicot (Severn)	CS0002	Land at the sewage works	Employment (B Use Classes)	✗			Proposal is contrary to provisions set out in National Planning Policy in relation to Flooding. As such, the site is not suitable for development and has not progressed further in the candidate site assessment process.
Caldicot (Severn)	CS0007	Land adjacent to Pill Row	Employment (B1, B2 and B8)	✗			Proposal is contrary to provisions set out in National Planning Policy in relation to Flooding. As such, the site is not suitable for development and has not progressed further in the candidate site assessment process.
Caldicot (Caldicot Castle)	CS0067	Land east and west of Church Road	Residential	✓	✓	✗	The site is considered to be of small scale and would have limited impact on achieving the required quantum of development in this area. Site is not allocated as there is sufficient and more suitable land available for residential development within the Severnside area to accommodate its housing need.
Caldicot (Caldicot Castle/Portskewett)	CS0087	The Showground	Residential	✓	✓	✓	It is proposed to allocate the site as part of a wider Strategic Allocation for approximately 770 homes. The allocation is a sustainably located edge of settlement site and will extend the settlement of Caldicot to the north-east, adjacent to the Crick Road, Portskewett site. The site performs well against the site search sequence, with good links to a shop, open space and employment uses with facilities in the town centre just over a 20 minute walk. These links will be strengthened via active travel links throughout the site. While the site has good links to a nearby primary school, a new primary school will be provided on the site to assist with capacity issues in the area and provide benefits to the wider community. The site is partly a brownfield site as it includes an existing commercial equestrian centre that is

Settlement (Ward)	Candidate Site Ref	Site Name	Proposed Use	Site progressed past Stage 2	Site progressed past Stage 3A/3B	Site taken forward as a Deposit Allocation	Comments
							relocating elsewhere. While the site is located in close proximity to heritage designations, no significant constraints are identified on the site. The site is also in close proximity to a SSSI. No built development will take place on these sensitive areas, with the area to the west of the former railway to be designated as an Area of Amenity Importance to provide additional protection. The site offers the opportunity to create an exemplar residential-led mixed-use development. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability.
Caldicot (Caerwent)	CS0129	Dewstow Village, Former Dewstow Golf Course	Residential	✓	✗		This site is considered too divorced from the settlement of Caldicot, as it is physically separated by the M48. Concerns have also been raised in relation to highways and landscape impact. There are considered to be more suitable sites available in this area and, therefore, the site will not be allocated in the RLDP.
Caldicot (West End/Rogiet)	CS0133	Land at Garthalan Drive	Employment (B Use Classes/Sui Generis)	✗			Proposal is contrary to provisions set out in National Planning Policy in relation to Flooding. As such, the site is not suitable for development and has not progressed further in the candidate site assessment process.
<b>Primary Settlements: Severnside - Crick</b>							
Crick (Caerwent)	CS0091	Caerwent Depot	Residential	✓	✗		Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability for residential uses in accordance with key policy requirements. Furthermore, the site is unable to connect to the public sewerage system and is located within a groundwater Source Protection Zone. As such, development in this location would as a consequence result in an unacceptable impact on the water environment. Therefore, the site will not be allocated in the RLDP.
Crick (Portskewett)	CS0251	Land at Bradbury Farm	Mixed Use: Residential (C3), Employment (B1/B2/B8), Retail (A1), Leisure (D1/Sui Generis)	✓	✓	✓ (site has been	It is proposed to allocate part of the site as part of a wider Strategic Allocation for approximately 770 homes. The allocation is a sustainably located edge of settlement site and will extend the settlement of Caldicot to the north-east, adjacent to the Crick Road, Portskewett site. The site performs well against the site search sequence, with good links to a shop, open space and

Settlement (Ward)	Candidate Site Ref	Site Name	Proposed Use	Site progressed past Stage 2	Site progressed past Stage 3A/3B	Site taken forward as a Deposit Allocation	Comments
						reduced in scale)	<p>employment uses with facilities in the town centre just over a 20 minute walk. These links will be strengthened via the provision of active travel links throughout the site. While the site has good links to a nearby primary school, a new primary school will be provided on the site to assist with capacity issues in the area and provide benefits to the wider community. While the site is located in close proximity to heritage designations, no significant constraints are identified on the site. The site is also in close proximity to a SSSI. No built development will take place on these sensitive areas, with the area to the west of the former railway to be designated as an Area of Amenity Importance to provide additional protection. The site offers the opportunity to create an exemplar residential-led mixed-use development. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability.</p> <p>6ha of the northern part of the originally submitted Candidate Site has been included as a separate B1, B2, B8 allocated employment site namely EA1e Land adjoining Oak Grove Farm, Caldicot.</p> <p>A gypsy and traveller site is included within the red line boundary of the originally submitted Candidate Site and has been assessed as part of a different process.</p>
<b>Primary Settlements: Severnside – Magor with Undy</b>							
Magor (Mill)	CS0038	Land to the west of Wales One Business Park	Commercial (B1/B2/B8 uses)	✓	✓	✗	This site has now been constructed under planning application DM/2022/00634. The site is therefore allocated as a protected employment site under Policy (EA2S).
Magor (Mill)	CS0206	Land south of Newport Road	Residential and Residential Care Facility (C2)	✓	✓	✗	Site is not allocated as there is sufficient and more suitable land available for residential development within Severnside to accommodate its housing need.
Undy (The Elms)	CS0211	Land at Rockfield Farm	Residential	✓	✓	✗	Site is not allocated as there is sufficient and more suitable land available for residential development within Severnside to accommodate its housing need.

Settlement (Ward)	Candidate Site Ref	Site Name	Proposed Use	Site progressed past Stage 2	Site progressed past Stage 3A/3B	Site taken forward as a Deposit Allocation	Comments
Magor (Mill)	CS0227	Land at Bareland Street	Employment (B1/B8)	✘			Site not progressing as it is located within the Gwent Levels SSSI and there is no previous planning consent associated with the site, therefore there is evidence it will not deliver employment opportunities. There is no justification to continue with the current LDP employment allocation.
Magor (Mill)	CS0228	Land off Green Moor Lane	Employment (B1/B2/B8)	✓	✓	✓	Site to be allocated as an employment site in the Deposit Plan. The site is part of the southern section of CS0258 (Quay Point). No fundamental development constraints have been identified as part of the assessment process. Its allocation will provide much needed employment land in the Severnside region.
Magor (Mill)	CS0252	Gwent Europark	Employment (B1/B2/B8)	✓	✓	✓	Site to be allocated as an employment site in the Deposit Plan. The site is identified as an employment site in the current adopted LDP and has there is a history of planning consents granted on the site. The immediately adjacent land which lies within Newport Council Local Planning Authority and which forms part of the planning permission is currently being developed. Given its strategic location and evidence the site will come forward it is being reallocated in the RLDP.
Undy (The Elms)	CS0257	Land at Former Tythe House	Residential	✘			Proposal is contrary to provisions set out in National Planning Policy in relation to Flooding. As such, the site is not suitable for development and has not progressed further in the candidate site assessment process.
Magor (Mill)	CS0258	Quay Point (Land south of Magor Brewery)	Employment (B2/B8)	✓	✓	✓	Site to be allocated as an employment site in the Deposit Plan. No fundamental development constraints have been identified as part of the assessment process. Its allocation will provide much needed employment land in the Severnside region.
<b>Primary Settlements: Severnside – Rogiet</b>							
Rogiet	CS0134	Land at Chestnut Grove	Residential	✘			Proposal is contrary to provisions set out in National Planning Policy in relation to Flooding. As such, the site is not suitable for development and has not progressed further in the candidate site assessment process.
Rogiet	CS0168	Land adjacent to Merlin Close	Residential	✓	✘		Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in

Settlement (Ward)	Candidate Site Ref	Site Name	Proposed Use	Site progressed past Stage 2	Site progressed past Stage 3A/3B	Site taken forward as a Deposit Allocation	Comments
							accordance with key policy requirements. A significant proportion of the site is located in flood zone which would not be suitable for highly vulnerable development. The is also site within a green wedge designation where there is a presumption against new built development. Therefore, the site will not be allocated in the RLDP.
Rogiet	CS0253	Ifton Manor (Site A)	Mixed Use: Residential (C3), Employment (B1/B2/B8)	✓	✗		Site not progressing as it is designated as a green wedge in the RLDP where there is a presumption against new built development. and due to the scale of the proposal there are significant landscape concerns the proposal would have impacted on the openness of the green wedge land. The site also comprises 100% BMV land (38% of which relates to Grade 1 BMV). Overall, there are considered to be more suitable alternative sites in the Severnside area and, therefore, the site is not allocated in the RLDP.
Rogiet	CS0254	Ifton Manor (Site B)	Open Space, Green Infrastructure, Active Travel Links, Drainage associated with proposed residential and employment to the north (Site A)	✓	✗		The site has been promoted in association with the proposed residential/mixed-use development associated with CS0253 Ifton Manor Site A which has not progressed for the reasons set out above in response to CS0253. It is therefore not appropriate to allocate this use and the site is not allocated in the RLDP.
Rogiet	CS0255	Land adjacent to Ifton Industrial Estate	Employment (B2/B8)	✓	✗		The small-scale nature of the site does not justify an allocation in the Plan. Further consideration will be given to the site as part of the settlement boundary review.
Rogiet	CS0256	The Paddocks, Land adjacent to Rogiet Road	Residential	✓	✗		The small-scale nature of the site does not justify an allocation in the Plan. Further consideration will be given to the site as part of the settlement boundary review.
<b>Secondary Settlements: Penperlleni</b>							
Penperlleni (Goetre Fawr)	CS0037	Land South of Usk Road	Residential	✓	✓	✓	Overall, the site performs well against the assessment methodology with no fundamental constraints identified. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. It is therefore proposed to allocate the site for



Settlement (Ward)	Candidate Site Ref	Site Name	Proposed Use	Site progressed past Stage 2	Site progressed past Stage 3A/3B	Site taken forward as a Deposit Allocation	Comments
							approximately 42 dwellings in Policy HA12 Land west of Trem yr Ysgol, Penperlleni.
Penperlleni (Goetre Fawr)	CS0138	Land at Goytre Farm	Residential	✓	✗		Site is not progressing to the Deposit Plan as there are landscape and ecological concerns particularly in relation to a significant proportion of the site being a designated Site of Importance for Nature Conservation (SINC). Overall, there are considered to be more suitable alternative sites in the area and, therefore, the site will not be allocated in the RLDP.
Penperlleni (Goetre Fawr)	CS0217	Land at Fairfield	Residential	✓	✗		Site is not progressing to the Deposit Plan as the site has a significant ecology constraint as the whole of the site is within a designated Site of Importance for Nature Conservation (SINC). Therefore, the site will not be allocated in the RLDP.
Penperlleni (Goetre Fawr)	CS0279	Land west of Usk Road	Residential	✓	✗		Site is not progressing to the Deposit Plan as there are significant landscape concerns in relation to developing west of the A4042 which would significantly change Penperlleni's settlement pattern and valued landscape. There are also concerns regarding connectivity to facilities in the settlement due to the location on the opposite side of the A4042. Overall, there are considered to be more suitable alternative sites in the area and, therefore, the site will not be allocated in the RLDP.
Penperlleni (Goetre Fawr)	CS0280	Land at Walnut Tree Farm	Residential	✓	✗		Site is not progressing to the Deposit Plan as the site has a significant highway constraint as it has not been able to demonstrate safe pedestrian access and connectivity from the site to the village centre of Penperlleni. Overall, there are considered to be more suitable alternative sites in the area and, therefore, the site will not be allocated in the RLDP.
Penperlleni (Goetre Fawr)	CS0291	Land east of Usk Road	Residential	✗			Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. Therefore, the site will not be allocated in the RLDP.

## Secondary Settlements: Raglan

Settlement (Ward)	Candidate Site Ref	Site Name	Proposed Use	Site progressed past Stage 2	Site progressed past Stage 3A/3B	Site taken forward as a Deposit Allocation	Comments
Raglan	CS0069	Land at Raglan Enterprise Park	Employment (B1) and Renewable Energy (Solar)	✓	✓	✓	<p>It proposed to allocate approximately 1.5ha of land adjoining the existing Protected Employment site as a new employment allocation, allowing for an extension to the existing Enterprise Park and supporting job growth in the Raglan and wider area. No fundamental constraints were identified as part of the assessment process. The allocation also provides an opportunity to develop an off-grid employment site linked to the proposed adjoining ground mounted solar array.</p> <p>It is also proposed to identify approximately 16ha of land to the west of the existing Raglan Enterprise Park as having potential for a ground mounted solar development, subject to detailed planning considerations. While the site is Grade 3a BMV land, it performs best in this respect when compared to the other solar related candidate site submissions. Allocation of the site provides an opportunity to contribute to local and national renewable energy targets.</p>
Raglan	CS0183	Land south of Monmouth Road	Residential	✓	✓	✓	A reduced area to the candidate site submission is proposed for allocation in the RLDP. Overall, the site performs well against the site search sequence with good access to local amenities and no fundamental constraints have been identified. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. It is therefore proposed to allocate the site for approximately 54 dwellings.
Raglan	CS0205	Land at Usk Road	Residential	✓	✓	✗	While a southern section of the site is within a flood risk area, development could be directed away from this part of the site. However, the site is not allocated as there is sufficient and more suitable land available for residential development within Raglan to accommodate its housing need.
Raglan	CS0278	Land west of Raglan	Employment	✓	✓	✓	A reduced area of approximately 4.5 ha (compared to the submitted 8ha) is proposed to be allocated for employment use in the RLDP, responding to site elevations and integrating the proposal more effectively into the landscape. No fundamental development constraints have been identified as part of the assessment process. Its allocation will provide much needed

Settlement (Ward)	Candidate Site Ref	Site Name	Proposed Use	Site progressed past Stage 2	Site progressed past Stage 3A/3B	Site taken forward as a Deposit Allocation	Comments
							employment land in Raglan and the wider County reflecting Raglan's location and its access links to other settlements.
Raglan	CS0281	Raglan Country Estate	Tourism/Leisure/Commercial (A1/A3/C1/D1/D2/Sui Generis)	✓	✗		While internal and external consultee comments were obtained on tourism sites, the proposed tourism policy approach in the Deposit Plan more appropriately allows for consideration of sustainable tourism related proposals, including beyond identified settlement boundaries. It is therefore not considered appropriate/necessary to identify site specific tourism related allocations in the RLDP.
<b>Secondary Settlements: Usk</b>							
Usk	CS0039	Land at Little Castle Farm, Monmouth Road	Residential	✓	✗		Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. Landscape and ecological concerns have also been raised particularly in relation to a significant proportion of the site being a designated Site of Importance for Nature Conservation (SINC) and due to the topography of the site and its elevated position it is likely to have a detrimental landscape impact. Overall, there are considered to be more suitable alternative sites in the area and, therefore, the site will not be allocated in the RLDP.
Usk (Llanbadoc)	CS0105	Land at Former Goods Yard	Residential	✓	✗		<p>Site not progressing as insufficient information has been submitted in relation to viability to demonstrate the site is deliverable in accordance with key policy requirements. The site, which is within the settlement boundary of Usk is previously developed land, a protected employment site in the current LDP that has been vacant for some time.</p> <p>The site is wholly within flood zones 2 and 3, however is within a TAN15 defended zone. National Policy set out in TAN15 does allow for brownfield sites in defended zones to be considered acceptable providing they can meet flood risk criteria set out in the policy. The costs of flood risk mitigation also has had an impact of the viability and deliverability of the site.</p>

Settlement (Ward)	Candidate Site Ref	Site Name	Proposed Use	Site progressed past Stage 2	Site progressed past Stage 3A/3B	Site taken forward as a Deposit Allocation	Comments
							There is also constraint in relation connection to public sewerage system, with the connection point at least 400m away from the site, again resulting in significant costs. A private sewerage treatment plant would not be appropriate for a development of this scale, particularly as the site is within a phosphate catchment zone of the River Usk Special Area of Conservation (SAC). Overall, it is not viable and deliverable to progress this site as an allocation. The site remains in the settlement boundary and as a consequence could progress for appropriate forms of development subject to detailed planning considerations.
Usk	CS0113	Burrium Gate (Phase II)	Residential	✓	✓	✓	The site performs well against the assessment methodology with no fundamental constraints identified. A landscape concern has been raised but it is considered that this can be mitigated providing development is maintained within a ridgeline no more than 40m above Ordnance Datum (AOD). The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. It is therefore proposed to allocate the site for approximately 40 dwellings.
Usk	CS0282	Land north of Burrium Gate	Residential	✓	✗		Site not progressing to the Deposit Plan as there are landscape and ecological concerns, particularly in relation to a significant proportion of the site being a designated Site of Importance for Nature Conservation (SINC), and due to the topography of the site and its elevated position. Overall, there are considered to be more suitable alternative sites in the area and, therefore, the site will not be allocated in the RLDP.
Usk (Llanbadoc)	CS0285	Glen Yr Afon	Residential	✗			Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. Therefore, the site will not be allocated in the RLDP.
<b>Main Rural Settlements</b>							
Devauden	CS0036	Land west of the B4293 and north of Devauden	Residential	✓	✓	✗	Site is not allocated as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need.

Settlement (Ward)	Candidate Site Ref	Site Name	Proposed Use	Site progressed past Stage 2	Site progressed past Stage 3A/3B	Site taken forward as a Deposit Allocation	Comments
Devauden	CS0214	Land at Churchfields	Residential	✓	✓	✓	The site performs well against the assessment methodology with no fundamental constraints identified. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. It is therefore proposed to allocate the site for approximately 20 dwellings.
Devauden	CS0236	Coal Lane Valley View	Residential	✗			No supporting information was submitted to evidence the deliverability of the proposed scheme of 3 market houses and gifting of remaining land for affordable housing. As such, the site has not progressed further in the candidate site assessment process. This site has been considered as part of the settlement boundary review.
Little Mill (Goetre Fawr)	CS0016	Land to the east of Little Mill	Residential and Commercial Hub (B1/B8)	✓	✓	✓	A reduced area to the candidate site submission is proposed for allocation in the RLDP. Overall, the site performs well against the site search sequence. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. It is therefore proposed to allocate the site for approximately 20 dwellings. The commercial element of the candidate site submission for B1/B8 uses is not considered appropriate in this location and given the site's reduced size. More appropriate sites for B1/B8 uses are identified elsewhere in the County.
Little Mill (Goetre Fawr)	CS0075	Land to the north of Little Mill (Site B)	Residential	✓	✓	✓	This is an existing Adopted LDP allocation (SAH11(v)) and is reallocated in the RLDP as a 'Rollover' Allocation. A resolution to approve planning application DM/2020/01438 for 15 residential units was made by Planning Committee on 16 <sup>th</sup> July 2024 and is awaiting the signing of the S106 Agreement. The site is therefore allocated in the RLDP.
Little Mill (Goetre Fawr)	CS0103	Land adjacent to Berthon Road	Residential	✓	✓	✗	The site is not allocated as there is sufficient and more suitable land available for residential development within Little Mill to accommodate its housing need.
Little Mill (Goetre Fawr)	CS0104	Land at Cae Melin	Residential	✓	✓	✗	The site is not allocated as there is sufficient and more suitable land available for residential development within Little Mill to accommodate its housing need.

Settlement (Ward)	Candidate Site Ref	Site Name	Proposed Use	Site progressed past Stage 2	Site progressed past Stage 3A/3B	Site taken forward as a Deposit Allocation	Comments
Little Mill (Goetre Fawr)	CS0233	Mulberry House, Berthon Road	Residential	✓	✗		The small-scale nature of the site does not justify an allocation in the plan. Further consideration will be given to the site as part of the settlement boundary review.
Little Mill (Goetre Fawr)	CS0241	Land to the north of Little Mill (Site A)	Residential	✓	✗		Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. Therefore, this site will not be allocated in the RLDP.
Llandogo (Trellech United)	CS0101	Land adjacent to Parklands	Residential	✓	✗		Site is located within the existing development boundary which is proposed to be retained in this location. Given the site's location within the settlement boundary proposals can be pursued via the planning application system, subject to detailed planning policies.
Llandogo (Trellech United)	CS0124	The Reckless	Residential	✓	✗		Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. Therefore, this site will not be allocated in the RLDP.
Llandogo (Trellech United)	CS0230	Land south of A466	Residential and Amenity Land	✓	✗		Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. Therefore, this site will not be allocated in the RLDP.
Llandogo (Trellech United)	CS0245	Land at Parklands	Residential	✓	✗		Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. Therefore, this site will not be allocated in the RLDP.
Llanelen (Llanfoist Fawr)	CS0027	Land adjacent to Llanelen Court Farm (North)	Residential	✓	✓	✓	A reduced area of 1.56ha to the candidate site submission is proposed for allocation in the RLDP to provide a more appropriate scale of development in a village context and to reflect the settlement's position in the hierarchy. Overall, the site performs well against the site search sequence and no fundamental constraints have been identified. The site also meets key policy requirements including 50% affordable housing and net zero carbon homes demonstrating its viability and deliverability. It is therefore proposed to allocate the site for approximately 26 dwellings.

Settlement (Ward)	Candidate Site Ref	Site Name	Proposed Use	Site progressed past Stage 2	Site progressed past Stage 3A/3B	Site taken forward as a Deposit Allocation	Comments
Llanellen (Llanfoist Fawr)	CS0028	Land adjacent to Llanellen Court Farm (South)	Residential	✘			Site is not considered compatible with the Preferred Strategy and is divorced from the settlement boundary. As such, the site is not suitable for development and has not progressed further in the candidate site assessment process.
Llanellen (Llanfoist Fawr)	CS0215	Land at Llanellen	Residential	✓	✘		Site not progressing as significant concerns have been raised in relation ecological impact. Therefore, the site will not be allocated in the RLDP.
Llanellen (Llanfoist Fawr)	CS0243	Land to the north of the Village Hall	Residential	✓	✘		Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. Therefore, this site will not be allocated in the RLDP.
Llangybi (Llangybi Fawr)	CS0019	Land West of St. Cybi Drive	Residential	✓	✘		Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. Therefore, this site will not be allocated in the RLDP.
Llangybi – (Llangybi Fawr)	CS0020	Land West of The Chase	Residential	✓	✘		Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. Landscape concerns have also been identified. Therefore, this site will not be allocated in the RLDP.
Llangybi (Llangybi Fawr)	CS0242	Land north of New House	Residential	✓	✘		Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. Landscape concerns have also been identified and Cadw raised concerns in relation to the impact of any development upon the nearby listed building and registered historic park and garden. Therefore, this site will not be allocated in the RLDP.
Llanover	CS0139	Land at Former Petrol Station	Employment (B1) (including farm shop A1)	✓	✘		The site is not progressing as an allocation due to heritage concerns regarding the impact on the Llanover Conservation Area, nearby Listed Buildings and the Llanover Historic Park and Garden. Therefore, this site will not be allocated in the RLDP.
Llanover	CS0140	Land south of Rhyd-y-Meirch	Residential	✓	✘		Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in

Settlement (Ward)	Candidate Site Ref	Site Name	Proposed Use	Site progressed past Stage 2	Site progressed past Stage 3A/3B	Site taken forward as a Deposit Allocation	Comments
							accordance with key policy requirements. Therefore, this site will not be allocated in the RLDP.
Llanvair Discoed (Caerwent)	CS0017	Land at Village Farm	Residential	✓	✗		Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. The site also is not able to connect to the public sewerage system and is within a groundwater Source Protect Zone (SPZ), meaning that its development would result in an unacceptable impact on the water environment. Therefore, this site will not be allocated in the RLDP.
Mathern (Shirenewton)	CS0026	Land west of Baileys Hay	Residential	✓	✗		Site is not progressing as although the site meets key policy requirements including 50% affordable housing and net zero carbon homes, the proposed scale and size of the site is too large for a Main Rural Settlement. There are also concerns in relation to negative landscape impact associated with the proposed scale of the site within a wide open landscape, along with its close proximity to Mathern's Conservation Area. The site search sequence has identified that there are more suitable sites available for residential development within our Main Rural Settlements to accommodate identified housing need. Therefore, this site will not be allocated in the RLDP.
Mathern (Shirenewton)	CS0053	Land to the east of Cherry Trees	Residential	✓	✗		Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. Therefore, this site will not be allocated in the RLDP.
Pwllmeyric (Shirenewton)	CS0030	Land off Chapel Lane	Residential	✓	✗		Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. Therefore, this site will not be allocated in the RLDP.
Pwllmeyric (Shirenewton)	CS0229	Land opposite Chepstow Garden Centre	Tourism (Hotel) and Renewable Energy (Solar)	✓	✗		While internal and external consultee comments were obtained in relation to tourism sites, the proposed tourism policy approach in the Deposit Plan more appropriately allows for consideration of sustainable tourism related proposals, including beyond identified settlement boundaries. It is therefore not considered



Settlement (Ward)	Candidate Site Ref	Site Name	Proposed Use	Site progressed past Stage 2	Site progressed past Stage 3A/3B	Site taken forward as a Deposit Allocation	Comments
							<p>appropriate/necessary to identify site specific tourism related allocations in the RLDP.</p> <p>The solar element is not being progressed as an allocation due to concerns raised in relation to the site's proximity to the Gwent Levels Historic Landscape. Ecology concerns have also raised in relation to the presence of a SINC on site, as well as flood risk issues on the eastern edge of the site. In addition, the site is predominantly Grade 2 BMV land, with the Minster for Climate Change letter of 1<sup>st</sup> March 2022 noting that significant weight should be given to protecting BMV land where solar arrays are proposed and the availability of more suitable alternatives.</p>
Shirenewton	CS0111	Land adjacent to Thistledown Barn	Residential	✓	✗		Site not progressing as it is wholly Grade 2 Best and Most Versatile agricultural land and there are more suitable alternative sites with a lesser proportion of BMV land in Shirenewton. Therefore, the site will not be allocated in the RLDP.
Shirenewton	CS0208	Land west of Shirenewton Recreation Hall	Residential	✓	✗		Site not progressing as significant concerns have been raised in relation to heritage impact. Therefore, the site will not be allocated in the RLDP.
Shirenewton	CS0218	Land at Ditch Hill Lane (Option A)	Residential	✓	✗		Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. Therefore, the site will not be allocated in the RLDP.
Shirenewton	CS0225	Land at Ditch Hill Lane (Option B)	Residential	✓	✗		Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. Therefore, the site will not be allocated in the RLDP.
Shirenewton	CS0226	Land at Ditch Hill Lane (Option C)	Residential	✓	✗		Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. Therefore, the site will not be allocated in the RLDP.
Shirenewton	CS0231	Land west of Shirenewton	Residential	✓	✗		Site not progressing as significant concerns have been raised in relation to heritage impact. Therefore, the site will not be allocated in the RLDP.

Settlement (Ward)	Candidate Site Ref	Site Name	Proposed Use	Site progressed past Stage 2	Site progressed past Stage 3A/3B	Site taken forward as a Deposit Allocation	Comments
		Recreation Hall (Smaller Site)					
Shirenewton	CS0232	Land to the west of Redd Landes	Residential	✓	✓	✓	A reduced area to the candidate site submission is proposed for allocation in the RLDP. Overall, the site performs well against the site search sequence. This site is located on the western edge of Shirenewton. While the site is partly Best and Most Versatile (BMV) agricultural land, it performs better in this respect compared to other Candidate Sites within the area as most have higher proportions of BMV agricultural land. The site benefits from excellent access to the recreation ground, play area and recreation hall due to its location opposite the site, and is also within walking distance of the primary school. The site meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. It is therefore proposed to allocate the site for approximately 26 homes.
Shirenewton	CS0240	Land to the east of Mounton Court	Residential	✓	✗		Site not progressing as concerns have been raised in relation to highway impact. Therefore, the site will not be allocated in the RLDP.
Shirenewton	CS0244	Land to the west of Ditch Hill Lane	Residential	✓	✓	✗	Site is not allocated as there is sufficient and more suitable land available for residential development within the Main Rural Settlement of Shirenewton to accommodate its housing need.
St Arvans	CS0077	Land adjacent to Piercefield Public House	Residential	✓	✓	✓	The site performs well against the assessment methodology with no fundamental constraints identified. Although within the Wye Valley National Landscape (AONB), the proposal is small scale and the landscape assessment has demonstrated limited harm. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. It is therefore proposed to allocate the site for approximately 16 homes.
St Arvans	CS0223	Land at New Barn Workshop	Tourism (Hotel)	✓	✗		While internal and external consultee comments were obtained on tourism sites, the proposed tourism policy approach in the Deposit Plan more appropriately allows for consideration of sustainable tourism related proposals, including beyond identified settlement boundaries. It is therefore not considered

Settlement (Ward)	Candidate Site Ref	Site Name	Proposed Use	Site progressed past Stage 2	Site progressed past Stage 3A/3B	Site taken forward as a Deposit Allocation	Comments
							appropriate/necessary to identify site specific tourism related allocations in the RLDP.
Trellech (Trellech United)	CS0092	Land at Monmouth Road	Residential	✓	✗		Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. In addition, there is no capacity at the Trellech WWTW to accommodate foul flows from the site. Therefore, the site will not be allocated in the RLDP.
Trellech (Trellech United)	CS0234	Land east of De Clere Way	Residential	✓	✗		Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. In addition, there is no capacity at the Trellech WWTW to accommodate foul flows from the site. Therefore, the site will not be allocated in the RLDP.
Werngifford/Pandy (Crucorney)	CS0219	Land at Sun Meadow	Residential	✓	✗		Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements. In addition, there is no capacity at the Pandy WWTW to accommodate foul flows from the site and there are concerns over flooding on the access to the site. Therefore, the site will not be allocated in the RLDP.
<b>Minor Rural Settlements</b>							
Grosmont (Crucorney)	CS0141	Land at Riverview	Residential	✗			Only minor residential infilling of 1 or 2 dwellings is considered acceptable in Minor Rural Settlements, subject to the detailed planning policy requirements. As such, the site has not progressed further in the candidate site assessment process.
Grosmont (Crucorney)	CS0246	Land west of Bevan Court	Residential and Community Hub (A1/A3/B1)	✗			Only minor residential infilling of 1 or 2 dwellings is considered acceptable in Minor Rural Settlements, subject to the detailed planning policy requirements. As such, the site has not progressed further in the candidate site assessment process.
Llandenny (Raglan)	CS0157	Land adjacent to Orchard Cottages	Residential	✗			Only minor residential infilling of 1 or 2 dwellings is considered acceptable in Minor Rural Settlements, subject to the detailed planning policy requirements. As such, the site has not progressed further in the candidate site assessment process.

Settlement (Ward)	Candidate Site Ref	Site Name	Proposed Use	Site progressed past Stage 2	Site progressed past Stage 3A/3B	Site taken forward as a Deposit Allocation	Comments
Llandewi Rhydderch (Llanover)	CS0207	Land west of Llandewi Rhydderch	Residential	x			Only minor residential infilling of 1 or 2 dwellings is considered acceptable in Minor Rural Settlements, subject to the detailed planning policy requirements. As such, the site has not progressed further in the candidate site assessment process.
Llanishen (Trellech United)	CS0221	Land at Penarth Farm	Residential	x			Llanishen is located within Tier 4 Minor Rural Settlement. Only minor infilling considered acceptable, subject to the detailed planning policy requirements.
Llanishen (Trellech United)	CS0222	Land at Penarth Farm, Llanishen	Renewable Energy (Solar)	x			The site is not being progressed as an allocation due to its location in the Wye Valley National Landscape (AONB) and PPW's policy position that the AONB designation should be afforded the highest protection. In addition, 67% of the site relates to Best and Most Versatile agricultural land, with the Minister for Climate Change letter of 1 <sup>st</sup> March 2022 noting that significant weight should be given to protecting BMV land where solar arrays are proposed and the availability of more suitable alternatives.
Penallt (Trellech United)	CS0047	Land at Penallt	Residential	x			Penallt is located within Tier 4 Minor Rural Settlements. Only minor infilling considered acceptable, subject to the detailed policy requirements of the RLDP.

### Open Countryside

Llanbadoc	CS0210	Land at Llanbadoc	Residential	x			Site is contrary to provisions set out in National Planning Policy in relation to flooding. Site is not considered compatible with the Preferred Strategy due to its location in the open countryside. As such, the site is not suitable for development and has not progressed further in the candidate site assessment process.
Llanbadoc	CS0237	Land at Llanbadoc, north of Usk Garden Centre	Employment (B1/B8)	x			Site is not considered compatible with the Preferred Strategy due to its location in the open countryside. As such, the site is not suitable for development and has not progressed further in the candidate site assessment process.
Llanbadoc	CS0238	Land at Prioress Mill Lane	Employment (B1/B8)	x			Site is not considered compatible with the Preferred Strategy due to its location in the open countryside. As such, the site is not suitable for development and has not progressed further in the candidate site assessment process.

Settlement (Ward)	Candidate Site Ref	Site Name	Proposed Use	Site progressed past Stage 2	Site progressed past Stage 3A/3B	Site taken forward as a Deposit Allocation	Comments
Llanbadoc	CS0239	Land at Prioress Mill Lane	Mixed Use: Residential (C3) and Employment (B1/B8)	✘			Site is not considered compatible with the Preferred Strategy due to its location in the open countryside. As such, the site is not suitable for development and has not progressed further in the candidate site assessment process.
Near Llangwm (Devauden)	CS0283	Rockfield Farm	Tourism	✘			Site is not considered compatible with the Preferred Strategy due to its location in the open countryside. As such, the site is not suitable for development and has not progressed further in the candidate site assessment process.
Manson (Dixton with Osbaston)	CS0088	Land adjacent to Fairview, Manson	Residential	✘			Site is not considered compatible with the Preferred Strategy due to its location in the open countryside. As such, the site is not suitable for development and has not progressed further in the candidate site assessment process.
Near Portskewett (Portskewett/Shirenewton)	CS0066	Bridge View Farm	Renewable Energy (Solar)	✓	✘		The site is not being progressed as an allocation due to concerns raised in relation to the site's location on the Gwent Levels. In addition, the site is wholly Grade 2 BMV land, with the Minister for Climate Change letter of 1 <sup>st</sup> March 2022 noting that significant weight should be given to protecting BMV land where solar arrays are proposed and the availability of more suitable alternatives. Therefore, the site will not be allocated in the RLDP.
Near Portskewett (Portskewett)	CS0259	Bridge View Farm	Tourism	✓	✘		While internal and external consultee comments were obtained on tourism sites, the proposed tourism policy approach in the Deposit Plan more appropriately allows for consideration of sustainable tourism related proposals, including beyond identified settlement boundaries. It is therefore not considered appropriate/necessary to identify site specific tourism related allocations in the RLDP.
Near St. Arvans (St. Arvans)	CS0003	Livox Quarry	Tourism/Leisure	✓	✘		While internal and external consultee comments were obtained on tourism sites, the proposed tourism policy approach in the Deposit Plan more appropriately allows for consideration of sustainable tourism related proposals, including beyond identified settlement boundaries. It is therefore not considered appropriate/necessary to identify site specific tourism related allocations in the RLDP.

Table 1: Candidate Site Assessment Summaries

Settlement (Ward)	Candidate Site Ref	Site Name	Proposed Use	Site progressed past Stage 2	Site progressed past Stage 3A/3B	Site taken forward as a Deposit Allocation	Comments
North of Magor (Mill, The Elms, Rogiet, Caerwent)	CS0198	St Brides New Settlement (Land north of Junction 23, Magor)	New Settlement	✘			Site is not considered compatible with the Preferred Strategy or national planning policy which states new settlements should be proposed via a Joint LDP, SDP or Future Wales. As such, the site has not progressed further in the candidate site assessment process.
North of Raglan (Raglan, Llanover, Mitchel Troy)	CS0224	Cwm Pentref New Community	New Settlement	✘			Site is not considered compatible with the Preferred Strategy or national planning policy which states new settlements should be proposed via a Joint LDP, SDP or Future Wales. As such, the site has not progressed further in the candidate site assessment process.

## Candidate Sites for Protection

Settlement (Ward)	Candidate Site Ref	Site Name	Proposed Use	Comments
<b>Primary Settlements: Abergavenny</b>				
Abergavenny (Croesonen/Mardy)	CSP001	Gavenny Valley	DES2 – Area of Amenity Importance	The site has been considered as part of the review of Areas of Amenity Importance which concludes that apart from Croesonen Parc, which will be designated separately, the site is mostly private, inaccessible and considered to be Open Countryside. It is therefore not suitable for designation as an Area of Amenity Importance.
Abergavenny (Cantref/Grofield)	CSP002	Western Abergavenny	Protection as buffer to BBNP	The site is located outside the settlement boundary and is therefore considered to have sufficient protection as any proposals would be assessed against national and local policy requirements relating to open countryside locations. The candidate site has also been assessed as part of the Green Wedge Assessment and in accordance with the review's findings, the relevant sections of the site have been designated as green wedge.
Abergavenny (Cantref)	CSP003	Land at Pentre Road	Protection as buffer to BBNP	The site is located outside the settlement boundary and is therefore considered to have sufficient protection as any proposals would be assessed against national and local policy requirements relating to open countryside locations. The candidate site has also been assessed as part of the Green Wedge Assessment and consistent with its findings the site is designated as a Green Wedge in the RLDP.
Abergavenny (Croesonen / Lansdown / Mardy)	CSP004	Land north of Abergavenny	Protection as buffer to BBNP	The site has been assessed as part of the Green Wedge Assessment and consistent with its recommendations the northern slither of land, adjoining the BBNP boundary, has been designated as a Green Wedge due to its function in relation to the protection of Abergavenny's setting with the BBNP. However, the Green Wedge Assessment also concludes that the southern section of the site has a moderate buffer role and therefore a green wedge designation is not considered appropriate. Consistent with national guidance, which allows for green wedge and settlement boundaries to make provision for a sufficient range of development land which is suitably located in relation to the existing urban edge should be made available, having regard to the longer-term need for development land, the effects of development pressures in areas beyond the green wedge and the need to minimise demand for travel, Land at Penlanlas (CS094), is allocated for residential purposes.
<b>Primary Settlements: Chepstow</b>				
Chepstow (Mount Pleasant / Shirenewton St Kingsmark)	CSP017	Land at Bayfield	Protection from development	The site is located outside the settlement boundary and is therefore considered to have sufficient protection as any proposals would be assessed against national and local policy requirements relating to open countryside locations. A site-specific protection designation is therefore not considered necessary in addition to the policy protection proposed in the Plan.
<b>Primary Settlements: Monmouth</b>				

Monmouth (Overmonnow)	CSP005	Triwall Factory Old Playing Field	DES2 – Area of Amenity Importance	The site has been considered as part of the review of Areas of Amenity Importance which concludes that this area is private and inaccessible and, therefore, is not suitable for designation as an Area of Amenity Importance.
Monmouth (Osbaston)	CSP007	Land at Old Hereford Road	Protection from development	The site is located outside the settlement boundary and is therefore considered to have sufficient protection as any proposals would be assessed against national and local policy requirements relating to open countryside locations. A site-specific protection designation is therefore not considered necessary in addition to the policy protection proposed in the Plan.
Monmouth (Wyesham)	CSP008	Claypatch Woods	Natural flood management	The site is proposed to be allocated as an Area of Amenity Importance within the RLDP, which protects the land from development. Natural flood management proposals such as additional tree planting to enhance the site's flood management role can be considered outside of the RLDP or within its policy framework where planning permission is required and, therefore, do not require a specific designation in the Plan. The Council is currently preparing an update to the Local Flood Strategy with a consultation exercise anticipated towards the end of 2024 or early 2025.
Monmouth (Osbaston)	CSP009	Land adjacent Orchard Cottage	Natural flood management	Natural flood management proposals such as additional tree planting to enhance the site's flood management role can be considered outside of the RLDP or within its policy framework where planning permission is required and, therefore, do not require a specific designation in the Plan. The Council is currently preparing an update to the Local Flood Strategy with a consultation exercise anticipated towards the end of 2024 or early 2025.
Monmouth (Wyesham)	CSP010	Wyesham	Retrofit of SUDs measures	The introduction of sustainable drainage measures within Wyesham can be considered within the RLDP's policy framework where planning permission is required and, therefore, does not require a specific designation in the Plan. The Council is currently preparing an update to the Local Flood Strategy with a consultation exercise anticipated towards the end of 2024 or early 2025.
Monmouth (Osbaston)	CSP011	Osbaston	Retrofit of SUDs measures	The introduction of sustainable drainage measures within Wyesham can be considered within the RLDP's policy framework where planning permission is required and, therefore, does not require a specific designation in the Plan. The Council is currently preparing an update to the Local Flood Strategy with a consultation exercise anticipated towards the end of 2024 or early next 2025.
Monmouth (Wyesham)	CSP012	Land adjacent Wyesham Lane	Natural flood management	Natural flood management proposals such as additional tree planting to enhance the site's flood management role can be considered outside of the RLDP or within its policy framework where planning permission is required and, therefore, do not require a specific designation in the Plan. The Council is currently preparing an update to the Local Flood Strategy with a consultation exercise anticipated towards the end of 2024 or early 2025.
Monmouth (Drybridge)	CSP013	Land east Kingswood	Natural flood management	Natural flood management proposals within the candidate site boundary such as additional tree planting to enhance the site's flood management role can be considered outside of the RLDP or within its policy framework where planning permission is required and, therefore, do not require a specific designation in the Plan. The Council is currently preparing an update to the Local Flood Strategy with a consultation exercise anticipated towards the end of 2024 or early 2025.



Monmouth (Osbaston)	CSP016	Hereford Road	Protection from development	The site is located outside the settlement boundary and is therefore considered to have sufficient protection as any proposals would be assessed against national and local policy requirements relating to open countryside locations. A site-specific protection designation is therefore not considered necessary in addition to the policy protection proposed in the Plan.
Monmouth (Town)	CSP018	Land at Monmouth Comprehensive School	Open space	The site has been considered as part of the review of Areas of Amenity Importance which concludes that the area should not be designated as an Area of Amenity Importance but can contribute to Open Space provision. Accordingly, this site is identified on the Proposals Map as Open Space.
Monmouth (Drybridge)	CSP019	Land west of Kingswood Gate	Natural flood management	Natural flood management proposals such as additional tree planting to enhance the site's flood management role can be considered outside of the RLDP or within its policy framework where planning permission is required and, therefore, do not require a specific designation in the Plan. The Council is currently preparing an update to the Local Flood Strategy with a consultation exercise anticipated towards the end of 2024 or early 2025.
Monmouth (Drybridge)	CSP020	Land at Cornpoppy Avenue	Open space	The site has been considered as part of the review of Areas of Amenity Importance which concludes that both areas are private and inaccessible so cannot be designated as an Area of Amenity Importance but can contribute to Open Space provision. Accordingly, this site is identified on the Proposals Map as Open Space.

### Primary Settlements: Severnside

Magor with Undy (Magor West / Magor East)	CSP021	Land north and west of Magor	Protection from development	The site is located outside the settlement boundary and is therefore considered to have sufficient protection as any proposals would be assessed against national and local policy requirements relating to open countryside locations. The northern section of the site has also been considered as part of the review of Areas of Amenity Importance as it was submitted for this purpose under Candidate Site submission CSP022. This review concludes that the northern area has no formal amenity value and being located outside of the development boundary, is considered to be open countryside. The area is therefore not suitable for designation as an Area of Amenity Importance. A site-specific protection allocation is therefore not considered necessary.
Magor with Undy (Magor West / Magor East)	CSP022	Land to the north of Magor	DES2 – Area of Amenity Importance	The site has been considered as part of the review of Areas of Amenity Importance which concludes that the area has no formal amenity value and being located outside of the development boundary and is therefore considered to be open countryside. The area is therefore not suitable for designation as an Area of Amenity Importance.

### Rural General

Coed-y-paen (Llangybi Fawr)	CSP006	Land adjacent Garden Cottage	DES2 – Area of Amenity Importance	The site has been considered as part of the review of Areas of Amenity Importance which concludes that this area is inaccessible and therefore is not suitable for designation as an Area of Amenity Importance.
Crick (Caerwent / Shirenewton)	CSP014	Runston Village Conservation Area	Protection from development	The site is located outside the settlement boundary and is therefore considered to have sufficient protection as any proposals would be assessed against national and local policy requirements relating to open countryside locations. A site-specific protection designation is therefore not considered necessary in addition to the policy protection proposed in the Plan.

Mathern / Portskewett (Portskewett / Shirenewton)	CSP015	St Pierre Conservation Area	Protection from development	The site is located outside the settlement boundary and is therefore considered to have sufficient protection as any proposals would be assessed against national and local policy requirements relating to open countryside locations. A site-specific protection allocation is therefore not considered necessary in addition to the policy protection proposed in the Plan.
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## Appendix 1 – Sites not resubmitted in the Second Call for Candidate Sites

Sites not resubmitted in the Second Call for Candidate Sites				
CS Reference	Site Name	Settlement	Site Area (Ha)	Proposed Use
CS0035	Land at Brecon Road	Abergavenny	0.42	Residential
CS0145	Land adjacent Raglan Terrace	Abergavenny	0.71	Business - Use Class B2
CS0147	Land north of Hillside	Abergavenny	0.9	Residential
CS0172	Maindiff Court Hospital	Abergavenny	6.4	Technology/Education
CS0197	Land at King Henry VIII School	Abergavenny	3.6	Residential
CS0200	Land off Old Hereford Road	Abergavenny	1.37	Community supported agriculture
CS0201	Land off Old Hereford Road	Abergavenny	2.54	'One Planet' dwelling community
CS0202	Land off Old Hereford Road	Abergavenny	1.04	'Land Share' growing project
CS0203	Maindiff Court	Abergavenny	7.54	Business units, conference & management facilities
CS0204	Land between Brecon Road & A465	Abergavenny, Llanfoist	14.85	By-pass
CS0062	Land opposite Eastgate Crescent	Caerwent	4.41	Residential
CS0126	Caerwent Brook	Caerwent	6.4	Residential
CS0166	Caerwent A	Caerwent	8.9	Residential
CS0167	Caerwent B	Caerwent	3.01	Residential
CS0194	Land at Five Lanes Farm	Caerwent	1.68	Residential
CS0086	Land adjacent Church Road	Caldicot	0.63	Residential
CS0127	Land at Church Farm	Caldicot	10.09	Residential

Sites not resubmitted in the Second Call for Candidate Sites				
CS Reference	Site Name	Settlement	Site Area (Ha)	Proposed Use
CS0008	Chepstow Racecourse	Chepstow	97	Racecourse/leisure/tourism/residential
CS0055	Piercefield Avenue	Chepstow	0.56	Residential
CS0152	Land at Wyelands	Chepstow	100	Housing and/or logistics
CS0022	Former Garage Site	Cross Ash	0.3	Residential
CS0110	BAE Systems	Glascoed	358	Protected Employment Site
CS0059	Land adjacent Poorscript Gardens	Grosmont	0.5	Residential
CS0034	Land off Cae Melin Road	Little Mill	6.24	Residential
CS0025	Land off Nantsor Road	Llandegveth	0.87	Residential
CS0073	Land north St John's Church	Llandenny	0.35	Residential
CS0156	Plot A	Llandenny	0.52	Residential
CS0011	Land at Sycamore	Llandevenny	5.491	Employment
CS0050	Land at Heol Gerrig	Llanellen	0.83	Residential
CS0052	Land adjacent Llanellen	Llanellen	2.27	Residential
CS0187	Westgate	Llanfoist	2.34	Mixed use including residential
CS0199	Land at Llanfoist	Llanfoist	10.6	'One Planet' dwelling community
CS0021	Land South West of The Rectory	Llangybi	1	Residential
CS0132	Land adjacent Vine Tree	Llangybi	0.22	Residential
CS0158	Land at Ton Road	Llangybi	0.4	Residential
CS0159	Land at Tregrug Farm	Llangybi	0.28	Residential

Sites not resubmitted in the Second Call for Candidate Sites				
CS Reference	Site Name	Settlement	Site Area (Ha)	Proposed Use
CS0013	Land fronting B4293	Llanishen	1.809	Residential
CS0031	Land at Llanishen	Llanishen	0.9	Residential
CS0072	Land west Court Farm	Llantilio Crossenny	1.06	Residential
CS0095	Land adjacent Church Farm - Plot A	Llantrisant	0.82	Residential
CS0096	Land adjacent Church Farm - Plot B	Llantrisant	2.3	Residential
CS0097	Land adjacent Church Farm - Plot C	Llantrisant	0.6	Residential
CS0048	Land adjacent Mathern Day Nursery	Mathern	0.25	Residential
CS0049	Leg of Mutton Field	Mathern	0.41	Residential
CS0142	Field adjacent to Moynes Court	Mathern	0.8	Residential
CS0143	Land east Green Acres	Mitchel Troy	0.71	Residential
CS0057	East Wales Nursery	Monkswood	0.97	Residential
CS0005	Dixton Road	Monmouth	3.33	Healthcare Services
CS0162	Land north Redbrook Road	Monmouth	1.4	Residential
CS0173	Mayhill House	Monmouth	0.2	Residential
CS0188	Wheatfield Paddocks	Monmouth	0.4	Residential
CS0195	Land at Old Hereford Road	Monmouth	6.7	Residential
CS0171	Stone House Farm	Newcastle	2	Residential
CS0137	Land at Croes Faen	Penallt	0.49	Residential
CS0063	Mount Ballan Settlement	Portskewett & Crick	370.21	New settlement

Sites not resubmitted in the Second Call for Candidate Sites				
CS Reference	Site Name	Settlement	Site Area (Ha)	Proposed Use
CS0107	Land adjoining Mathern Road	Pwllmeyric	1.1	Residential
CS0116	Land adjacent Chepstow Garden Centre	Pwllmeyric	0.59	Residential
CS0118	Hill Farm Cottage	Pwllmeyric	3.2	Residential
CS0119	Land adjacent Chepstow garden Centre	Pwllmeyric	1.6	Residential
CS0015	Land off Monmouth Road	Raglan	0.98	Residential
CS0079	Land south east of Raglan	Raglan	29.55	Residential/commercial/leisure
CS0080	Land adjacent Station Road	Raglan	0.73	Residential
CS0081	Land south Monmouth Road	Raglan	3.81	Residential
CS0181	Raglan Wyevale Garden Centre	Raglan	3.1	Residential or employment
CS0032	Land north B4233 adjacent Rockfield Village	Rockfield	0.98	Residential
CS0150	Land east of Rogiet	Rogiet	35.2	Residential
CS0169	Land north B4245	Rogiet	0.88	Residential
CS0170	Land north B4245	Rogiet	0.76	Residential
CS0102	Gaerllwyd Farm	Shirenewton	3.72	Residential
CS0177	Land north Crick Road	Shirenewton	1.95	Residential
CS0191	Land east Shirenewton	Shirenewton	0.17	Residential
CS0155	Land to the east The Bell Inn	Skenfrith	0.5	Residential
CS0004	Livox Quarry	St Arvans	16.485	Tourism and accommodation venue
CS0010	Former Fordwich Nurseries	St Arvans	1.2	Residential

Sites not resubmitted in the Second Call for Candidate Sites				
CS Reference	Site Name	Settlement	Site Area (Ha)	Proposed Use
CS0120	Land at Carrow Hill Farm	St Brides Netherwent	2.03	Residential
CS0121	Land off St Brides Road	St Brides Netherwent	3.85	Residential
CS0193	Land at Carrow Hill Farm	St Brides Netherwent	15.5	Residential
CS0014	Former Sudbrook Paper Mill (Phase II)	Sudbrook	3.3	Residential
CS0082	The Boatyard	The Narth	0.61	Residential
CS0024	Land off St Andrews Walk	Tredunnoch	1.35	Residential
CS0083	Land off Church Street	Trellech	0.55	Residential
CS0109	Curtilage of Churchwood House	Trellech	0.25	Residential
CS0122	Land at Three Stones	Trellech	1.26	Residential
CS0123	Land at Tinkers Lane	Trellech	0.64	Residential
CS0042	Land at Courtfield	Undy	1.47	Residential
CS0046	Land at Great House Farm	Undy	6.8	Residential
CS0068	Knollbury	Undy	29.22	Residential/Employment
CS0070	Pennyfarthing Lane	Undy	0.92	Residential
CS0117	Land adjacent Patchway	Undy	0.36	Residential or commercial
CS0060	Land at Werngifford	Werngifford	2.8	Residential
CS0058	Lady Grove	Wonastow	15.02	Recreation/Tourism