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Monmouthshire
Replacement Local Development Plan

Candidate Sites Register

February 2019

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1. Introduction

- 1.1 As part of the replacement plan preparation process, the Council invited land-owners, developers and the public to put forward 'candidate sites' to be considered for development, redevelopment or protection in the Monmouthshire Replacement Local Development Plan (LDP).
- 1.2 Stage 1 of this process involved an initial call for candidate sites for a 16 week period from the 30th July 2018 to 19th November 2018. The purpose of inviting candidate site submissions at this stage is to assist the Council in understanding what land is available to inform the Replacement LDP Preferred Strategy. A total of 220 candidate sites were submitted for a range of uses, including residential, employment and recreation uses, as well as for protection.
- 1.3 In accordance with the regulations, the sites have been published in this Candidates Sites Register. The Register is for information purposes only, and is simply a log of all of the candidate sites submitted as part of the initial call for sites. The Register has been published on the Council's website and is available for public inspection at Planning Reception, County Hall, Usk.
- 1.4 It is important to stress that the submission of a candidate site and its inclusion in the Register does **not** represent a commitment from the Council that a site is suitable for development/ protection or that it will be taken forward to the Replacement Deposit LDP. **Nor** does it imply any preference of the Local Planning Authority regarding the merits of a site. The Register is for information purposes only – it is **not** a public consultation document.
- 1.5 An index of the Candidate Sites submitted for development /redevelopment and protection follows this introduction (sections 3 and 4 respectively). Section 5 of the Register provides a location map of each site, together with basic site information including a unique reference number, the site name, ward, settlement and, where appropriate, current use, proposed use and size in hectares.
- 1.6 The candidate sites submitted at this stage will be subject to a high level assessment (i.e. initial sift) to help inform the Preferred Strategy. There will be a second call for candidate sites following the publication of the Replacement LDP Preferred Strategy, later in 2019. Further details of the candidate sites process is set out in the Candidate Sites Assessment Methodology (July 2018)¹. An easy read version of the LDP timetable can be found here: <https://www.monmouthshire.gov.uk/app/uploads/2018/08/Easy-Read-Delivery-Agreement-FINAL-1.pdf>

¹ <https://www.monmouthshire.gov.uk/planning-policy/candidate-sites>

What happens next?

- 1.7 The next stages in Plan preparation are to consider the vision and objectives for the Plan to seek to address the issues facing Monmouthshire and its communities. These are being discussed with Area Committees and Town/Community Council Clusters during January and February 2019. Work has also commenced to consider levels of growth and broad options for its spatial distribution: this will be discussed with Area Committees and Town/Community Council Clusters in April/May 2019. The options will be subject to full public consultation in May/June 2019 and will help shape the Preferred Strategy for the Plan.
- 1.8 At a future stage of the process, the candidate sites will be assessed for inclusion in the Replacement LDP. There will be full public consultation on the preferred sites at the Deposit Plan stage.

How do I stay informed?

- 1.9 People who have asked to be kept informed are notified of key stages of Plan preparation. If you wish to be added to the contact list, please contact the Planning Policy Team:
- Email: planningpolicy@monmouthshire.gov.uk
 - Tel: 01633 644429
 - Post: Planning Policy Team, Monmouthshire County Council, PO Box 106, Caldicot, NP26 9AN

2. Glossary

This glossary provides a definition of the terms used in this Register with regard to the proposed use of Candidate Sites.

Land Use Classifications: (The Town and Country Planning (Use Classes) Order 1987¹ (as amended))

Use Class A1 - Includes shops including post offices, travel agencies, shops selling sandwiches or other cold food for consumption off the premises, hairdressers, funeral directors, showrooms, hire shops, dry cleaners and internet cafes.

Use Class A2 – Includes financial and professional services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.

Use Class A3 – Includes premises used for the sale of food and drink for consumption on the premises, i.e. restaurants and cafes.

Use Class B1 – Includes offices, other than those within the A2 (financial and professional services) use class, for research and development of products or processes or for any industrial process.

Use Class B2 – Includes industrial premises comprising a use which cannot be carried out in any residential area without detriment to the amenity of that area.

Use Class B8 - Comprises use for storage or as a distribution centre.

Use Class C1 - Comprises use as a hotel or as a boarding or guest house where no significant element of care is provided.

Use Class C3 – Comprises dwelling houses.

Other terms:

DES2 Areas of Amenity Importance – Are formal and informal open green spaces which enhance quality of life, they contribute to biodiversity, the conservation of the historic environment, nature and landscape, better air quality and the protection of ground water. They also play a role in climate protection and adaptation. A full definition of DES2 land is set out in Policy DES2: Areas of Amenity Importance of the Local Development Plan <https://www.monmouthshire.gov.uk/app/uploads/2017/05/Adopted-Local-Development-Plan-with-PDF-tags.pdf>

¹ https://www.planningportal.co.uk/wales_en/info/3/common_projects/6/change_of_use

‘One Planet’ dwelling community – One Planet Development is development that through its low impact either enhances or does not significantly diminish environmental quality and should be zero carbon in both construction and use.. They can either be single homes, co-operative communities or larger settlements. A full definition of One Planet development is set out in section 4.15 of Welsh Government Technical Advice Note 6: Planning for Sustainable Rural Communities (July 2010) <https://gov.wales/docs/desh/policy/100722tan6en.pdf>

‘Land Share’ Growing Projects – Land Share schemes are local initiatives which link up people who have unused areas of land with people living nearby who are committed to growing their own food but otherwise lack access to growing spaces.. The landowner does not charge any money for sharing the land but will often receive a share of the produce.

Community Supported Agriculture- Community supported agriculture is a partnership between farmers and consumers in which the responsibilities, risks and rewards of farming are shared. A full definition of Community Supported Agriculture can be found on the Soil Associations website <https://www.soilassociation.org/farmers-growers/supporting-you/community-supported-agriculture/>

‘Natural Flood Management’ – Further details on natural flood management can be found in Appendix A of RECS Handbook at <http://monmouthshire.biz/wp-content/uploads/2018/06/RECS-Handbook-Version-2.pdf>

SUDs: Sustainable Drainage Systems - A sustainable drainage system is designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges. Taking account of water quantity (flooding), water quality (pollution) biodiversity (wildlife and plants) and amenity. Further details can be found in Appendix A of RECS Handbook at <http://monmouthshire.biz/wp-content/uploads/2018/06/RECS-Handbook-Version-2.pdf>