

# **Monmouthshire Replacement Local Development Plan**

## **Review of Candidate Sites against the Preferred Strategy**

**June 2021**



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**Monmouthshire County Council**  
**Replacement Local Development Plan**

**Review of Candidate Sites against the**  
**Preferred Strategy**

**June 2021**

**Planning Policy Service**

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## 1. Purpose of this Paper

- 1.1 This Background Paper has been published alongside the Replacement Local Development Plan (RLDP) Preferred Strategy<sup>1</sup>, its purpose is to identify whether or not sites submitted during the Initial Call for Candidate Sites broadly comply with the location of future growth as set out in the RLDP Preferred Strategy.

## 2. Candidate Site Assessment Methodology

- 2.1 As part of the RLDP 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 RLDP. Stage 1 of this process involved an initial call for candidate sites for 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 is available to inform the RLDP 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.
- 2.2 Following the initial call for sites, a Candidate Sites Register<sup>2</sup> was compiled; this is a log of all candidate sites submitted and should not be taken to indicate in any way that a site will be developed, or that it will be included in the RLDP, or that the Council considers that it should be developed. Sites submitted at this stage have only been subject to a high level assessment i.e. initial sift, to identify any insurmountable constraints to development, such as C2 flood risk, with particular attention given to ‘greater than local constraints’ (i.e. constraints imposed by Welsh Government, Natural Resources Wales etc. which are not local constraints).
- 2.3 A Second Call for Candidate Sites is taking place alongside the consultation on the Preferred Strategy. This further call for sites will run over an 8 week period between 5<sup>th</sup> July 2021 – 31<sup>st</sup> August 2021 and will involve:
- An invitation to submit new candidate sites for potential inclusion in the RLDP that accord with the Preferred Strategy. Any new site submissions must be accompanied by supporting information to provide evidence on a site’s deliverability and viability; and
  - A request for the submission of supporting information for those sites submitted during the initial call for sites that accord with the Preferred Strategy. This is essential in order to provide evidence on a site’s deliverability and viability. Any sites that were submitted during the initial call which are not supplemented with a Second Call for Candidate Sites form and the required additional information will not be progressed and will not be considered for inclusion in the RLDP.

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<sup>1</sup> <https://www.monmouthshire.gov.uk/planning-policy/plan-preparation/preferred-strategy/>

<sup>2</sup> <https://www.monmouthshire.gov.uk/planning-policy/candidate-sites/>

### 3. Assessment of Sites against the Preferred Strategy

- 3.1 The spatial framework for distributing growth in the County has regard to the overarching principles of Future Wales 2040<sup>3</sup> by guiding growth towards building sustainable places that support placemaking principles but applied within a Monmouthshire setting to reflect the predominantly rural context. In accordance with national planning guidance development should be steered to the most sustainable locations and contribute towards the National Sustainable Placemaking Outcomes (Planning Policy Wales 11 (February 2021), para 3.48)<sup>4</sup>. In this respect, the dominant role of the County towns of Abergavenny, Chepstow, Monmouth and Severnside Area focused around the town of Caldicot, provide the focus of urban growth within a Monmouthshire context. This will be supported by an appropriate level of growth in the smaller settlements and a number of rural settlements to facilitate the creation of sustainable and vibrant rural communities consistent with the aims of Policy 4 – Supporting Rural Communities of Future Wales 2040 (February 2021).
- 3.2 To encourage the promotion of sustainable communities where residents can live and work in the same area, housing growth will be accompanied by a commensurate amount of employment land. The proportion of employment growth to be accommodated in the settlement tiers will be set out in the Deposit RLDP. The submission of additional candidate sites for employment uses, aligned with our Growth and Ambition Strategy and Investment Prospectus, is sought during the Second Call for Candidate Sites. It is, however, recognised that there has been a fundamental shift in working practices since the start of the Covid-19 pandemic with an increased propensity to work from home/remotely. It is expected that this trend will continue over the longer term in accordance with Welsh Government's ambition of 30% of the Welsh workforce working from or near home<sup>5</sup>. This provides residents with the opportunity to both live and work in the County in this new way, providing a flexible approach to achieving the level of job growth, whilst also achieving a key RLDP objective of reducing the need to commute and thereby supporting our climate change objectives. Policy S2: Spatial Distribution of Development – Settlement Hierarchy of the Preferred Strategy refers.
- 3.3 Future Wales 2040 (Policy 34) requires the South East Wales Strategic Development Plan to identify a Green Belt to the north of Cardiff, Newport and the eastern part of the region to manage urban form and growth. The South East Wales Regional Strategic Diagram set out in Future Wales illustrates the indicative extent of the Green Belt in the region which includes part of rural Monmouthshire. The Spatial Strategy of the RLDP has regard to Policy 34 and the indicative Green Belt boundary. Monmouthshire's five towns fall outside of the indicative Green Belt boundary and

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<sup>3</sup> <https://gov.wales/future-wales-national-plan-2040>

<sup>4</sup> [https://gov.wales/sites/default/files/publications/2021-02/planning-policy-wales-edition-11\\_0.pdf](https://gov.wales/sites/default/files/publications/2021-02/planning-policy-wales-edition-11_0.pdf)

<sup>5</sup> <https://gov.wales/aim-30-welsh-workforce-work-remotely>

national planning policy<sup>6</sup> allows for extensions to existing settlements within and adjoining the Green Belt of an appropriate scale having regard to the identified and longer term need for development land, the effects of development pressures in areas beyond the Green Belt, the need to minimise demand for travel, and the purpose of the overall greenbelt designation. PPW11 states that this may require land to be safeguarded and boundaries of proposed Green Belts must be carefully defined to achieve this.

3.4 This paper provides an indication of a candidate site's compatibility with the location of future growth identified in the RLDP Preferred Strategy. When assessing whether a site is compatible with the Preferred Strategy the following principles have been taken into account:

- Which Tier in the settlement hierarchy<sup>7</sup> does the site appear in and does this allow for provision of growth in the Preferred Strategy?
- Is the site located within or adjoining an existing settlement boundary?
- Is the site affected by key constraints?

3.5 Following new evidence about the environmental impacts of phosphate in watercourses, Natural Resources Wales (NRW) has adopted tighter targets for the water quality of watercourses. Within Monmouthshire it was identified that within the River Usk 88% of the river's water bodies failed to meet the required target and within the River Wye 67% failed to meet the required target. As a result of this failure NRW has issued detailed planning guidance to ensure that the environmental capacity of the rivers does not deteriorate any further. Any candidate sites within the catchment areas of the rivers affected need to evidence as part of their candidate site submissions that the development can demonstrate phosphate neutrality or betterment in its design and/or its contribution to the water body. There is a Candidate Site Guidance Note - Completing the Second Call for Candidate Sites Form<sup>8</sup> available on the Council website which provides more information with regards to this. NRW has provided interim planning guidance for developers which outlines what type of development is unlikely to have an impact on phosphate levels in the watercourses<sup>9</sup>. We are proactively working with key organisations, including Dwr Cymru Welsh Water, Welsh Government and NRW, to identify viable and timely solutions to this issue. Progress to date suggests that effective solutions, which are likely to involve both nature-based solutions and infrastructure upgrades to key treatment works, will be identified/secured by the time we reach Deposit stage. Those sites which could be impacted by this issue are denoted by an asterisk in the table at Appendix 1.

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<sup>6</sup> PPW11, paragraph 3.72

<sup>7</sup> <https://www.monmouthshire.gov.uk/planning-policy/plan-preparation/preferred-strategy/>

<sup>8</sup> <https://www.monmouthshire.gov.uk/planning-policy/candidate-sites/>

<sup>9</sup> <https://www.monmouthshire.gov.uk/app/uploads/2021/02/Interim-Planning-Advice-V2.0-FINAL.pdf>

- 3.6 In order to deliver the Preferred Strategy the Council needs to be confident that an allocated site will be developed for its intended use within the Plan period up to 2033. Following the consultation on the Preferred Strategy, the Council will finalise the amount and distribution of growth for inclusion in the Deposit Plan. Once the amount and distribution of growth is finalised it will be possible to identify how many sites are needed. Based on our residual housing requirement there will be more candidate sites than are needed to meet this requirement. Only those sites which are compatible with the Preferred Strategy and perform most strongly following further detailed assessment will be taken forward for inclusion in the Deposit Plan. A site's compatibility with the Preferred Strategy does not mean that it will be allocated for future development.
- 3.7 This Background Paper should be read alongside the Preferred Strategy and the Candidate Sites Register. Appendix 1 contains a table setting out the Council's assessment of Candidate Sites against the Preferred Strategy. Only the Candidate Sites submitted during the Initial Call for Sites for development are included within the table. Those sites submitted for protection or for other uses such as recreation or renewable energy are listed in the table at Appendix 2. These sites have not been assessed at this time but will be considered as part of the further evidence base work for the Deposit RLDP.
- 3.8 A colour coding system has been used in the initial assessment which indicates the extent to which a site is considered to be compatible with the Preferred Strategy.

**Sites that are compatible in principle with the Preferred Strategy**

- These sites are in locations where growth will be sought to deliver the RLDP Strategy. If site promoters wish to progress these sites then further supporting evidence will need to be submitted during the Second Call for Candidate Sites to show that they are viable and deliverable. These sites will be subject to further detailed assessment as the Plan progresses to Deposit stage.
- The site may have the potential to contribute to the Council's windfall allowance/existing commitments given that it is currently within a settlement boundary and has no insurmountable constraints which would impact delivery.

**Sites in these locations could be considered for inclusion in the Deposit Plan, but there is no guarantee at this stage.**

**Sites may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment**

- These may be in locations where only very low levels of growth are sought (and therefore potentially only a part of a site might be considered) or may be in locations not immediately adjoining a settlement boundary.
- The site may be subject to site constraints, deliverability issues that need to be overcome.

**These sites could be included in part in the Deposit Plan, but it is less likely that they will be included than Green sites.**

**Sites that are not considered compatible with the Preferred Strategy, these sites will not be given further consideration as part of the Deposit RLDP**

- These are proposals for sites in locations which are not considered suitable for development.
- The site is subject to insurmountable constraints.
- The site would not be supported by national policy.
- The site is identified as an employment site in the adopted LDP, and the new proposed use is contrary to that designation and employment need.

**These sites are unlikely to be included in the Deposit Plan.**

**Appendix 1: Council's Assessment of Candidate Sites for Development against the Replacement LDP Preferred Strategy**

Settlement	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Assessment Comment	Additional Comments
<b>PRIMARY SETTLEMENTS</b>						
Abergavenny	CS0033*	Land at Ross Road, adjacent B4521	6.11	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Part of site falls within C2 floodplain and part within a SSSI. No residential development will be permitted within the floodplain. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Abergavenny	CS0035*	Land at Brecon Road	0.42	Residential	Identified as an employment site in the adopted LDP, proposed use is contrary to the designation.	The site is part of a protected employment site in the adopted LDP - SAE2. Employment land is required in Abergavenny and therefore it is likely to be retained for employment purposes. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Llanfoist	CS0043*	Coopers 3, Land east James Jones Close	2.12	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Abergavenny	CS0056*	Land South Brecon Road	3.2	Residential	Site is compatible in principle with the Preferred Strategy	A small area of the site falls within C2 floodplain, given the size of the site this area could be omitted from the site boundary without impacting on the delivery of the site. No residential development will be permitted within the floodplain. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
	CS0089*	Land adj Beech Grove, Llanellen Road	1.07	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Llanfoist	CS0093*	Land at Evesham Nurseries, Church Lane	8.3	Residential	Site is compatible in principle with the Preferred Strategy	A small area of the site falls within C2 floodplain, given the size of the site this area could be omitted from the site boundary without impacting on the delivery of the site. No residential development will be permitted within the floodplain. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Abergavenny	CS0094*	Land at Penllanlas Farm, Old Hereford Road	6.08	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Abergavenny	CS0108*	Land north of Hillgrove Avenue	2.9	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Abergavenny	CS0125*	Abergavenny Urban Extension	65	Mixed Use	Site is compatible in principle with the Preferred Strategy	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Abergavenny	CS0128*	Land at Chapel Farm Fields, Pentre Road	9.6	Residential	Site is compatible in principle with the Preferred Strategy	A small area of the site falls within C2 floodplain, given the size of the site this area could be omitted from the site boundary without impacting on the delivery of the site. No residential development will be permitted within the floodplain. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Llanfoist	CS0130*	Land at Grove Farm	2.56	Care Village	Site is compatible in principle with the Preferred Strategy	A small area of the site falls within C2 floodplain, given the size of the site this area could be omitted from the site boundary without impacting on the delivery of the site. No residential development will be permitted within the floodplain. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Abergavenny	CS0145*	Land adj Raglan Terrace	0.71	Business - Use Class B1	Site is compatible in principle with the Preferred Strategy	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).

Settlement	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Assessment Comment	Additional Comments
Abergavenny	CS0147*	Land north of Hillside	0.9	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Abergavenny	CS0161*	Land between Deri Road & Hillside	3.12	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Abergavenny	CS0164*	Land west Nevill Hall Hospital, South A40	2.1	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Abergavenny	CS0172*	Maindiff Court Hospital, Ross Road	6.4	Technology/Education	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Brownfield site in close proximity to a settlement. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Abergavenny	CS0174*	The Paddock, Nantgavenny Lane	3.51	Residential/Leisure/Industrial	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Part of site falls within C2 floodplain and SSSI. No built development will be permitted within the floodplain. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Abergavenny	CS0178*	The Abergavenny Workhouse, Hatherleigh Place	0.67	Mixed use or commercial	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	The site is part of a protected employment site in the adopted LDP - SAE2. Employment land is required in Abergavenny. The suggested mixed use is not compatible with the Preferred Strategy, but the suggested redevelopment for commercial (office or health) uses would be compatible in principle. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Llantilio Pertholey	CS0185*	Land west Glebe Cottage	1.14	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Part of site falls within C2 floodplain. No residential development will be permitted within the floodplain. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Llanfoist	CS0186*	Land north Grove Farm	1.62	Education and/or residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Llanfoist	CS0187*	Westgate, Plots 4B, 5 and 7	2.34	Mixed use incl residential	Identified as an employment site in the adopted LDP, proposed use is contrary to the designation.	The site is part of an identified employment site in the adopted LDP - SAE1. Employment land is required in Abergavenny and therefore it is likely to be retained for employment purposes, albeit that intervention may be required to bring the site forward. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Abergavenny	CS0192*	Land off Old Hereford Road	8.3	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Abergavenny	CS0197*	Land at King Henry VIII School, Old Hereford Road	3.6	Residential	Site is compatible in principle with the Preferred Strategy	The site may have the potential to contribute to the Council's windfall allowance/existing commitments given that it is currently within a settlement boundary. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Llanfoist	CS0199*	Land at Llanfoist	10.6	'One Planet' dwelling community	One Planet' developments do not need to be considered for allocation in the RLDP. A 'One Planet' development would need to be considered against and meet the requirements of TAN6: Planning for Sustainable Rural Communities	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).

Settlement	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Assessment Comment	Additional Comments
Abergavenny	CS0201*	Land off Old Hereford Road	2.54	'One Planet' dwelling community	One Planet' developments do not need to be considered for allocation in the RLDP. A 'One Planet' development would need to be considered against and meet the requirements of TAN6: Planning for Sustainable Rural Communities	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Abergavenny	CS0203*	Maindiff Court, Ross Road	7.54	Business units, conference & management facilities	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Brownfield site in close proximity to a settlement. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Chepstow	CS0008	Chepstow Racecourse	97	Racecourse/leisure/tourism/residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Adjacent to Chepstow's current development boundary but consideration needs to be given to national policy on development within AONBs.
Chepstow	CS0029	Barnetts Farm, Mounon Road	1	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Adjacent to Chepstow's current development boundary but consideration needs to be given to national policy on development within AONBs.
Chepstow	CS0054	Land West Racecourse Roundabout, Crossway Green	4.77	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Adjacent to Chepstow's current development boundary but consideration needs to be given to national policy on development within AONBs.
Chepstow	CS0055	Piercefield Avenue	0.56	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Adjacent to Chepstow's current development boundary but consideration needs to be given to national policy on development within AONBs.
Chepstow	CS0098	Bayfield, off B4235	10.07	Residential	Site is compatible in principle with the Preferred Strategy	
Chepstow	CS0112	Land at St Lawrence Lane	20.4	Residential	Site is compatible in principle with the Preferred Strategy	
Chepstow	CS0152	Land at Wyelands	100	Housing and/or logistics	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Area is Conservation Area in the adopted LDP. Part of site is also Historic Park and Garden with a number of listed buildings on site. Although this site is included as a possible strategic growth area it is recognised that the site is heavily constrained and large scale development is unlikely to be acceptable here.
Chepstow	CS0153	Land at M48 Junction	8.2	Mixed Use A1/A3/C1/B1	Identified as an employment site in the adopted LDP, proposed use incorporating A1/A3 uses is contrary to the designation.	The site is within the existing Development Boundary and an employment designation, proposed B1 use could be dealt with under current Development Management Policies. Allocation for B1 (office) or C1 (hotel) uses may be acceptable. Out of town A1/A3 uses would not be acceptable.
Chepstow	CS0165	Land west A466	12.8	Residential	Site is compatible in principle with the Preferred Strategy	
Monmouth	CS0005*	Dixton Road	3.33	Healthcare Services	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Part of site falls within C1 floodplain. No highly vulnerable development will be permitted within the floodplain. Site is located within the River Wye catchment area affected by phosphates (see paragraph 3.5).
Monmouth	CS0006*	Osbaston Road	1.2	Healthcare Services	Site is compatible in principle with the Preferred Strategy	Site is located within the River Wye catchment area affected by phosphates (see paragraph 3.5).
Monmouth	CS0012*	Garth Meadow, Wonastow Road	0.405	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Wye catchment area affected by phosphates (see paragraph 3.5).

Settlement	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Assessment Comment	Additional Comments
Monmouth	CS0044*	Land off Chartist Rise	0.12	Commercial or Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	All of site falls within C2 floodplain. Residential development will not be permitted in the floodplain, so this site is not suitable for residential development. Commercial development may be acceptable if the consequences of flooding can be managed in accordance with national policy. Site is located within the River Wye catchment area affected by phosphates (see paragraph 3.5).
Monmouth	CS0045*	Land off Cornpoppy Avenue	0.38	Commercial or Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	All of site falls within C2 floodplain. Residential development will not be permitted in the floodplain, so this site is not suitable for residential development. Commercial development may be acceptable if the consequences of flooding can be managed in accordance with national policy. Site is located within the River Wye catchment area affected by phosphates (see paragraph 3.5).
Monmouth	CS0051*	Land at Croft y Bwla Farm, Rockfield Road	49.9	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Wye catchment area affected by phosphates (see paragraph 3.5).
Monmouth	CS0074*	Land rear The Royal Oak, 134 Hereford Road	0.49	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Wye catchment area affected by phosphates (see paragraph 3.5).
Monmouth	CS0076*	Land West Rockfield Road	4.33	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Wye catchment area affected by phosphates (see paragraph 3.5).
Monmouth	CS0078*	Land adj Croft y Bwla, Rockfield Road	13.63	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Wye catchment area affected by phosphates (see paragraph 3.5).
Monmouth	CS0090*	Land north Wonastow Road	9.12	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Wye catchment area affected by phosphates (see paragraph 3.5).
Monmouth	CS0099*	Drybridge Farm, Rockfield Road	22.5	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Wye catchment area affected by phosphates (see paragraph 3.5).
Monmouth	CS0100*	Drewen Farm (SAH4), Wonastow Road	6.63	Residential	Site is compatible in principle with the Preferred Strategy	Remainder of allocated site in the adopted LDP (SAH4). Proposed to 'roll over' into RLDP. Site is located within the River Wye catchment area affected by phosphates (see paragraph 3.5).
Monmouth	CS0131*	Land Justins Hill, Wyesham	1.46	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Adjacent to Monmouth's current development boundary but consideration needs to be given to national policy on development within AONBs. Site is located within the River Wye catchment area affected by phosphates (see paragraph 3.5).
Monmouth	CS0136*	Land adj Rockfield Road	1.3	Residential/B1/Healthcare	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Large area of site falls within C2 Floodplain which would not be suitable for highly vulnerable development. However, the site promoter believes they have evidence to successfully challenge the current flood designation, in which case the site may be suitable for development. Site is located within the River Wye catchment area affected by phosphates (see paragraph 3.5).
Monmouth	CS0144*	Land at Hereford Road	4.49	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Wye catchment area affected by phosphates (see paragraph 3.5).
Monmouth	CS0151*	Land at Troy Gardens	1.13	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Wye catchment area affected by phosphates (see paragraph 3.5).

Settlement	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Assessment Comment	Additional Comments
Monmouth	CS0160*	Land at Vauxhall Fields, Rockfield Road	8.58	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Part of site falls within C2 floodplain. Residential development within the floodplain will not be permitted. Site is located within the River Wye catchment area affected by phosphates (see paragraph 3.5).
Monmouth	CS0162*	Land north Redbrook Road, Wyesham	1.4	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Adjacent to Monmouth's current development boundary but consideration needs to be given to national policy on development within AONBs. Site is located within the River Wye catchment area affected by phosphates (see paragraph 3.5).
Monmouth	CS0173*	Mayhill House, Wyesham	0.2	Residential	The site failed the initial sift of sites.	Large area of site not suitable for highly vulnerable development. Would not meet the size threshold only suitable for around 3 dwellings. Site is located within the River Wye catchment area affected by phosphates (see paragraph 3.5).
Monmouth	CS0182*	Land north of Dixton Road	42.1	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Wye catchment area affected by phosphates (see paragraph 3.5).
Monmouth	CS0188*	Wheatfield Paddocks, Watery Lane	0.4	Residential	Site is compatible in principle with the Preferred Strategy	The site may have the potential to contribute to the Council's windfall allowance/existing commitments given that it is currently within a settlement boundary. Site is located within the River Wye catchment area affected by phosphates (see paragraph 3.5).
Monmouth	CS0189*	Tudor Road, Wyesham	2.16	Residential	Site is compatible in principle with the Preferred Strategy	Allocated site in the adopted LDP (SAH8). Proposed to 'roll over' into RLDP. Site is located within the River Wye catchment area affected by phosphates (see paragraph 3.5).
Monmouth	CS0195*	Land at Old Hereford Road, Manson Cross	6.7	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Wye catchment area affected by phosphates (see paragraph 3.5).
Monmouth	CS0196*	Land at Drewen Farm	11.52	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Wye catchment area affected by phosphates (see paragraph 3.5).
<b>SEVERNSIDE</b>						
Caerwent	CS0009	Former MoD Training Centre	4.2	Residential	Site is compatible in principle with the Preferred Strategy	
Caerwent	CS0062	Land opp Eastgate Crescent	4.41	Residential	Site is compatible in principle with the Preferred Strategy	
Caerwent	CS0071	Land at Slough Farm	7.58	Residential	Site is compatible in principle with the Preferred Strategy	
Caerwent	CS0126	Caerwent Brook, Church Road	6.4	Residential	Site is not considered compatible with the Preferred Strategy	Site is divorced from the settlement and development of the site would result in development in the open countryside.
Caerwent	CS0166	Caerwent A, Dinham Road	8.9	Residential	Site is compatible in principle with the Preferred Strategy	
Caerwent	CS0167	Caerwent B, Dinham Road	3.01	Residential	Site is compatible in principle with the Preferred Strategy	
Caldicot	CS0002	Land at the sewage works	10.02	Commercial	Site is compatible in principle with the Preferred Strategy	

Settlement	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Assessment Comment	Additional Comments
Caldicot	CS0007	Land adjacent Pill Row	1	Residential and retail	Identified as an employment site in the adopted LDP, proposed use is contrary to the designation and contrary to national planning policy.	The site is part of an identified employment site in the adopted LDP - SAE1. Employment land is required in Caldicot. If there is no evidence of the site being brought forward for employment purposes, it is likely to be de-allocated. Residential development on a greenfield site in flood zone C1 is contrary to national planning policy. Out of town retail uses are contrary to national planning policy.
Caldicot	CS0067	Church Road	2.57	Residential	Site is compatible in principle with the Preferred Strategy	
Caldicot	CS0086	Land adj Church Road	0.63	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Part of site falls within C2 floodplain. Residential development within the floodplain will not be permitted.
Caldicot	CS0127	Land at Church Farm, Church Road	10.09	Residential	Site is compatible in principle with the Preferred Strategy	
Caldicot	CS0129	Former Dewstow Golf Course	37.6	Residential	Site is compatible in principle with the Preferred Strategy	
Caldicot	CS0133	Land at Garthalan Drive	3.1	Residential	Site is not considered compatible with the Preferred Strategy	All of site falls within C1 floodplain and previous work has confirmed the consequences of flooding cannot be managed: not suitable for highly vulnerable development
Caldicot/Rogiet	CS0163	Land west of Caldicot east of Rogiet	34.85	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Part of site falls within C1 floodplain. Highly vulnerable development will not be permitted within the floodplain, as per national planning policy.
Crick	CS0065	Bradbury Farm	29.1	Mixed Use residential and employment	Site is compatible in principle with the Preferred Strategy	
Crick	CS0087	The Showground, David Broome Event Centre	36.06	Residential/mixed use	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Part of site falls within C2 floodplain and SSSI. Residential development will not be permitted within the floodplain.
Crick	CS0091	Caerwent Depot, Sir Robert McAlpine Depot	2.44	Residential	Site is compatible in principle with the Preferred Strategy	
Magor	CS0040	Land South Newport Road	2.274	Residential	Site is compatible in principle with the Preferred Strategy	
Magor	CS0041	Land off Green Moor Lane	6.32	Residential	Site is compatible in principle with the Preferred Strategy	

Settlement	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Assessment Comment	Additional Comments
Magor	CS0198	St Brides New Settlement, Land north of Junction 23A	860	New settlement	Site is not considered compatible with the Preferred Strategy	In the long term it is considered that a new settlement offers numerous benefits and opportunities. While national planning policy contained in PPW10 states that new settlement proposals should (not must) be proposed via either a Joint LDP or a Strategic Development Plan, Welsh Government officials have categorically confirmed that they would consider the RLDP to be unsound if it proceeded with a new settlement strategy. While this is extremely disappointing, the Council is committed to being part of the South East Wales Strategic Development Plan and will therefore have an opportunity to reconsider the potential for a new settlement via that process.
Magor with Undy	CS0038	Land West Wales One Business Park	3.615	B2 & B8 uses	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment.	Consideration needs to be given to noise from the proposed uses and the relationship with adjacent hotel and office uses.
Portskewett & Crick	CS0063	Mount Ballan Settlement	370.21	New settlement	Site is not considered compatible with the Preferred Strategy	In the long term it is considered that a new settlement offers numerous benefits and opportunities. While national planning policy contained in PPW10 states that new settlement proposals should (not must) be proposed via either a Joint LDP or a Strategic Development Plan, Welsh Government officials have categorically confirmed that they would consider the RLDP to be unsound if it proceeded with a new settlement strategy. While this is extremely disappointing, the Council is committed to being part of the South East Wales Strategic Development Plan and will therefore have an opportunity to reconsider the potential for a new settlement via that process.
Rogiet	CS0134	Land at Chestnut Grove	0.52	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Part of site falls within C1 floodplain, within which residential development will not be permitted, as per national planning policy. Remainder of site only just reaches the size threshold for LDP allocation.
Rogiet	CS0150	Land east of Rogiet	35.2	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Part of site falls within C1 floodplain, within which residential development will not be permitted, as per national planning policy.
Rogiet	CS0168	Land adj Merlin Close	3.6	Residential	Site is compatible in principle with the Preferred Strategy	
Rogiet	CS0169	Land north B4245	0.88	Residential	Site is compatible in principle with the Preferred Strategy	
Rogiet	CS0170	Land north B4245	0.76	Residential	Site is compatible in principle with the Preferred Strategy	

Settlement	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Assessment Comment	Additional Comments
Sudbrook	CS0014	Former Sudbrook Paper Mill (Phase II)	3.3	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	All of site falls within C1 floodplain. Part of site is within the Development Boundary and brownfield. Residential development will not be permitted on the greenfield part of the site, as per national planning policy.
Undy	CS0042	Land at Courtfield	1.47	Residential	Site is compatible in principle with the Preferred Strategy	
Undy	CS0046	Land at Great House Farm	6.8	Residential	Site is compatible in principle with the Preferred Strategy	
Undy	CS0068	Knollbury, Grange Wood	29.22	Residential/Employment	Site is not considered compatible with the Preferred Strategy	This would form an isolated incursion into the countryside which does not make a logical settlement boundary in the absence of the proposed new settlement.
Undy	CS0070	Pennyfarthing Lane	0.92	Residential	Site is compatible in principle with the Preferred Strategy	The site may have the potential to contribute to the Council's windfall allowance/existing commitments given that it is currently within a settlement boundary.
Undy	CS0117	Land adj Patchway, Church Road	0.36	Residential or commercial	Site is not considered compatible with the Preferred Strategy	All of site falls within C1 floodplain. Residential development will not be permitted, as per national planning policy. More than half of site falls within SSSI.
<b>SECONDARY SETTLEMENTS</b>						
Penperlleni	CS0001*	Land adjacent The Acres, Folly View Close	1.83	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Penperlleni	CS0037*	Land South of Usk Road, Ty Llwyd Farm	3.4	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Penperlleni	CS0138*	Land at Goytre Farm	9.97	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Penperlleni	CS0176*	Land at Walnut Tree Farm	19.2	Residential	Site is compatible in principle with the Preferred Strategy	Scale of development needs to be considered against the spatial strategy. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Penperlleni	CS0179*	Land west Usk Road	2.7	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Raglan	CS0015*	Land off Monmouth Road	0.98	Residential	Site is compatible in principle with the Preferred Strategy	The site may have the potential to contribute to the Council's windfall allowance/existing commitments given that it is currently within a settlement boundary. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Raglan	CS0079*	Land south east of Raglan	29.55	Residential/commercial/leisure	Site is compatible in principle with the Preferred Strategy	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Raglan	CS0080*	Land adj Station Road	0.73	Residential	Site is not considered compatible with the Preferred Strategy	Site is too far removed from the settlement and associated amenities and would constitute development in the open countryside. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Raglan	CS0081*	Land south Monmouth Road	3.81	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).

Settlement	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Assessment Comment	Additional Comments
Raglan	CS0084*	Cwm Pentref New Community, Land north A40	39.2	New Settlement	Site is not considered compatible with the Preferred Strategy	In the long term it is considered that a new settlement offers numerous benefits and opportunities. While national planning policy contained in PPW10 states that new settlement proposals should (not must) be proposed via either a Joint LDP or a Strategic Development Plan, Welsh Government officials have categorically confirmed that they would consider the RLDP to be unsound if it proceeded with a new settlement strategy. While this is extremely disappointing, the Council is committed to being part of the South East Wales Strategic Development Plan and will therefore have an opportunity to reconsider the potential for a new settlement via that process. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Raglan	CS0181*	Raglan Wyevale Garden Centre, Abergavenny Road	3.1	Residential or Employment	Site is not considered compatible with the Preferred Strategy	Isolated unsustainable location. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Raglan	CS0183*	Land south Monmouth Road	7.71	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Raglan	CS0184*	Land west Usk Road	10.9	Mixed residential/commercial	Site is compatible in principle with the Preferred Strategy	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Usk	CS0039*	Land at Little Castle Farm, Monmouth Road	3.708	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Usk	CS0105*	Goods Yard	0.87	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	The site is a brownfield site within the Usk development boundary, all of site falls within C1 floodplain. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Usk	CS0113*	Burrium Gate (Phase II)	2.76	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Usk	CS0114*	Land north Burrium Gate	0.66	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Usk	CS0115*	Land north west Burrium Gate	5.2	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
<b>Main Rural Settlements</b>						
Devauden	CS0036*	Land at Devauden, West B4293	2.77	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Adjacent to current development boundary but consideration needs to be given to national policy on development within AONBs. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Devauden	CS0135*	Fields ST4898 & ST4899, Land west Devauden	2.34	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Adjacent to current development boundary but consideration needs to be given to national policy on development within AONBs. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).

Settlement	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Assessment Comment	Additional Comments
Little Mill	CS0016*	Land east Little mill	3.938	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Little Mill	CS0034*	Land off Cae Melin Road	6.24	Residential	Site is not considered compatible with the Preferred Strategy	Isolated from the village and would not create a logical settlement boundary. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Little Mill	CS0075*	Land north of Little Mill, Ty Gwyn/Ty Draw Lane	1.94	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Part of the site is an allocated Main Village site in the adopted LDP. Main Village sites allocated for development in the Adopted LDP where no progress is evidenced will not be taken forward into the Replacement LDP, these sites will be excluded from the Development Boundary. A full planning application for the allocated site has been submitted for 9 affordable and 6 open market units. Pending decision. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Little Mill	CS0103*	Land adj Berthin Road	2.36	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Little Mill	CS0104*	Cae Melin	2.21	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Llandogo	CS0101	Land adj Parklands	0.64	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Within current development boundary but consideration needs to be given to national policy on development within AONBs.
Llandogo	CS0124	The Reckless	0.8	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Adjacent to current development boundary but consideration needs to be given to national policy on development within AONBs.
Llandogo	CS0146	Land at Parklands, north A466	2.15	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Adjacent to current development boundary but consideration needs to be given to national policy on development within AONBs.
Llandogo	CS0148	Land south of A466	0.5	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Part of site falls within C2 Floodplain. Residential development will not be permitted within the floodplain. Adjacent to current development boundary but consideration needs to be given to national policy on development within AONBs.
Llanellen	CS0027*	Land adjacent Llanellen Court	3.5	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Llanellen	CS0028*	Land adjacent Llanellen Court	2.1	Residential Development/Close Care Village for the over 55 age group	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Llanellen	CS0050*	Land at Heol Gerrig	0.83	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Part of the site is an allocated Main Village site in the adopted LDP. Main Village sites allocated for development in the Adopted LDP where no progress is evidenced will not be taken forward into the Replacement LDP, these sites will be excluded from the Development Boundary. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).

Settlement	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Assessment Comment	Additional Comments
Llanellen	CS0052*	Land adjacent Llanellen	2.27	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Part of the site is an allocated Main Village site in the adopted LDP. Main Village sites allocated for development in the Adopted LDP where no progress is evidenced will not be taken forward into the Replacement LDP, these sites will be excluded from the Development Boundary. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Llanellen	CS0175*	Land north Village Hall	1.85	Community use, commercial & residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Llangybi	CS0018*	Land North of New House	0.7	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Llangybi	CS0019*	Land West of St. Cybi Drive	1	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Llangybi	CS0020*	Land West of The Chase	1.2	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Llangybi	CS0021*	Land South West of The Rectory	1	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Llangybi	CS0132*	Land adj Vine Tree	0.22	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Llangybi	CS0158*	Land at Ton Road	0.4	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	The site is an allocated Main Village site in the adopted LDP. Main Village sites allocated for development in the Adopted LDP where no progress is evidenced will not be taken forward into the Replacement LDP, these sites will be excluded from the Development Boundary. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Llangybi	CS0159*	Land at Tegrwg Farm	0.28	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Llanishen	CS0013*	Land fronting B4293, Land between Trewyn and Homestead	1.809	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Adjacent to current development boundary but consideration needs to be given to national policy on development within AONBs. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Llanishen	CS0031*	Land at Llanishen, adjacent B4293 and Carpenters Arms	0.9	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Adjacent to current development boundary but consideration needs to be given to national policy on development within AONBs. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Llanover	CS0139*	Former Petrol Station	2.17	Residential & retail or employment	Site is compatible in principle with the Preferred Strategy	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Llanover	CS0140*	Land south Rhyd-y-Meirch	1.24	Residential	Site is compatible in principle with the Preferred Strategy	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Llanvair Discoed	CS0017	Part of Village Farm	0.6704	Residential	Site is compatible in principle with the Preferred Strategy	

Settlement	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Assessment Comment	Additional Comments
Mathern	CS0026	Land at Mathern, Baileys Hay	2.5	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Part of the site is an allocated Main Village site in the adopted LDP. Main Village sites allocated for development in the Adopted LDP where no progress is evidenced will not be taken forward into the Replacement LDP, these sites will be excluded from the Development Boundary.
Mathern	CS0048	Land adj Mathern Day Nursery	0.25	Residential	Site is compatible in principle with the Preferred Strategy	The site may have the potential to contribute to the Council's windfall allowance/existing commitments given that it is currently within a settlement boundary.
Mathern	CS0049	Leg of Mutton Field, Baileys Hay	0.41	Residential	Site is compatible in principle with the Preferred Strategy	
Mathern	CS0053	Land east Cherry Trees	0.52	Residential	Site is compatible in principle with the Preferred Strategy	
Mathern	CS0142	Field adj to Moynes Court	0.8	Residential	Site is not considered compatible with the Preferred Strategy	
Penallt	CS0047*	Land at Penallt, Whitehouse Farm	1.92	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Adjacent to current development boundary but consideration needs to be given to national policy on development within AONBs. Site is located within the River Wye catchment area affected by phosphates (see paragraph 3.5).
Penallt	CS0137*	Land at Croes Faen	0.49	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Adjacent to current development boundary but consideration needs to be given to national policy on development within AONBs. Site is located within the River Wye catchment area affected by phosphates (see paragraph 3.5).
Pwllmeyric	CS0030	Land off Chapel Lane	4.38	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Part of site falls within C2 floodplain. Residential development will not be permitted within the floodplain.
Pwllmeyric	CS0107	Land adjoining Mathern Road	1.1	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Over half of site falls within C2 Floodplain. Residential development will not be permitted within the floodplain.
Pwllmeyric	CS0116	Land adj Chepstow Garden Centre, A48	0.59	Residential	Site is not considered compatible with the Preferred Strategy	
Pwllmeyric	CS0118	Hill Farm Cottage	3.2	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Part of the site is an allocated Main Village site in the adopted LDP. Main Village sites allocated for development in the Adopted LDP where no progress is evidenced will not be taken forward into the Replacement LDP, these sites will be excluded from the Development Boundary. Allocated site had outline planning permission for 6 market and 9 affordable plus 2 within the village development boundary (outside the allocation) subject to the signing of a S106 Agreement. Planning Permission has since been refused as S106 not signed.
Pwllmeyric	CS0119	Land adj Chepstow garden Centre, A48	1.6	Residential	Site is not considered compatible with the Preferred Strategy	
Shirenewton	CS0085	Land adj Redd Landes, Earlswood Road	4.25	Residential	Site is compatible in principle with the Preferred Strategy	

Settlement	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Assessment Comment	Additional Comments
Shirenewton	CS0111	Land adj Thistledown	1.27	Residential	Site is compatible in principle with the Preferred Strategy	
Shirenewton	CS0177	Land north Crick Road	1.95	Residential	Site is not considered compatible with the Preferred Strategy	
Shirenewton	CS0180	Land off Ditch Hill Lane	1.08	Residential	Site is compatible in principle with the Preferred Strategy	
Shirenewton	CS0190	Land east Shirenewton	3.85	Residential	Site is compatible in principle with the Preferred Strategy	
Shirenewton	CS0191	Land east Shirenewton	0.17	Residential	Site is compatible in principle with the Preferred Strategy	
St Arvans	CS0010	Former Fordwich Nurseries, Fordwich Close	1.2	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Adjacent to current development boundary but consideration needs to be given to national policy on development within AONBs.
St Arvans	CS0077	Land adj Piercefield public House	1.48	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Adjacent to current development boundary but consideration needs to be given to national policy on development within AONBs.
The Narth	CS0082*	The Boatyard, Land adjacent Thorneycroft	0.61	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Adjacent to the village but consideration needs to be given to national policy on development within AONBs. Site is located within the River Wye catchment area affected by phosphates (see paragraph 3.5).
Trellech	CS0083*	Land off Church Street	0.55	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Adjacent to current development boundary but consideration needs to be given to national policy on development within AONBs. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Trellech	CS0092*	Land north of Harold Close	1.72	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Adjacent to current development boundary but consideration needs to be given to national policy on development within AONBs. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Trellech	CS0109*	Curtilage of Churchwood House	0.25	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Part of site is within the current development boundary but consideration needs to be given to national policy on development within AONBs. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Trellech	CS0122*	Land at Three Stones	1.26	Residential	Site is not considered compatible with the Preferred Strategy	Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Trellech	CS0123*	Land at Tinkers Lane	0.64	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Adjacent to current development boundary but consideration needs to be given to national policy on development within AONBs. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Trellech	CS0149*	Land east De Clere Way	0.23	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Adjacent to current development boundary but consideration needs to be given to national policy on development within AONBs. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).

Settlement	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Assessment Comment	Additional Comments
Werngifford	CS0060*	Land at Werngifford	2.8	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	More than half of the site falls within C2 Floodplain, residential development will not be permitted, as per national planning policy. Site is located within the River Wye catchment area affected by phosphates (see paragraph 3.5).
Werngifford	CS0061*	Land adjacent Werngifford Estate	5.918	Residential	Site may comply with the provisions of the Preferred Strategy, however there are issues that will need further consideration and assessment	Part of the site is an allocated Main Village site in the adopted LDP. Main Village sites allocated for development in the Adopted LDP where no progress is evidenced will not be taken forward into the Replacement LDP, these sites will be excluded from the Development Boundary. Full planning application received for 20 affordable units. Resolution to approve subject to flood modelling, currently in discussion with NRW. Site is located within the River Wye catchment area affected by phosphates (see paragraph 3.5).
<b>Minor Rural Settlements</b>						
Cross Ash	CS0022	Former Garage Site	0.3	Residential		Part of the site is an allocated Main Village site in the adopted LDP. Main Village sites allocated for development in the Adopted LDP where no progress is evidenced will not be taken forward into the Replacement LDP, these sites will be excluded from the Development Boundary. Site has full planning permission (DC/2017/01335) for 6 units, 3 affordable and 3 open market. Site straddles former garage site resulting in one additional unit within development boundary.
Grosmont	CS0059*	Land adj Poorscript Gardens	0.5	Residential	Site is not considered compatible with the Preferred Strategy	Only minor infilling will be considered acceptable, subject to the detailed policy requirements to be set out in the RLDP. Site is located within the River Wye catchment area affected by phosphates (see paragraph 3.5).
Grosmont	CS0141*	Land at Riverview	0.35	Residential	Site is not considered compatible with the Preferred Strategy	Only minor infilling will be considered acceptable, subject to the detailed policy requirements to be set out in the RLDP. Site is located within the River Wye catchment area affected by phosphates (see paragraph 3.5).
Llandegveth	CS0025	Land off Nantsor Road	0.87	Residential	Site is not considered compatible with the Preferred Strategy	Nearly half of site falls within C2 floodplain. Only minor infilling will be considered acceptable, outside of the floodplain, subject to the detailed policy requirements to be set out in the RLDP.
Llandenny	CS0073*	Land north St John's Church	0.35	Residential	Site is not considered compatible with the Preferred Strategy	Only minor infilling will be considered acceptable, subject to the detailed policy requirements to be set out in the RLDP. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Llandenny	CS0156*	Plot A, Land adjacent Ty Garreg	0.52	Residential	Site is not considered compatible with the Preferred Strategy	Only minor infilling will be considered acceptable, subject to the detailed policy requirements to be set out in the RLDP. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).

Settlement	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Assessment Comment	Additional Comments
Llandenny	CS0157*	Plots B & C, Land adjacent Orchard Cottages	0.74	Residential	Site is not considered compatible with the Preferred Strategy	Only minor infilling will be considered acceptable, subject to the detailed policy requirements to be set out in the RLDP. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Llantilio Crossenny	CS0072*	Land west Court Farm	1.06	Residential	Site is not considered compatible with the Preferred Strategy	Only minor infilling will be considered acceptable, subject to the detailed policy requirements to be set out in the RLDP. Site is located within the River Wye catchment area affected by phosphates (see paragraph 3.5).
Llantrisant	CS0095*	Land adj Church Farm - Plot A	0.82	Residential	Site is not considered compatible with the Preferred Strategy	Only minor infilling will be considered acceptable, subject to the detailed policy requirements to be set out in the RLDP. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Llantrisant	CS0096*	Land adj Church Farm - Plot B	2.3	Residential	Site is not considered compatible with the Preferred Strategy	Only minor infilling will be considered acceptable, subject to the detailed policy requirements to be set out in the RLDP. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Llantrisant	CS0097*	Land adj Church Farm - Plot C	0.6	Residential	Site is not considered compatible with the Preferred Strategy	Only minor infilling will be considered acceptable, subject to the detailed policy requirements to be set out in the RLDP. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Mitchel Troy	CS0143*	Land east Green Acres	0.71	Residential	Site is not considered compatible with the Preferred Strategy	Only minor infilling will be considered acceptable, subject to the detailed policy requirements to be set out in the RLDP. Site is located within the River Wye catchment area affected by phosphates (see paragraph 3.5).
Tredunnoch	CS0024*	Land off St Andrews Walk	1.35	Residential	Site is not considered compatible with the Preferred Strategy	Only minor infilling will be considered acceptable, subject to the detailed policy requirements to be set out in the RLDP. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
<b>Open Countryside</b>						
Caerwent	CS0194	Land at Five Lanes Farm, Five Lanes	1.68	Residential	Site is not considered compatible with the Preferred Strategy	Development in this location would be considered open countryside, open countryside policies will apply.
Llanbadoc	CS0023*	Former Piggery, Prioress Mill Lane	0.98	Residential	Site is not considered compatible with the Preferred Strategy	Development in this location would be considered open countryside, open countryside policies will apply. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Llandeenny	CS0011	Land at Sycamore, Llandeenny Road	5.491	Employment	Site is not considered compatible with the Preferred Strategy	Nearly all of site falls within C1 floodplain. All of site falls within a SSSI.

Settlement	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Assessment Comment	Additional Comments
Manson	CS0088*	Land adj Fairview	0.49	Residential	Site is not considered compatible with the Preferred Strategy	Development in this location would be considered open countryside, open countryside policies will apply. Site is located within the River Wye catchment area affected by phosphates (see paragraph 3.5).
Monkswood	CS0057*	East Wales Nursery	0.97	Residential	Site is not considered compatible with the Preferred Strategy	Development in this location would be considered open countryside, open countryside policies will apply. Site is located within the River Usk catchment area affected by phosphates (see paragraph 3.5).
Newcastle	CS0171*	Stone House Farm	2	Residential	Site is not considered compatible with the Preferred Strategy	Development in this location would be considered open countryside, open countryside policies will apply. Site is located within the River Wye catchment area affected by phosphates (see paragraph 3.5).
Rockfield	CS0032*	Land north B4233 adj Rockfield Village, Red House Farm	0.98	Residential	Site is not considered compatible with the Preferred Strategy	Development in this location would be considered open countryside, open countryside policies will apply. Site is located within the River Wye catchment area affected by phosphates (see paragraph 3.5).
Shirenewton	CS0102	Gaerllwyd Farm, Newchurch	3.72	Residential	Site is not considered compatible with the Preferred Strategy	Development in this location would be considered open countryside, open countryside policies will apply.
Skenfrith	CS0155*	Land to the east The Bell Inn	0.5	Residential	Site is not considered compatible with the Preferred Strategy	Development in this location would be considered open countryside, open countryside policies will apply. Site is located within the River Wye catchment area affected by phosphates (see paragraph 3.5).
St Brides Netherwent	CS0120	Land at Carrow Hill Farm, Carrow Hill	2.03	Residential	Site is not considered compatible with the Preferred Strategy	Development in this location would be considered open countryside, open countryside policies will apply.
St Brides Netherwent	CS0121	Land off St Brides Road	3.85	Residential	Site is not considered compatible with the Preferred Strategy	Development in this location would be considered open countryside, open countryside policies will apply.
St Brides Netherwent	CS0193	Land at Carrow Hill Farm	15.5	Residential	Site is not considered compatible with the Preferred Strategy	Development in this location would be considered open countryside, open countryside policies will apply.

## Appendix 2: Candidate Sites submitted for protection/tourism/recreation/open space/renewable energy

Settlement	CS Reference	Site Name	Site Area (Ha)	Proposed Use
Abergavenny	CSP001	Gavenny Valley	27.3	Amenity Open Space
Monmouth	CSP005	Triwall Factory Old Playing Field	0.81	Amenity Open Space
Coed y Paen	CSP006	Land adj Garden Cottage	0.1	Amenity Open Space
Wonastow	CS0058	Lady Grove	15.02	Recreation/Tourism
St Arvans	CS0003	Livox Quarry	49.78	Tourism and accommodation venue
St Arvans	CS0004	Livox Quarry	16.485	Tourism and accommodation venue
St Arvans	CS0106	New Barn Workshop	0.75	C1 Hotel
Chepstow	CS0154	Land north M48, West Wye Valley Link Road	1.8	C1 Hotel
Glascoed	CS0110	BAE Systems	358	Protected Employment Site
Abergavenny	CSP002	Western Abergavenny	30.96	Protection as buffer to BBNP
Abergavenny	CSP003	Land at Pentre Road	31.5	Protection as buffer to BBNP
Abergavenny	CSP004	Land north of Abergavenny	34.3	Protection as buffer to BBNP
Monmouth	CSP007	Land at Old Hereford Road	1.75	Protected from development
Monmouth	CSP016	Hereford Road	20.8	Protection from development
Crick	CSP014	Runston Village Conservation Area	109.9	Protection from development
Mathern/Portskewett	CSP015	St Pierre Conservation Area	134.7	Protection from development
Abergavenny	CS0202	Land off Old Hereford Road	1.04	'Land Share' growing project
Abergavenny, Llanfoist	CS0204	Land between Brecon Road & A465	14.85	By-pass
Monmouth	CSP008	Claypatch Woods, Wyesham	1.7	Natural flood management
Monmouth	CSP009	Land adj Orchard Cottage, Agincourt Road	3.89	Natural flood management
Monmouth	CSP012	Land adjacent Wyesham Lane	3.24	Natural flood Management
Monmouth	CSP013	Land east Kingswood	20.35	Natural flood management
Monmouth	CSP010	Wyesham	46.3	Retrofit of SUDs measures
Monmouth	CSP011	Osbaston	40.85	Retrofit of SUDs measures
Portskewett	CS0066	Bridge View Farm	16.09	Renewable Energy
Llanishen	CS0064	Penarth Farm, Church Road	18.62	Renewable Energy
Raglan	CS0069	Land adj Raglan Enterprise Park, Chepstow Road	13.3	Renewable Energy and Employment