

Monmouthshire Replacement Local Development Plan

Candidate Sites High-Level Assessment

August 2022



Monmouthshire County Council
Replacement Local Development Plan

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Planning Policy Service

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Contents

	Page
1. Purpose of this Paper	1
2. Call for Candidate Sites	1
3. Candidate Sites High-level Assessment Methodology	1
4. High-level Assessment of Candidate Sites submitted for Development	3
Appendix 1 – Sites not resubmitted in the Second Call for Candidate Sites	35
Appendix 2 – Sites ruled out following the High-level Assessment	37

1. Purpose of this Paper

- 1.1 This document sets out a high-level assessment of Candidate Sites submitted during the Second Call for Candidate Sites, in accordance with the updated Candidate Site Methodology. This initial site assessment is based on a site's compatibility with the Preferred Strategy, insurmountable constraints to development of a site, site size threshold, and site viability.

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. 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 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. The Candidate Sites submitted for development/redevelopment during the Initial Call for Candidate Sites were published in a Candidate Sites Register and were subject to an initial high-level assessment.
- 2.2 The Second Call for Candidate Sites took place for an 8-week period from the 5th July 2021 to 31st 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 Sites 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 are listed in Appendix 1. The site assessment methodology and guidance note¹ set out a range of criteria/questions to inform the site submissions.
- 2.3 All sites submitted during the Second Call for Candidate Sites have been published in a Candidate Sites Register² which updates and replaces the register published following the Initial Call for Candidate Sites.

3. High-Level Assessment Methodology of Candidate Sites

- 3.1 The high-level assessment is the first stage of the Candidate Site assessment process following the Second Call for Candidate Sites. This involved a desk-based assessment of all submitted sites, identifying and discarding sites that do not meet the following initial filtering assessment criteria³:

- **Compatibility with the RLDP Preferred Strategy**
Candidate Sites have been filtered according to whether or not the sites submitted

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

² <https://www.monmouthshire.gov.uk/planning-policy/candidate-sites/monmouthshire-replacement-local-development-plan-candidate-sites-register-electoral-wards-2022/>

³ This approach is in accordance with the Development Plans Manual, Edition 3, March 2020

broadly comply with the location of future growth as set out in the RLDP Preferred Strategy. When assessing whether a site is compatible with the Preferred Strategy a number of factors have been taken into account including:

- Whether the site, either individually or in combination with an adjoining Candidate Site, is located within or adjacent to an existing settlement boundary⁴.
 - Whether the site is located within a tier of the settlement hierarchy that allows for growth in the Preferred Strategy.
 - Whether the site is located within the upper River Wye catchment area. Water quality issues in relation to Phosphates are affecting the River Wye and River Usk, with developments required to demonstrate betterment or neutrality. Due to the lack of an identified strategic solution for the treatment of phosphates at the Monmouth WwTW within the Plan period, no new site allocations are proposed in the primary settlement of Monmouth or within the upper River Wye catchment area north of Bigsweir Bridge.
 - Sites that are not compatible with the Preferred Strategy, for example sites in the open countryside unrelated to any settlement identified in the settlement hierarchy, have been ruled out at this stage.
- **Site Size**

Residential Candidate Sites which are proposed for less than five dwellings or are not considered able to accommodate five or more dwellings will not be allocated for development in the RLDP and have been filtered out of the Candidate Site assessment process at this stage. They will be considered via the settlement boundary review as appropriate. Sites submitted for non-residential uses are not filtered according to their size
 - **Fundamental Constraints**

This assessment criteria seeks to identify sites which have fundamental constraints that cannot be overcome or mitigated. This includes sites that lie wholly within sites designated for their importance to nature conservation⁵ or those located in TAN 15 flood risk zones⁶. Sites with such fundamental constraints to development have been filtered out.
 - **Site Viability**

Sites which have been submitted during the Second Call for Candidate Sites without the required supporting viability information⁷ will not be assessed and will not be given further consideration in the RLDP process.

⁴ Consideration will be given to whether Candidate Sites are of an appropriate scale to a settlement's tier in the hierarchy.

⁵ Ramsar, Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI) and National Nature Reserve (NNR)

⁶ For the purposes of assessing the Candidate Site submissions, the Council have used the revised TAN15 (December 2021) and associated Flood Map for Planning in accordance with the approach detailed in the Welsh Government letter dated 15 December 2021. Should there be any amendments to the formal release of TAN15 in June 2023, any changes that affect Candidate Site assessments will be considered as necessary at that time. [Technical Advice Note \(TAN\) 15 \(gov.wales\)](https://gov.wales/technical-advice-note-tan-15) The Flood Map for Planning will be updated biannually and as a consequence further updates may need to be made before the Deposit Plan is finalised.

⁷ Second Call for Candidate Sites Form set out the requirement for Candidate Site proposals for 10 or more dwellings to be accompanied by a viability assessment.

- 3.2 Sites which do not meet any one or more of these criteria will be filtered out at this stage and will not be considered further in the RLDP process. All other sites will be progressed to the next stage of the Candidate Sites assessment process (stage 3A – Detailed Assessment). Further information on the high-level assessment methodology is set out in the updated CS Assessment Methodology.

4. High-level Assessment of Candidate Sites submitted for Development

- 4.1 The high-level assessment of Candidate Sites submitted for development during the Second Call for Candidate Sites is set out in the following table. Based on the high-level assessment criteria (as above), this identifies those sites that will and will not progress to the next stage of the Candidate Sites assessment process. For clarity, Appendix 1 provides a compiled list of those sites that have been ruled out following the high-level assessment.

Settlement (Ward in brackets)	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Is the Site Compatible with the Preferred Strategy?	Residential Site Size: proposed for/capacity to accommodate 5 or more dwellings?	Is the Site Subject to Fundamental Constraints that cannot be Mitigated?	Site Viability Assessment Submitted?	Additional Comments	Progress to Stage 3A Candidate Site Assessment?
PRIMARY SETTLEMENTS										
Abergavenny/ Llanfoist										
Abergavenny (Cantref)	CS0056	Land south Brecon Road	3.2	Residential	Yes. Site is compatible in principle with the Preferred Strategy	Yes	No. • A very small area of the site located in Flood Zone 2/3 (Rivers), given the size of the site and location this area could easily be omitted from the site boundary without impacting on the delivery of the site. No development permitted within the area of Flood Zone 2/3.	Yes	• Further assessment will not need to be undertaken on flooding provided the boundary is amended, the amount on site is minimal and likely to be overcome.	Yes
Abergavenny (Llanfoist Fawr)	CS0089	Land adjacent to Beech Grove	1.14	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No.	No		No. Viability Assessment not submitted to support proposal.
Abergavenny (Mardy)	CS0094	Land at Penlanlas Farm	6.17	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No.	Yes		Yes
Abergavenny (Mardy)	CS0108	Land north of Hillgrove Avenue	2.9	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No.	Yes		Yes
Abergavenny (Cantref)	CS0128	Land at Chapel Farm	9.6	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • A small area in the southern part of the site is located in Flood Zone 2 (Rivers), given the size of the site and location this area could be omitted from the site boundary, however, consideration should be given as required on access.	Yes	• Would require a FCA and must comply with the provisions of the new TAN15. No development permitted within the area of Flood Zone 2.	Yes
Abergavenny (Lansdown)	CS0161	Land north of Hillside	3.12	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No.	Yes		Yes
Abergavenny (Grofield)	CS0164	Land adjacent to Red Barn Farm (RBF1)	2.1	Residential	Yes. Site is compatible in	Yes	No. • Part of the site is located in Flood Zone 2 (Rivers), while	Yes	• Would require a FCA and must comply with the provisions of the new TAN15. Development not permitted within Flood Zone 2 area. Would need	Yes

Settlement (Ward in brackets)	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Is the Site Compatible with the Preferred Strategy?	Residential Site Size: proposed for/capacity to accommodate 5 or more dwellings?	Is the Site Subject to Fundamental Constraints that cannot be Mitigated?	Site Viability Assessment Submitted?	Additional Comments	Progress to Stage 3A Candidate Site Assessment?
					principle with the Preferred Strategy.		remainder of site is Zone 1 the site promoter will need to demonstrate how the site can be accessed as it is likely to need to go through Flood Zone 2.		to be considered if this would impact on delivery of the site.	
Abergavenny (Mardy)	CS0174	Nantgavenny Lane	3.51	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • A small area of the site located in Flood Zone 2/3 (Rivers), given the size of the site and location this area could be omitted from the site boundary without impacting on the delivery of the site. • Part of the site also falls within a SSSI.	No	• Would require a FCA and must comply with the provisions of the new TAN15. No development permitted within the area of Flood Zone 2/3.	No. Viability Assessment not submitted to support proposal.
Abergavenny (Grofield)	CS0178	The Abergavenny Workhouse (excluding residential)	0.67	Mixed Use: Retail/Professional services/Food outlets (A1/A2/A3), Employment (B1/B2/B8), Health/leisure (D1/D2) and Sui Generis	Yes. Site is compatible in principle with the Preferred Strategy.	N/A	No.	N/A	• The site is part of a protected employment site in the adopted LDP (SAE2d). Employment land is required in Abergavenny. Further consideration required in relation to proposed uses, may also require a Retail Impact Assessment and sequential test for the A1/A2/A3 proposals.	Yes
Abergavenny (Mardy)	CS0185	Land to the west of Glebe Cottage,	1.14	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • Part of the site located in Flood Zone 2/3 (Rivers), remainder of the site is Zone 1.	Yes	• Would require a FCA and must comply with the provisions of the new TAN15. Development not permitted within Flood Zone 2/3 area. Would need to be considered if this would impact on delivery of the site.	Yes
Abergavenny (Lansdown)	CS0192	Land off Old Hereford Road	8.3	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No.	Yes		Yes
Abergavenny (Llanover)	CS0213	Land east of A465	24.75	Mixed Use: Residential (C3), Employment (B1), Retail (A1), Leisure, Education and Community Use (D1 and D2)	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • A very small portion of the site located in Zone 2/3 Surface Water Flooding, given the size of the site this is unlikely to impact on the delivery of the site.	Yes	• FCA nevertheless required to confirm suitable for development as Surface Water Flooding will need further consideration. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is very minimal. • Proposed A1 use will require a Retail Impact Assessment and sequential test.	Yes
Abergavenny (Croesonen)	CS0220	Land at Ross Road	9.56	Residential	Yes. Site is compatible in	Yes	No. • Central part of the site is located in Flood Zone 2/3	Yes	• Would require a FCA and must comply with the provisions of the new TAN15. Development not permitted within Flood Zone 2/3 area. Would	Yes

Settlement (Ward in brackets)	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Is the Site Compatible with the Preferred Strategy?	Residential Site Size: proposed for/capacity to accommodate 5 or more dwellings?	Is the Site Subject to Fundamental Constraints that cannot be Mitigated?	Site Viability Assessment Submitted?	Additional Comments	Progress to Stage 3A Candidate Site Assessment?
					principle with the Preferred Strategy.		(Rivers), also a small amount of Zone 2/3 Surface Water Flooding on site. While remainder of site is Zone 1 the site promoter will need to demonstrate how the site can be accessed as it is likely to need to go through Flood Zone 2/3. • Part of the site also falls within a SSSI.		need to be considered if this would impact on delivery of the site.	
Abergavenny (Llanfoist Fawr)	CS0247	Coopers III (Land east of James Jones Close)	3.41	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • Northern parcel of land Zone 1 with Zone 2 Surface Water Flooding on part of site. Southern parcel approximately half of the site affected by presence of Flood Zone 2/3 (Rivers).	Yes	• Would require a FCA and must comply with the provisions of the new TAN15. Development not permitted within Flood Zone 2/3 area. Would need to be considered if this would impact on delivery of the site.	Yes
Abergavenny (Llanfoist Fawr)	CS0248	Land adjacent to Llanfoist Fawr Primary School (Whole Site)	2	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • Predominantly Zone 1. Very small portion of Zone 2 Surface Water Flooding.	Yes	• FCA required to confirm suitable for development as Surface Water Flooding will need further consideration. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome.	Yes
Abergavenny (Grofield)	CS0249	Land at Red Barn Farm (RBF2)	2	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • Eastern part of the site is located in Flood Zone 2/3 (Rivers) within which is Zone 2/3 Surface Water Flooding. While remainder of site is Zone 1 the site promoter will need to demonstrate how the site can be accessed as it is likely to need to go through Flood Zone 2/3.	Yes	• Would require a FCA and must comply with the provisions of the new TAN15. Development not permitted within Flood Zone 2/3 area. Would need to be considered if this would impact on delivery of the site.	Yes
Abergavenny (Llanfoist Fawr)	CS0250	Land at Evesham Nurseries	6.4	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • Predominantly Zone 1. Very small portion of Zone 2/3 Surface Water Flooding.	Yes	• FCA required to confirm suitable for development as Surface Water Flooding will need further consideration. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome.	Yes

Settlement (Ward in brackets)	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Is the Site Compatible with the Preferred Strategy?	Residential Site Size: proposed for/capacity to accommodate 5 or more dwellings?	Is the Site Subject to Fundamental Constraints that cannot be Mitigated?	Site Viability Assessment Submitted?	Additional Comments	Progress to Stage 3A Candidate Site Assessment?
Abergavenny (Llanover)	CS0262	Dobsons Farm	0.95	Employment (B1/B8)	No. Site is not considered compatible with the Preferred Strategy	N/A	No. • Small Portion of Zone 2/Zone 3 Surface Water Flooding on site. FCA required to confirm suitable for development as Surface Water Flooding will need further consideration.	N/A	• Site is considered to be too divorced from the settlement and as a consequence would result in development in the open countryside.	No. Refer to reasons set out in additional comments.
Abergavenny (Llanfoist Fawr)	CS0263	Land adjacent to Llanfoist Fawr Primary School	0.69	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • Predominantly Zone 1. Very small portion of Zone 2 Surface Water Flooding.	Yes	• FCA required to confirm suitable for development as Surface Water Flooding will need further consideration. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome.	Yes
Abergavenny (Mardy)	CS0264	Land north of St Teilos	0.82	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes – 6 dwellings	No. • Central part of the site located in Flood Zone 2/3 (Rivers) within which is Zone 2/3 Surface Water Flooding, remainder of the site is Zone 1.	No (only required for 10+)	• Would require a FCA and must comply with the provisions of the new TAN15. Development not permitted within Flood Zone 2/3 area. Would need to be considered if this would impact on delivery of the site as would require a substantial boundary change. The east of the site appears to be inaccessible due to Flood Zone 2/3 area affecting access, the site promoter will need to demonstrate how the site can be accessed.	Yes
Abergavenny (Mardy)	CS0265	Tredilion Park	31.6	Tourism/Leisure	Yes. Site is compatible in principle with the Preferred Strategy.	N/A	No. • Predominantly Zone 1. Very small portion of Zone 2/3 Surface Water Flooding.	N/A	• FCA required to confirm suitable for development as Surface Water Flooding will need further consideration. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome.	Yes
Abergavenny (Mardy)	CS0266	Land at Nantgavenny Business Park	0.59	Employment (B1/B2)	Yes. Site is compatible in principle with the Preferred Strategy.	N/A	No. • Predominantly Zone 1. Very small portion of site Flood Zone 2/3 (Rivers) along with a minor portion of Zone 2 Surface Water Flooding on edge of site.	N/A	• Would require a FCA and must comply with the provisions of the new TAN15. Development not permitted within Flood Zone 2/3 (Rivers) area.	Yes
Abergavenny (Llanfoist Fawr)	CS0267	Waterloo Court	0.3	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes – 5 dwellings	No	Yes		Yes
Abergavenny (Grofield)	CS0268	Westgate Gardens	0.32	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes – 6 dwellings	No. • Predominantly Zone 1. Very small portion of site Flood Zone 2 (Rivers) within which a very minor portion of Zone 2 Surface Water Flooding, both could easily be omitted from the site	Yes	• Would require a FCA and must comply with the provisions of the new TAN15. Development not permitted within Flood Zone 2 area.	Yes

Settlement (Ward in brackets)	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Is the Site Compatible with the Preferred Strategy?	Residential Site Size: proposed for/capacity to accommodate 5 or more dwellings?	Is the Site Subject to Fundamental Constraints that cannot be Mitigated?	Site Viability Assessment Submitted?	Additional Comments	Progress to Stage 3A Candidate Site Assessment?
							boundary.			
Abergavenny (Llanfoist Fawr)	CS0269	Land at Grove Farm	13.2	Residential Care (C2)	Yes. Site is compatible in principle with the Preferred Strategy.	N/A	No. • Majority of the site Zone 1. Flood Zone 2/3 (Rivers) located on part of the site, given the size of the site could be omitted from site boundary without impacting on the delivery of the site. Zone 2/3 Surface Water Flooding also located within the site.	Yes	• Would require a FCA and must comply with the provisions of the new TAN15. Development not permitted within Flood Zone 2/3 area.	Yes
Abergavenny (Llanfoist Fawr)	CS0284	Pen-Y-Worlod Stables	0.3	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes – 4/5 dwellings	No. • Predominantly Zone 1. Very small portion of Zone 2/3 Surface Water Flooding at access point.	No (only required for 10+)	• Would require a FCA and must comply with the provisions of the new TAN15 even though relates to an existing access to the site and a number of existing properties. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome. • Site would require CS0250 (Land at Evesham Nurseries) to come forward in tandem.	Yes
Abergavenny (Grofield)	CS0286	The Abergavenny Workhouse (including residential)	0.67	Mixed Use: Retail/Professional services/Food outlets (A1/A2/A3), Employment (B1/B2/B8), Health/leisure (D1/D2), Sui Generis and Residential (C3)	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No.	No	• The site is part of a protected employment site in the adopted LDP (SAE2d). Employment land is required in Abergavenny. Further consideration required in relation to proposed uses, including residential, may also require a Retail Impact Assessment and sequential test for the A1/A2/A3 proposals.	Yes
Chepstow										
Chepstow (Shirenewton)	CS0029	Barnetts Farm	1.13	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes		Yes	• Adjacent to Chepstow's current development boundary but consideration needs to be given to national policy on development within AONBs. • Site is potentially located within the indicative Green Belt in Future Wales 2040.	Yes
Chepstow (St Arvans)	CS0054	Land west of Racecourse Roundabout	4.77	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • Predominantly Zone 1, Zone 2/3 Surface Water Flooding runs through centre of site.	Yes	• Adjacent to Chepstow's current development boundary but consideration needs to be given to national policy on development within AONBs. • FCA required to confirm suitable for development as Surface Water Flooding will need further consideration. • Site is potentially located within the indicative	Yes

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									Green Belt in Future Wales 2040.	
Chepstow (St Kingsmark/ Shirenewton)	CS0098	Land at Bayfield	10.07	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes		Yes		Yes
Chepstow (Shirenewton)	CS0112	Land at St Lawrence Lane	20	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • Predominantly Zone 1. Small amount of Zone 2 Surface Water Flooding runs through centre of site.	Yes	<ul style="list-style-type: none"> • FCA required to confirm suitable for development as Surface Water Flooding will need further consideration. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome. • Site would require CS0165 (Land at Mounon Road, Chepstow) to come forward in tandem. 	Yes
Chepstow (Thornwell)	CS0154	Land to the north of M48	1.8	Hotel (C1)	Yes. Site is compatible in principle with the Preferred Strategy.	N/A	No.	N/A		Yes
Chepstow (St Kingsmark)	CS0165	Land at Mounon Road	12.8	Mixed Use: Residential (C3), Residential Care (C2), Community Hub (A1/A3/D1)	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • Predominantly Zone 1. Very small amount of Zone 2/3 Surface Water Flooding on south eastern edge of site.	Yes	<ul style="list-style-type: none"> • FCA required to confirm suitable for development as Surface Water Flooding will need further consideration, however could easily be omitted from site boundary. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome. • Proposed A1/A3 uses will require a Retail Impact Assessment and sequential test. 	Yes
Chepstow (Thornwell)	CS0260	Land south of Junction 2 M48 (Option 1: Hotel and Employment)	6.7	Mixed Use: Hotel (C1), Employment (B1/B2/B8)	Yes. Site is compatible in principle with the Preferred Strategy.	N/A	No. • Predominantly Zone 1. Very minor amount of Zone 2/3 Surface Water Flooding on western edge of site.	Yes	<ul style="list-style-type: none"> • The site is within the existing Development Boundary and relates to an Identified industrial and Business Site (SAE1f), proposed B1/B2/B8 use could be dealt with under current Development Management Policies. Allocation for B1/B2/B8 or C1 (hotel) uses may be acceptable. • FCA may be needed to confirm suitable for development due to Surface Water Flooding however could easily be removed from site boundary. 	Yes
Chepstow (Thornwell)	CS0261	Land south of Junction 2 M48 (Option 2: Petrol Station, Drive)	6.7	Mixed Use: Petrol Station (Sui Generis), Drive Thru (A1/A3), Employment (B1/B2/B8)	Yes. Site is compatible in principle with the Preferred Strategy.	N/A	No. • Predominantly Zone 1. Very minor amount of Zone 2/3 Surface Water Flooding on western edge of site.	Yes	<ul style="list-style-type: none"> • The site is within the existing Development Boundary and relates to an Identified industrial and Business Site (SAE1f), proposed B1/B2/B8 use could be dealt with under current Development Management Policies. Allocation for B1/B2/B8 or C1 (hotel) uses may be 	Yes

Settlement (Ward in brackets)	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Is the Site Compatible with the Preferred Strategy?	Residential Site Size: proposed for/capacity to accommodate 5 or more dwellings?	Is the Site Subject to Fundamental Constraints that cannot be Mitigated?	Site Viability Assessment Submitted?	Additional Comments	Progress to Stage 3A Candidate Site Assessment?
		Thru and Employment)							<p>acceptable.</p> <ul style="list-style-type: none"> • Petrol Station and Drive Thru A1/A3 uses would need further consideration, will require a Retail Impact Assessment and sequential test. • FCA may be needed to confirm suitable for development due to Surface Water Flooding however could easily be removed from site boundary. 	
Monmouth										
Monmouth (Dixton with Osbaston)	CS0006	Land at Osbaston Road	2.5	Healthcare Centre (D1)	No. Site is not considered compatible with the Preferred Strategy.	N/A	No. <ul style="list-style-type: none"> • Majority of site Zone 1, Flood Zone 2/3 (Rivers) affects the southern part of the site within which very minor area of Zone 2 Surface Water Flooding 	N/A	<ul style="list-style-type: none"> • Site is located within the upper River Wye catchment area. • Would require a FCA and must comply with the provisions of the new TAN15. Development not permitted within Flood Zone 2/3 (Rivers) area. 	No. Refer to reason set out in additional comments in relation to location.
Monmouth (Drybridge)	CS0044	Land off Chartist Rise	0.12	Commercial (Class A/B1)	No. Site is not considered compatible with the Preferred Strategy.	N/A	Yes. <ul style="list-style-type: none"> • Site is predominantly Flood Zone 2 (Rivers) with a minor amount of Flood Zone 3 (Rivers) on the boundary along with a very minor amount of Zone 2 Surface Water Flooding. Relates to a greenfield site as a consequence development not permitted as exceptional circumstances set out in the new TAN15 will not apply. 	N/A	<ul style="list-style-type: none"> • Site is located within the upper River Wye catchment area. • Proposed A use would require a Retail Impact Assessment and sequential test. 	No. Refer to reason set out in additional comments in relation to location. Proposal is also contrary to provisions set out in National Planning Policy in relation to Flooding.
Monmouth (Drybridge)	CS0045	Land off Cornpoppy Avenue	0.38	Commercial (Class A/B1)	No. Site is not considered compatible with the Preferred Strategy.	N/A	Yes. <ul style="list-style-type: none"> • Site is partially Flood Zone 2 (Rivers) with the remainder Flood Zone 3 (Rivers). Also affected by Zone 2/3 Surface Water Flooding. Relates to a greenfield site as a consequence development not permitted as exceptional circumstances set out in the new TAN15 will not apply. 	N/A	<ul style="list-style-type: none"> • Site is located within the upper River Wye catchment area. • Proposed A use would require a Retail Impact Assessment and sequential test. 	No. Refer to reason set out in additional comments in relation to location. Proposal is also contrary to provisions set out in National Planning Policy in relation to Flooding.
Monmouth (Drybridge)	CS0051	Land at Croft y Bwla Farm	49	Residential and Employment	No. Site is not considered	Yes	No. <ul style="list-style-type: none"> • Majority of site Zone 1, Zone 2/3 Surface Water Flooding cuts 	Yes	<ul style="list-style-type: none"> • Site is located within the upper River Wye catchment area. • FCA required to confirm suitable for 	No. Refer to reason set out in additional

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					compatible with the Preferred Strategy.		across site.		development as Surface Water Flooding will need further consideration. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome.	comments in relation to location.
Monmouth (Dixton with Osbaston)	CS0074	Land rear of The Royal Oak	0.49	Residential	No. Site is not considered compatible with the Preferred Strategy.	Yes – 10 dwellings	No.	No (only required for 10+)		No. Refer to reason set out in additional comments in relation to location.
Monmouth (Drybridge)	CS0076	Land west of Rockfield Road	4.33	Residential	No. Site is not considered compatible with the Preferred Strategy.	Yes	No. • Predominantly Zone 1. Very small portion of Zone 2/3 Surface Water Flooding.	Yes	<ul style="list-style-type: none"> • Site is located within the upper River Wye catchment area. • FCA required to confirm suitable for development as Surface Water Flooding will need further consideration. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome. 	No. Refer to reason set out in additional comments in relation to location.
Monmouth (Drybridge)	CS0078	Land adjacent to Croft y Bwla Farm	13.63	Residential	No. Site is not considered compatible with the Preferred Strategy.	Yes	No. • Majority of site Zone 1. Small amount of Zone 2/3 Surface Water Flooding.	Yes	<ul style="list-style-type: none"> • Site is located within the upper River Wye catchment area. • FCA required to confirm suitable for development as Surface Water Flooding will need further consideration. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome. 	No. Refer to reason set out in additional comments in relation to location.
Monmouth (Drybridge)	CS0099	Land at Drybridge Farm	22.5	Residential	No. Site is not considered compatible with the Preferred Strategy.	Yes	No. • Predominantly Zone 1. Very small portion of Zone 2 Surface Water Flooding.	Yes	<ul style="list-style-type: none"> • Site is located within the upper River Wye catchment area. • FCA required to confirm suitable for development as Surface Water Flooding will need further consideration, however can easily be omitted from the site boundary. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome. 	No. Refer to reason set out in additional comments in relation to location.
Monmouth (Wyesham)	CS0131	Land off Justins Hill	1.46	Residential	No. Site is not considered compatible with the Preferred Strategy.	Yes	No.	No	<ul style="list-style-type: none"> • Site is located within the upper River Wye catchment area. • Adjacent to Monmouth's current development boundary but consideration needs to be given to national policy on development within AONBs. 	No. Refer to reason set out in additional comments in relation to location. In addition Viability Assessment not

Settlement (Ward in brackets)	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Is the Site Compatible with the Preferred Strategy?	Residential Site Size: proposed for/capacity to accommodate 5 or more dwellings?	Is the Site Subject to Fundamental Constraints that cannot be Mitigated?	Site Viability Assessment Submitted?	Additional Comments	Progress to Stage 3A Candidate Site Assessment?
										submitted to support proposal.
Monmouth (Drybridge)	CS0136	Land at former Poultry Units at Rockfield Road	1.3	Mixed Use: Residential(C3)/B1 and D1	No. Site is not considered compatible with the Preferred Strategy.	Yes	No. • Site is located wholly in Flood Zone 2 (Rivers). Minor portion of Zone 2 Surface Water Flooding. While a brownfield site the proposal relates to new build, development not permitted unless will assist/be part of a strategy supported by the Development Plan to regenerate an existing settlement or achieve key economic/ environmental objectives.	Yes	<ul style="list-style-type: none"> • Site is located within the upper River Wye catchment area. • Would require a FCA and must comply with the provisions of the new TAN15. 	No. Refer to reason set out in additional comments in relation to location.
Monmouth (Overmonnow)	CS0151	Former Troy Rail Yard	1.13	Residential	No. Site is not considered compatible with the Preferred Strategy.	Yes	No. • Large portion of the site is covered by Flood Zone 2 (Rivers) with a small area of Flood Zone 3 (Rivers). Also small area of Zone 2/3 Surface Water Flooding on site.	Yes	<ul style="list-style-type: none"> • Site is located within the upper River Wye catchment area. • Would require a FCA and must comply with the provisions of the new TAN15. While relates to a brownfield site development not permitted in area of Zone 3. 	No. Refer to reason set out in additional comments in relation to location.
Monmouth (Wyesham)	CS0189	Land at Tudor Road	2.16	Residential	No. Site is not considered compatible with the Preferred Strategy.	Yes	No.	Yes	<ul style="list-style-type: none"> • Site is located within the upper River Wye catchment area. • Allocated site in the adopted LDP (SAH8). Proposed to 'roll over' into RLDP. 	No. Refer to reason set out in additional comments in relation to location.
Monmouth (Dixton with Osbaston)	CS0216	Land at Hereford Road	3.8	Residential	No. Site is not considered compatible with the Preferred Strategy.	Yes	No.	Yes	<ul style="list-style-type: none"> • Site is located within the upper River Wye catchment area. 	No. Refer to reason set out in additional comments in relation to location.
Monmouth (Dixton with Osbaston)	CS0270	Leasbrook (Land north of Dixton Road)	12.5	Residential	No. Site is not considered compatible with the Preferred Strategy.	Yes	No. • Predominantly Zone 1. Small portion in the south of the site Flood Zone 2/3 (Rivers) within which a very small amount of Zone 2/3 Surface Water Flooding.	Yes	<ul style="list-style-type: none"> • Site is located within the upper River Wye catchment area. • Would require a FCA and must comply with the provisions of the new TAN15. Development not permitted within Flood Zone 3 area. 	No. Refer to reason set out in additional comments in relation to location.

Settlement (Ward in brackets)	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Is the Site Compatible with the Preferred Strategy?	Residential Site Size: proposed for/capacity to accommodate 5 or more dwellings?	Is the Site Subject to Fundamental Constraints that cannot be Mitigated?	Site Viability Assessment Submitted?	Additional Comments	Progress to Stage 3A Candidate Site Assessment?
Monmouth (Drybridge)	CS0271	Land at Vauxhall Fields	18.8	Mixed Use: Residential (C3), Residential Care (C2), Community Hub (A1/A3/D1)	No. Site is not considered compatible with the Preferred Strategy.	Yes	No <ul style="list-style-type: none"> Majority of site lies within Flood Zone 2/3 (Rivers) also a small amount of Zone 2/3 Surface Water Flooding. Small area to north of site may be acceptable, but would require substantial boundary change. The site promoter will need to demonstrate how the site can be accessed as it is likely to need to go through Flood Zone 2/3 (Rivers). 	Yes	<ul style="list-style-type: none"> Site is located within the upper River Wye catchment area. Would require a FCA and must comply with the provisions of the new TAN15. Development not permitted within Flood Zone 2/3 (Rivers) area. The proposed A1/A3 use will require a Retail Impact Assessment and sequential test. 	No. Refer to reason set out in additional comments in relation to location.
Monmouth (Drybridge)	CS0272	Land at former Poultry Units at Rockfield Road	1.3	Employment (B1 new build)	No. Site is not considered compatible with the Preferred Strategy.	N/A	No. <ul style="list-style-type: none"> Site is located wholly in Flood Zone 2 (Rivers). Minor portion of Zone 2 Surface Water Flooding. While a brownfield site the proposal relates to new build, development not permitted unless will assist/be part of a strategy supported by the Development Plan to regenerate an existing settlement or achieve key economic/environmental objectives. 	Yes	<ul style="list-style-type: none"> Site is located within the upper River Wye catchment area. Would require a FCA and must comply with the provisions of the new TAN15. 	No. Refer to reason set out in additional comments in relation to location.
Monmouth (Wyesham)	CS0273	Rhossili, Hadnock Road	3.39	Residential	No. Site is not considered compatible with the Preferred Strategy.	Yes	No. <ul style="list-style-type: none"> While predominantly Zone 1, small portion of the site located in Flood Zone 2 (Rivers). Unclear whether this impacts potential access point. While remainder of site is Zone 1 the site promoter will need to demonstrate how the site can be accessed as it is likely to need to go through Flood Zone 2 (Rivers). Development not permitted within Flood Zone 2 area as while existing dwelling is brownfield remainder of the site is greenfield. 	Yes	<ul style="list-style-type: none"> Site is located within the upper River Wye catchment area. Would require a FCA and must comply with the provisions of the new TAN15. 	No. Refer to reason set out in additional comments in relation to location.
Monmouth (Drybridge)	CS0274	Land north of Wonastow Road	10.97	Mixed Use: Residential (C3), Employment	No. Site is not considered compatible with the Preferred Strategy.	Yes	No. <ul style="list-style-type: none"> Predominantly Zone 1. Small amount of Zone 2/3 Surface 	Yes	<ul style="list-style-type: none"> Site is located within the upper River Wye catchment area. FCA required to confirm suitable for 	No. Refer to reason set out in additional comments in

Settlement (Ward in brackets)	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Is the Site Compatible with the Preferred Strategy?	Residential Site Size: proposed for/capacity to accommodate 5 or more dwellings?	Is the Site Subject to Fundamental Constraints that cannot be Mitigated?	Site Viability Assessment Submitted?	Additional Comments	Progress to Stage 3A Candidate Site Assessment?
				(B1/B2/B8) and Community Use			Water Flooding within site.		development as Surface Water Flooding will need further consideration. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome.	relation to location.
Monmouth (Drybridge)	CS0275	Land off Wonastow Road Industrial Estate	1.5	Employment (B1/B2/B8)	No. Site is not considered compatible with the Preferred Strategy.	N/A	Yes. • Site is located in the TAN15 Defended Zone. Given that this relates to a greenfield site development is not permitted.	N/A	• Site is located within the upper River Wye catchment area.	No. Refer to reason set out in additional comments in relation to location. Proposal is also contrary to provisions set out in National Planning Policy in relation to Flooding.
Monmouth (Dixton with Osbaston)	CS0276	Land at Dixton Roundabout	0.79	Retail	No. Site is not considered compatible with the Preferred Strategy.	N/A	Yes. • Site is predominantly Flood Zone 3 (Rivers) within which Zone 2/3 Surface Water Flooding. Small amount of Flood Zone 2 (Rivers) on remainder of site. Relates to a greenfield site as a consequence development not permitted as exceptional circumstances set out in the new TAN15 will not apply.	N/A	• Site is located within the upper River Wye catchment area. • Proposed use would require a Retail Impact Assessment and sequential test.	No. Refer to reason set out in additional comments in relation to location. Proposal is also contrary to provisions set out in National Planning Policy in relation to Flooding.
Monmouth (Drybridge)	CS0277	Land at Drewen Farm	18.15	Residential	No. Site is not considered compatible with the Preferred Strategy.	Yes	No. • Predominantly Zone 1. Small amount of Zone 2/3 Surface Water Flooding within site.	Yes	• Site is located within the upper River Wye catchment area. • Remainder of allocated site in the adopted LDP (SAH4). Proposed to 'roll over' into RLDP. • FCA required to confirm suitable for development as Surface Water Flooding will need further consideration. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome.	No. Refer to reason set out in additional comments in relation to location.
Monmouth (Drybridge)	CS0287	Land off Chartist Rise	0.12	Residential	No. Site is not considered compatible with the Preferred Strategy.	Yes – up to 5 dwellings	Yes. • Site is predominantly Flood Zone 2 (Rivers) with a minor amount of	No	• Site is located within the upper River Wye catchment area.	No. Refer to reason set out in additional comments in

Settlement (Ward in brackets)	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Is the Site Compatible with the Preferred Strategy?	Residential Site Size: proposed for/capacity to accommodate 5 or more dwellings?	Is the Site Subject to Fundamental Constraints that cannot be Mitigated?	Site Viability Assessment Submitted?	Additional Comments	Progress to Stage 3A Candidate Site Assessment?
							Flood Zone 3 (Rivers) on the boundary along with a very minor amount of Zone 2 Surface Water Flooding. Relates to a greenfield site as a consequence development not permitted as exceptional circumstances set out in the new TAN15 will not apply.			relation to location. Proposal is also contrary to provisions set out in National Planning Policy in relation to Flooding.
Monmouth (Drybridge)	CS0288	Land off Cornpoppy Avenue	0.38	Residential	No. Site is not considered compatible with the Preferred Strategy.	Yes – up to 10 dwellings	Yes. • Site is partially Flood Zone 2 (Rivers) with the remainder Flood Zone 3 (Rivers). Also affected by Zone 2/3 Surface Water Flooding. Relates to a greenfield site as a consequence development not permitted as exceptional circumstances set out in the new TAN15 will not apply.	No	• Site is located within the upper River Wye catchment area.	No. Refer to reason set out in additional comments in relation to location. Proposal is also contrary to provisions set out in National Planning Policy in relation to Flooding.
Monmouth (Dixton with Osbaston)	CS0289	Land at Dixton Roundabout	0.79	Employment	No. Site is not considered compatible with the Preferred Strategy.	N/A	Yes. • Site is predominantly Flood Zone 3 (Rivers) within which Zone 2/3 Surface Water Flooding. Small amount of Flood Zone 2 (Rivers) on remainder of site. Relates to a greenfield site as a consequence development not permitted as exceptional circumstances set out in the new TAN15 will not apply.	N/A	• Site is located within the upper River Wye catchment area.	No. Refer to reason set out in additional comments in relation to location. Proposal is also contrary to provisions set out in National Planning Policy in relation to Flooding.
Monmouth (Dixton with Osbaston)	CS0290	Land at Dixton Roundabout	0.79	Roadside facilities	No. Site is not considered compatible with the Preferred Strategy.	N/A	Yes. • Site is predominantly Flood Zone 3 (Rivers) within which Zone 2/3 Surface Water Flooding. Small amount of Flood Zone 2 (Rivers) on remainder of site. Relates to a greenfield site as a consequence development not permitted as exceptional circumstances set out in the new TAN15 will not apply.	N/A	• Site is located within the upper River Wye catchment area. • Proposed use would require a Retail Impact Assessment and sequential test.	No. Refer to reason set out in additional comments in relation to location. Proposal is also contrary to provisions set out in National Planning Policy

Settlement (Ward in brackets)	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Is the Site Compatible with the Preferred Strategy?	Residential Site Size: proposed for/capacity to accommodate 5 or more dwellings?	Is the Site Subject to Fundamental Constraints that cannot be Mitigated?	Site Viability Assessment Submitted?	Additional Comments	Progress to Stage 3A Candidate Site Assessment?
										in relation to Flooding.
Monmouth (Wyesham)	CS0292	Rhossili, Hadnock Road	3.39	Employment and Hotel	No. Site is not considered compatible with the Preferred Strategy.	N/A	No. • While predominantly Zone 1, small portion of the site located in Flood Zone 2 (Rivers). Unclear whether this impacts potential access point. While remainder of site is Zone 1 the site promoter will need to demonstrate how the site can be accessed as it is likely to need to go through Flood Zone 2 (Rivers). Development not permitted within Flood Zone 2 area as while existing dwelling is brownfield remainder of the site is greenfield.	N/A	<ul style="list-style-type: none"> • Site is located within the upper River Wye catchment area. • Would require a FCA and must comply with the provisions of the new TAN15. 	No. Refer to reason set out in additional comments in relation to location.
SEVERNSIDE										
Caerwent										
Caerwent	CS0009	Land at Former MoD Training Centre	4.2	Mixed Use: Residential (C3), Care (C2), Employment (B1), Community Use (D1)	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • Predominantly Zone 1. A few very small areas of Zone 2/3 Surface Water Flooding within the site.	Yes	<ul style="list-style-type: none"> • FCA required to confirm suitable for development as Surface Water Flooding will need further consideration. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome. • Site is potentially located within the indicative Green Belt in Future Wales 2040. 	Yes
Caerwent	CS0071	Land at Slough Farm	7.58	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes		Yes		Yes
Caldicot										
Caldicot (Severn)	CS0002	Land at the sewage works	10.02	Employment (B Use Classes)	Yes. Site is compatible in principle with the Preferred Strategy.	N/A	Yes. • Site is predominantly Flood Zone 3 (Sea) within which Zone 2/3 Surface Water Flooding. Very small area of Zone 1. Relates to a greenfield site as a consequence development not permitted as exceptional circumstances set out in the new TAN15 will not apply.	N/A		No. Proposal is contrary to provisions set out in National Planning Policy in relation to Flooding.

Settlement (Ward in brackets)	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Is the Site Compatible with the Preferred Strategy?	Residential Site Size: proposed for/capacity to accommodate 5 or more dwellings?	Is the Site Subject to Fundamental Constraints that cannot be Mitigated?	Site Viability Assessment Submitted?	Additional Comments	Progress to Stage 3A Candidate Site Assessment?
Caldicot (Severn)	CS0007	Land adjacent to Pill Row	0.92	Employment (B1, B2 and B8)	Yes. Site is compatible in principle with the Preferred Strategy.	N/A	Yes. • Site is wholly located in Flood Zone 3 (Sea) and also partially Flood Zone 2/3 (Rivers) within which some Zone 2 Surface Water Flooding. While the site is an identified employment site in the adopted LDP (SAE1h) it relates to a greenfield site, as a consequence development not permitted as exceptional circumstances set out in the new TAN15 will not apply.	N/A		No. Proposal is contrary to provisions set out in National Planning Policy in relation to Flooding.
Caldicot (Caldicot Castle)	CS0067	Land east and west of Church Road	2.57	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No.	Yes		Yes
Caldicot (Caldicot Castle/Portskewett)	CS0087	The Showground	38.57	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • Site separated by railway line. Area to east of railway predominantly Zone 1 however small amount of Flood Zone 2/3 (Sea) within which a small amount of Zone 2/3 Surface Water Flooding. Area to west of railway contains Flood Zone 2/3 (Rivers) and Flood Zone 2/3 (Sea) within which a small amount of Zone 2/3 Surface Water Flooding. While the majority of the site is considered to be brownfield, development not permitted within Zone 3 areas. • Small portion of the site to the west of the railway falls within a SSSI.	Yes	• Would require a FCA and must comply with the provisions of the new TAN15.	Yes
Caldicot (Caerwent)	CS0129	Dewstow Village, Former Dewstow Golf Course	37.07	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • Predominantly Zone 1. Very small amount of Zone 2/3 Surface Water Flooding within the site.	Yes	• FCA required to confirm suitable for development as Surface Water Flooding will need further consideration. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome.	Yes
Caldicot (West End/Rogiet)	CS0133	Land at Garthalan Drive	3.1	Employment (B Use Classes/Sui Generis)	Yes. Site is compatible in	N/A	Yes. • Site is wholly in Flood Zone 3 (Sea) within which a small	N/A		No. Proposal is contrary to provisions set

Settlement (Ward in brackets)	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Is the Site Compatible with the Preferred Strategy?	Residential Site Size: proposed for/capacity to accommodate 5 or more dwellings?	Is the Site Subject to Fundamental Constraints that cannot be Mitigated?	Site Viability Assessment Submitted?	Additional Comments	Progress to Stage 3A Candidate Site Assessment?
					principle with the Preferred Strategy.		amount of Zone 2/3 Surface Water Flooding. While it relates to a brownfield site there are no existing buildings/structures that could be utilised, development not permitted as exceptional circumstances set out in the new TAN15 will not apply.			out in National Planning Policy in relation to Flooding.
Crick										
Crick (Caerwent)	CS0091	Caerwent Depot	2.44	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No.	Yes	• Site is potentially located within the indicative Green Belt in Future Wales 2040.	Yes
Crick (Portskewett)	CS0251	Land at Bradbury Farm	56	Mixed Use: Residential (C3), Employment (B1/B2/B8), Retail (A1), Leisure (D1/Sui Generis)	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • Predominantly Zone 1. A very small portion of the site identified as Zone 2/3 Surface Water Flooding, given the size of the site Surface Water is unlikely to impact on the delivery of the site.	Yes	• FCA required as Surface Water Flooding will need further consideration. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome. • Proposed A1 use would require a Retail Impact Assessment and sequential test. • Site would require CS0087 (The Showground) to come forward in tandem.	Yes
Magor with Undy										
Magor (Mill)	CS0038	Land to the west of Wales One Business Park	3.84	Commercial (B1/B2/B8 uses)	Yes. Site is compatible in principle with the Preferred Strategy.	N/A	No. • Predominantly Zone 1, small amount of Zone 2/3 Surface Water Flooding within the site.	Yes	• Consideration needs to be given to noise from the proposed uses and the relationship with adjacent hotel and office uses. • FCA required to confirm suitable for development as Surface Water Flooding will need further consideration.	Yes
Magor (Mill)	CS0206	Land south of Newport Road	12	Residential and Residential Care Facility (C2)	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No.	Yes		Yes
Undy (The Elms)	CS0211	Land at Rockfield Farm	2.17	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • Predominantly Zone 1. An area of Zone 2/3 Surface Water Flooding within the site.	Yes	• FCA required to confirm suitable for development as Surface Water Flooding will need further consideration. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome.	Yes
Magor (Mill)	CS0227	Land at Bareland Street	3.92	Employment (B1/B8)	Yes. Site is compatible in principle with the Preferred Strategy.	N/A	Yes. • Site is located in the TAN15 Defended Zone. Also some Zone 2/3 Surface Water Flooding within the site. While the site is	Yes		No. Proposal is contrary to provisions set out in National Planning Policy

Settlement (Ward in brackets)	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Is the Site Compatible with the Preferred Strategy?	Residential Site Size: proposed for/capacity to accommodate 5 or more dwellings?	Is the Site Subject to Fundamental Constraints that cannot be Mitigated?	Site Viability Assessment Submitted?	Additional Comments	Progress to Stage 3A Candidate Site Assessment?
							an identified industrial and business site in the adopted LDP (SAE1c) it relates to a greenfield site, as a consequence development not permitted as exceptional circumstances set out in the new TAN15 will not apply. • The site also falls within the Gwent Levels SSSI.			in relation to Flooding.
Magor (Mill)	CS0228	Land off Green Moor Lane	3.16	Employment (B1/B2/B8)	Yes. Site is compatible in principle with the Preferred Strategy.	N/A	No. • Predominantly Zone 1. Very small portion of Zone 2/3 Surface Water Flooding on boundary of the site, however can easily be omitted.	Yes	• Relates to an identified industrial and business site in the Adopted LDP (SAE1b). • FCA needed to confirm suitable for development as Surface Water Flooding will need further consideration. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome.	Yes
Magor (Mill)	CS0252	Gwent Europark	6.9	Employment (B1/B2/B8)	Yes. Site is compatible in principle with the Preferred Strategy.	N/A	Yes. • Site is located in the TAN15 Defended Zone. Also a small portion of Zone 2 Surface Water Flooding within the site. While the site is an Identified Industrial and Business Site in the Adopted LDP (SAE1c) it relates to a greenfield site, as a consequence development not permitted as exceptional circumstances set out in the new TAN15 will not apply. • The site also falls within the Gwent Levels SSSI.	N/A		No. Proposal is contrary to provisions set out in National Planning Policy in relation to Flooding.
Undy (The Elms)	CS0257	Land at Former Tythe House	0.4	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes – 9 dwellings	Yes • Site is predominantly in Flood Zone 3 (Sea) with some Flood Zone 2 (Sea). Small area of Zone 1. While relates to a brownfield site, majority of site is Flood Zone 3 as a consequence development not permitted as exceptional circumstances set out in the new TAN15 will not apply.	No		No. Proposal is contrary to provisions set out in National Planning Policy in relation to Flooding.
Magor (Mill)	CS0258	Quay Point (Land south of Magor Brewery)	19.6	Employment (B2/B8)	Yes. Site is compatible in principle with the Preferred Strategy.	N/A	No. • Predominantly Zone 1. Very small portion of Zone 2/3 Surface Water Flooding within the site.	N/A	• Relates to an Identified Industrial and Business Site in the Adopted LDP (SAE1b). • FCA needed to confirm suitable for development as Surface Water Flooding will need further	Yes

Settlement (Ward in brackets)	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Is the Site Compatible with the Preferred Strategy?	Residential Site Size: proposed for/capacity to accommodate 5 or more dwellings?	Is the Site Subject to Fundamental Constraints that cannot be Mitigated?	Site Viability Assessment Submitted?	Additional Comments	Progress to Stage 3A Candidate Site Assessment?
									consideration. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome.	
Rogiet										
Rogiet	CS0134	Land at Chestnut Grove	0.52	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	Yes. • Site is predominantly in Flood Zone 3 (Sea), within which Zone 2/3 Surface Water Flooding, small amount of Flood Zone 2 (Sea) with remaining small area of Zone 1. Relates to a greenfield site majority of which is Flood Zone 3, as a consequence development not permitted as exceptional circumstances set out in the new TAN15 will not apply.	Yes		No. Proposal is contrary to provisions set out in National Planning Policy in relation to Flooding.
Rogiet	CS0168	Land adjacent to Merlin Close	3.6	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • Significant proportion of the site is Flood Zone 2/3 (Sea), within which Zone 2/3 Surface Water Flooding. While the remainder of site is Zone 1 the site promoter will need to demonstrate how the site can be accessed as it is likely to need to go through Flood Zone 2/3 (Sea).	Yes	• Would require a FCA and must comply with the provisions of the new TAN15. Development not permitted within Flood Zone 2/3 (Sea) area. Would need to be considered if this would impact on delivery of the site.	Yes
Rogiet	CS0253	Ifton Manor (Site A)	19.52	Mixed Use: Residential (C3), Employment (B1/B2/B8)	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • Predominantly Zone 1, very small portion of the site Flood Zone 2/3 (Sea) and Zone 2/3 Surface Water Flooding. Given the size of the site and location these areas could be omitted from the site boundary without impacting on the delivery of the site, however, further assessment required. No development permitted within the area of Flood Zone 2/3 (Sea).	Yes	• Would require a FCA and must comply with the provisions of the new TAN15.	Yes
Rogiet	CS0254	Ifton Manor (Site B)	15.29	Open Space, Green Infrastructure, Active Travel Links, Drainage associated with proposed residential	Yes. Site is compatible in principle with the Preferred Strategy.	N/A	Further investigation required regarding proposed uses • Majority of the site Flood Zone 3 (Sea) with a lesser amount of Flood Zone 2 (Sea). Zone 2/3 Surface Water Flooding also on	N/A	• Would require a FCA and must comply with the provisions of the new TAN15. Further investigation required regarding proposed uses and compliance with the new TAN15.	Yes

Settlement (Ward in brackets)	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Is the Site Compatible with the Preferred Strategy?	Residential Site Size: proposed for/capacity to accommodate 5 or more dwellings?	Is the Site Subject to Fundamental Constraints that cannot be Mitigated?	Site Viability Assessment Submitted?	Additional Comments	Progress to Stage 3A Candidate Site Assessment?
				and employment to the north (Site A)			parts of the site.			
Rogiet	CS0255	Land adjacent to Ifton Industrial Estate	0.1	Employment (B2/B8)	Yes. Site is compatible in principle with the Preferred Strategy.	N/A	No. •Predominantly Zone 1, very small portion of the site Flood Zone 2 (Sea). While majority of site is within Zone 1 potential access point would need to go through existing industrial estate which is Flood Zone 2/3 (Sea), the site promoter will need to demonstrate how the site can be accessed.	N/A	• Would require a FCA and must comply with the provisions of the new TAN15. Development not permitted within Flood Zone 2 area.	Yes
Rogiet	CS0256	The Paddocks, Land adjacent to Rogiet Road	0.19	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes – 5 dwellings	No. •Small portion of the site covered by Flood Zone 2/3 (Sea) potentially affecting access to the site. While majority of site is within Zone 1 the site promoter will need to demonstrate how the site can be accessed as it is likely to need to go through Flood Zone 2/3 (Sea).	No (only required for 10+)	• Would require a FCA and must comply with the provisions of the new TAN15. Development not permitted within Flood Zone 2/3 area.	Yes
SECONDARY SETTLEMENTS										
Penperlleni										
Penperlleni (Goetre Fawr)	CS0037	Land South of Usk Road	3.4	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • Predominantly Zone 1. Small area of Zone 2/3 Surface Water Flooding along southern boundary of the site.	Yes	• FCA required to confirm suitable for development as Surface Water Flooding will need further consideration. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome.	Yes
Penperlleni (Goetre Fawr)	CS0138	Land at Goytre Farm	9.97	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No • Predominantly Zone 1. Small areas of Zone 2/Zone 3 Surface Water Flooding within site.	Yes	• FCA required to confirm suitable for development as Surface Water Flooding will need further consideration. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome.	Yes
Penperlleni (Goetre Fawr)	CS0217	Land at Fairfield	1.81	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. •Predominantly Zone 1. Very small portion of Zone 2/Zone 3 Surface Water Flooding within site.	Yes	• FCA required to confirm suitable for development as Surface Water Flooding will need further consideration. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome.	Yes

Settlement (Ward in brackets)	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Is the Site Compatible with the Preferred Strategy?	Residential Site Size: proposed for/capacity to accommodate 5 or more dwellings?	Is the Site Subject to Fundamental Constraints that cannot be Mitigated?	Site Viability Assessment Submitted?	Additional Comments	Progress to Stage 3A Candidate Site Assessment?
Penperlleni (Goetre Fawr)	CS0279	Land west of Usk Road	4.3	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • Predominantly Zone 1. Small areas of Zone 2/Zone 3 Surface Water Flooding within site.	Yes	• FCA required to confirm suitable for development as Surface Water Flooding will need further consideration. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome.	Yes
Penperlleni (Goetre Fawr)	CS0280	Land at Walnut Tree Farm	2.87	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • Predominantly Zone 1. Small areas of Zone 2/Zone 3 Surface Water Flooding within site.	Yes	• FCA required to confirm suitable for development as Surface Water Flooding will need further consideration. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome.	Yes
Penperlleni (Goetre Fawr)	CS0291	Land east of Usk Road	7.7	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • Predominantly Zone 1. Small areas of Zone 2/Zone 3 Surface Water Flooding within site.	No	• FCA required to confirm suitable for development as Surface Water Flooding will need further consideration. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome.	No. Viability Assessment not submitted to support proposal.
Raglan										
Raglan	CS0069	Land at Raglan Enterprise Park	12.8	Employment (B1) and Renewable Energy (Solar)	Yes. Site is compatible in principle with the Preferred Strategy.	N/A	No. • Predominantly Zone 1. A very small area of the site located in Flood Zone 2/3 (Rivers) as well as a small area of Zone 2 Surface Water. Given the size of the site and location of the flood zone this area could easily be omitted from the site boundary without impacting on the delivery of the site.	N/A	• FCA required to confirm suitable for development as Surface Water Flooding will need further consideration. No development permitted within the area of Flood Zone 2/3 (Rivers). While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome.	Yes
Raglan	CS0183	Land south of Monmouth Road	7.71	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • Predominantly Zone 1. Small areas of Zone 2/3 Surface Water Flooding on site.	Yes	• FCA required to confirm suitable for development as Surface Water Flooding will need further consideration. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome.	Yes
Raglan	CS0205	Land at Usk Road	4.2	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • Majority of site Zone 1, southern portion of the site Flood Zone 2/3 (Rivers).	Yes	• Would require a FCA and must comply with the provisions of the new TAN15. Development not permitted within Flood Zone 2/3 area.	Yes
Raglan	CS0278	Land west of Raglan	8.86	Employment	Yes. Site is compatible in principle with the Preferred Strategy.	N/A	No. • Predominantly Zone 1, small amount of Flood Zone 2/3 (Rivers), given the size of the site	N/A	• Would require a FCA and must comply with the provisions of the new TAN15. Development not permitted within Flood Zone 2/3 area.	Yes

Settlement (Ward in brackets)	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Is the Site Compatible with the Preferred Strategy?	Residential Site Size: proposed for/capacity to accommodate 5 or more dwellings?	Is the Site Subject to Fundamental Constraints that cannot be Mitigated?	Site Viability Assessment Submitted?	Additional Comments	Progress to Stage 3A Candidate Site Assessment?
							and location of the flood zone this area could easily be omitted from the site boundary without impacting on the delivery of the site however further assessment required. Also a small amount of Zone 2/3 Surface Water Flooding on site.			
Raglan	CS0281	Raglan Country Estate	92	Tourism/Leisure/Commercial (A1/A3/C1/D1/D2/Sui Generis)	Yes. Site is compatible in principle with the Preferred Strategy.	N/A	No. • Predominantly Zone 1, very small amount of Flood Zone 2 (Rivers) on the boundary of the site. Given the size of the site and location of the flood zone this area could easily be omitted from the site boundary without impacting on the delivery of the site. Also Zone 2/3 Surface Water Flooding across the site.	N/A	<ul style="list-style-type: none"> • FCA required to confirm suitable for development as Surface Water Flooding will need further consideration. Development not permitted within Flood Zone 2 (Rivers) area. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome. • Any A1/A3 use will need to be ancillary to the proposed tourism/leisure use. 	Yes
Usk										
Usk	CS0039	Land at Little Castle Farm, Monmouth Road	3.71	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • Predominantly Zone 1. Small area of Zone 2/3 Surface Water Flooding on site.	Yes	<ul style="list-style-type: none"> • FCA required to confirm suitable for development as Surface Water Flooding will need further consideration. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome. 	Yes
Usk (Llanbadoc)	CS0105	Land at Former Goods Yard	0.87	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • Site is located wholly within the TAN15 Defended Zone. Zone 2/3 Surface Water Flooding on part of the site.	Yes	<ul style="list-style-type: none"> • Relates to a brownfield site, would require a FCA and must comply with the provisions of the new TAN15 	Yes
Usk	CS0113	Burrium Gate (Phase II)	2.76	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No.	Yes		Yes
Usk	CS0282	Land north of Burrium Gate	5.86	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. Predominantly Zone 1. Small area of Zone 2/3 Surface Water Flooding on site.	Yes	FCA required to confirm suitable for development as Surface Water Flooding will need further consideration. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome.	Yes
Usk (Llanbadoc)	CS0285	Glen Yr Afon	1.27	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • Site is located wholly within the TAN15 Defended Zone. Zone 2/3 Surface Water Flooding on part of	No	<ul style="list-style-type: none"> • Relates to a brownfield site, would require a FCA and must comply with the provisions of the new TAN15. 	No. Viability Assessment not submitted to

Settlement (Ward in brackets)	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Is the Site Compatible with the Preferred Strategy?	Residential Site Size: proposed for/capacity to accommodate 5 or more dwellings?	Is the Site Subject to Fundamental Constraints that cannot be Mitigated?	Site Viability Assessment Submitted?	Additional Comments	Progress to Stage 3A Candidate Site Assessment?
							the site.			support proposal.
Main Rural Settlements										
Devauden	CS0036	Land west of the B4293 and north of Devauden	2.77	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • Predominantly Zone 1, very minor area of Zone 2 Surface Water Flooding on boundary of site, could easily be omitted from site boundary.	Yes	<ul style="list-style-type: none"> • Adjacent to current development boundary but consideration needs to be given to national policy on development within AONBs. • FCA required to confirm suitable for development as Surface Water Flooding will need further consideration. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome. • Site is surrounded by the indicative Green Belt in Future Wales 2040. 	Yes
Devauden	CS0214	Land at Churchfields	1.4	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No.	Yes	<ul style="list-style-type: none"> • Adjacent to current development boundary but consideration needs to be given to national policy on development within AONBs. • Site is surrounded by the indicative Green Belt in Future Wales 2040. 	Yes
Devauden	CS0236	Coal Lane Valley View	2.1	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	No. While the site is of sufficient scale the proposal relates to 3 market dwellings only with land to be potentially gifted for affordable housing.	No.	No (only required for 10+)	<ul style="list-style-type: none"> • Adjacent to current development boundary but consideration needs to be given to national policy on development within AONBs. • Site is surrounded by the indicative Green Belt in Future Wales 2040. • While the site is of sufficient scale the proposal relates to 3 market dwellings only with additional land to be potentially gifted for affordable housing. No supporting information has been provided regarding the gifting of land and as a consequence it is not appropriate to assess suitability of this site on this basis as no evidence to show deliverability. Should instead be considered as part of the settlement boundary review 	No. Refer to reasons set out in last bullet point in additional comments.
Little Mill (Goetre Fawr)	CS0016	Land to the east of Little Mill	3.94	Residential and Commercial Hub (B1/B8)	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No.	Yes		Yes

Settlement (Ward in brackets)	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Is the Site Compatible with the Preferred Strategy?	Residential Site Size: proposed for/capacity to accommodate 5 or more dwellings?	Is the Site Subject to Fundamental Constraints that cannot be Mitigated?	Site Viability Assessment Submitted?	Additional Comments	Progress to Stage 3A Candidate Site Assessment?
Little Mill (Goetre Fawr)	CS0075	Land to the north of Little Mill (Site B)	1.5	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • Predominantly Zone 1, with a small area of Zone 2 Surface Water Flooding on site.	Yes	<ul style="list-style-type: none"> 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 RLDP, 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. Further consideration will need to be given to this site in respect of the adopted LDP allocation. FCA required to confirm suitable for development as Surface Water Flooding will need further consideration. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome. 	Yes
Little Mill (Goetre Fawr)	CS0103	Land adjacent to Berthon Road	2.36	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • Predominantly Zone 1, small amount of Flood Zone 2/3 (Rivers), given the size of the site and location of the flood zone this area could easily be omitted from the site boundary without impacting on the delivery of the site however further assessment required.	Yes	<ul style="list-style-type: none"> Would require a FCA and must comply with the provisions of the new TAN15. Development not permitted within Flood Zone 2/3 (Rivers) area. 	Yes
Little Mill (Goetre Fawr)	CS0104	Land at Cae Melin	2.21	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • Predominantly Zone 1, Zone 2/3 Surface Water Flooding on site.	Yes	<ul style="list-style-type: none"> FCA required to confirm suitable for development as Surface Water Flooding will need further consideration. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome. 	Yes
Little Mill (Goetre Fawr)	CS0233	Mulberry House, Berthon Road	0.13	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes – 5 dwellings	No. • Majority of site Zone 1, southern portion Flood Zone 2/3 (Rivers), omitting this from the site boundary may affect delivery of the site, however further assessment required.	Yes	<ul style="list-style-type: none"> Would require a FCA and must comply with the provisions of the new TAN15. Development not permitted within Flood Zone 2/3 (Rivers) area. 	Yes
Little Mill (Goetre Fawr)	CS0241	Land to the north of Little Mill (Site A)	0.57	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No.	Yes	<ul style="list-style-type: none"> 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 	Yes

Settlement (Ward in brackets)	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Is the Site Compatible with the Preferred Strategy?	Residential Site Size: proposed for/capacity to accommodate 5 or more dwellings?	Is the Site Subject to Fundamental Constraints that cannot be Mitigated?	Site Viability Assessment Submitted?	Additional Comments	Progress to Stage 3A Candidate Site Assessment?
									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. Further consideration will need to be given to this site in respect of the adopted LDP allocation.	
Llandogo (Trellech United)	CS0101	Land adjacent to Parklands	0.64	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • Predominantly Zone 1, very minor area of Zone 2/3 Surface Water Flooding on site.	Yes	<ul style="list-style-type: none"> • Within current development boundary but consideration needs to be given to national policy on development within AONBs. • FCA required. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome. 	Yes
Llandogo (Trellech United)	CS0124	The Reckless	0.8	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes – 8 to 10 dwellings	No. • Predominantly Zone 1, very minor area of Zone 2 Surface Water Flooding on boundary of site, could easily be omitted from site boundary.	No (only required for 10+)	<ul style="list-style-type: none"> • Adjacent to current development boundary but consideration needs to be given to national policy on development within AONBs. • FCA required. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome. 	Yes
Llandogo (Trellech United)	CS0230	Land south of A466	3.36	Residential and Amenity Land	Yes. Site is compatible in principle with the Preferred Strategy.	Yes – 10 dwellings	No. • Majority of site Zone 2/3 (Rivers). Zone 2/3 Surface Water Flooding also on Southern part of the site. Would require significant boundary amendment.	Yes	<ul style="list-style-type: none"> • Adjacent to current development boundary but consideration needs to be given to national policy on development within AONBs. • Would require a FCA and must comply with the provisions of the new TAN15. Development not permitted within Flood Zone 2/3 (Rivers) area. Would need to be considered if this would impact on delivery of the site. 	Yes
Llandogo (Trellech United)	CS0245	Land at Parklands	1.09	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • Predominantly Zone 1, very small portion of Zone 2 Surface Water Flooding on site.	Yes	<ul style="list-style-type: none"> • Adjacent to current development boundary but consideration needs to be given to national policy on development within AONBs. • FCA required to confirm suitable for development as Surface Water Flooding will need further consideration. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome. 	Yes
Llanellen (Llanfoist Fawr)	CS0027	Land adjacent to Llanellen Court Farm (North)	3.39	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • Predominantly Zone 1, small area of Zone 2/3 Surface Water Flooding on site.	Yes	<ul style="list-style-type: none"> • FCA required to confirm suitable for development as Surface Water Flooding will need further consideration. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome. 	Yes

Settlement (Ward in brackets)	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Is the Site Compatible with the Preferred Strategy?	Residential Site Size: proposed for/capacity to accommodate 5 or more dwellings?	Is the Site Subject to Fundamental Constraints that cannot be Mitigated?	Site Viability Assessment Submitted?	Additional Comments	Progress to Stage 3A Candidate Site Assessment?
Llanellen (Llanfoist Fawr)	CS0028	Land adjacent to Llanellen Court Farm (South)	1.9	Residential	No. Site is not considered compatible with the Preferred Strategy	Yes	No. • Predominantly Zone 1, small area of Zone 2/3 Surface Water Flooding on site. FCA required to confirm suitable for development as Surface Water Flooding will need further consideration.	Yes	• Site is considered to be too divorced from the settlement as it would require CS0027 (Land adjacent to Llanellen Court Farm (North)) to be allocated in tandem, this would result in overdevelopment of a Main Rural Settlement.	No. Refer to reasons set out in additional comments.
Llanellen (Llanfoist Fawr)	CS0215	Land at Llanellen	1.5	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • Predominantly Zone 1, small area of Zone 2/3 Surface Water Flooding on site.	Yes	• FCA required to confirm suitable for development as Surface Water Flooding will need further consideration. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome.	Yes
Llanellen (Llanfoist Fawr)	CS0243	Land to the north of the Village Hall	3.534	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • Majority of site is Flood Zone 1. Flood Zone 2/3 (Rivers) on site within which Zone 2/3 Surface Water Flooding present.	Yes	• Would require a FCA and must comply with the provisions of the new TAN15. Development not permitted within Flood Zone 2/3 (Rivers) area. Would need to be considered if this would impact on delivery of the site.	Yes
Llangybi (Llangybi Fawr)	CS0019	Land West of St. Cybi Drive	1.1	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No.	Yes	• Site is potentially located within the indicative Green Belt in Future Wales 2040.	Yes
Llangybi – (Llangybi Fawr)	CS0020	Land West of The Chase	1.2	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No.	Yes	• Site is potentially located within the indicative Green Belt in Future Wales 2040.	Yes
Llangybi (Llangybi Fawr)	CS0242	Land north of New House	1.1	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No.	Yes		Yes
Llanishen (Trellech United)	CS0221	Land at Penarth Farm	0.1	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes – 6 dwellings	No.	No (only required for 10+)		Yes
Llanishen (Trellech United)	CS0222	Land at Penarth Farm, Llanishen	8.5	Renewable Energy (Solar)	Yes. Site is compatible in principle with the Preferred Strategy.	N/A	No.	N/A		Yes
Llanover	CS0139	Land at Former Petrol Station	2.17	Employment (B1) (including farm shop A1)	Yes. Site is compatible in principle with the Preferred Strategy.	N/A	No. • Predominantly Zone 1, small area of Zone 2/3 Surface Water Flooding on site.	N/A	• FCA required to confirm suitable for development as Surface Water Flooding will need further consideration. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome.	Yes

Settlement (Ward in brackets)	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Is the Site Compatible with the Preferred Strategy?	Residential Site Size: proposed for/capacity to accommodate 5 or more dwellings?	Is the Site Subject to Fundamental Constraints that cannot be Mitigated?	Site Viability Assessment Submitted?	Additional Comments	Progress to Stage 3A Candidate Site Assessment?
Llanover	CS0140	Land south of Rhyd-y-Meirch	1.24	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No.	Yes		Yes
Llanvair Discoed (Caerwent)	CS0017	Land at Village Farm	0.67	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes – 6 dwellings	No.	No (only required for 10+)	• Site is surrounded by the indicative Green Belt in Future Wales 2040.	Yes
Mathern (Shirenewton)	CS0026	Land west of Baileys Hay	2.5	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No.	Yes	• 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.	Yes
Mathern (Shirenewton)	CS0053	Land to the east of Cherry Trees	0.52	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes – 6 to 10 dwellings	No. • Majority of site Zone 1, Zone 2/3 Surface Water Flooding across site.	No (only required for 10+)	• FCA required to confirm suitable for development as Surface Water Flooding will need further consideration. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome.	Yes
Penallt (Trellech United)	CS0047	Land at Penallt	1.92	Residential	No. Site is not considered compatible with the Preferred Strategy.	Yes	No.	Yes	• Site is located within the upper River Wye catchment area. • Adjacent to current development boundary but consideration needs to be given to national policy on development within AONBs.	No. Refer to reason set out in additional comments in relation to location.
Pwllmeyric (Shirenewton)	CS0030	Land off Chapel Lane	4.38	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • Majority of site is Flood Zone 1. Flood Zone 2/3 (Rivers) on site within which Zone 2/3 Surface Water Flooding present.	Yes	• Would require a FCA and must comply with the provisions of the new TAN15. Development not permitted within Flood Zone 2/3 (Rivers) area. Would need to be considered if this would impact on delivery of the site.	Yes
Pwllmeyric (Shirenewton)	CS0229	Land opposite Chepstow Garden Centre	13.72	Tourism (Hotel) and Renewable Energy (Solar)	Yes. Site is compatible in principle with the Preferred Strategy.	N/A	No. • Majority of site is Flood Zone 1, large area of Flood Zone 2/3 (Rivers) on site along with a lesser amount of Zone 2/3 (Sea). Zone 2/3 Surface Water Flooding also present on site.	N/A	• Would require a FCA and must comply with the provisions of the new TAN15. Development not permitted within Flood Zone 2/3 (Rivers or Sea) area. Would need to be considered if this would impact on delivery of the site.	Yes
Shirenewton	CS0111	Land adjacent to Thistledown Barn	0.9	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • Majority of site Zone 1, very minor area of Zone 2 Surface Water Flooding on boundary of site.	Yes	• FCA required to confirm suitable for development as Surface Water Flooding will need further consideration. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome.	Yes

Settlement (Ward in brackets)	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Is the Site Compatible with the Preferred Strategy?	Residential Site Size: proposed for/capacity to accommodate 5 or more dwellings?	Is the Site Subject to Fundamental Constraints that cannot be Mitigated?	Site Viability Assessment Submitted?	Additional Comments	Progress to Stage 3A Candidate Site Assessment?
									• Site is surrounded by the indicative Green Belt in Future Wales 2040.	
Shirenewton	CS0208	Land west of Shirenewton Recreation Hall	2	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No.	Yes	• Site is surrounded by the indicative Green Belt in Future Wales 2040.	Yes
Shirenewton	CS0218	Land at Ditch Hill Lane (Option A)	0.53	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No.	Yes	• Site is surrounded by the indicative Green Belt in Future Wales 2040.	Yes
Shirenewton	CS0225	Land at Ditch Hill Lane (Option B)	0.77	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No.	Yes	• Site is surrounded by the indicative Green Belt in Future Wales 2040.	Yes
Shirenewton	CS0226	Land at Ditch Hill Lane (Option C)	1.4	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No.	Yes	• Site is surrounded by the indicative Green Belt in Future Wales 2040.	Yes
Shirenewton	CS0231	Land west of Shirenewton Recreation Hall (Smaller Site)	0.9	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes – 9 dwellings	No.	No (only required for 10+)	• Site is surrounded by the indicative Green Belt in Future Wales 2040.	Yes
Shirenewton	CS0232	Land to the west of Redd Landes	4.25	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No.	Yes	• Site is surrounded by the indicative Green Belt in Future Wales 2040.	Yes
Shirenewton	CS0240	Land to the east of Mounton Court	0.32	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes – around 8 dwellings	No.	No (only required for 10+)	• Site is surrounded by the indicative Green Belt in Future Wales 2040.	Yes
Shirenewton	CS0244	Land to the west of Ditch Hill Lane	1.95	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes – up to 10 dwellings	No.	No (only required for 10+)	• Site is surrounded by the indicative Green Belt in Future Wales 2040.	Yes
St Arvans	CS0077	Land adjacent to Piercefield Public House	1.1	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No. • Predominantly Zone 1, Zone 2 Surface Water Flooding across site.	Yes	• Adjacent to current development boundary but consideration needs to be given to national policy on development within AONBs. • FCA required to confirm suitable for development as Surface Water Flooding will need further consideration. • Site is surrounded by the indicative Green Belt in Future Wales 2040.	Yes

Settlement (Ward in brackets)	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Is the Site Compatible with the Preferred Strategy?	Residential Site Size: proposed for/capacity to accommodate 5 or more dwellings?	Is the Site Subject to Fundamental Constraints that cannot be Mitigated?	Site Viability Assessment Submitted?	Additional Comments	Progress to Stage 3A Candidate Site Assessment?
St Arvans	CS0223	Land at New Barn Workshop	0.82	Tourism (Hotel)	Yes. Site is compatible in principle with the Preferred Strategy.	N/A	No.	N/A	<ul style="list-style-type: none"> Divorced from current development boundary. Consideration needs to be given to national policy on development within AONBs. Site is surrounded by the indicative Green Belt in Future Wales 2040. 	Yes
Trellech (Trellech United)	CS0092	Land at Monmouth Road	1.72	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes	No.	Yes	<ul style="list-style-type: none"> Adjacent to current development boundary but consideration needs to be given to national policy on development within AONBs. 	Yes
Trellech (Trellech United)	CS0234	Land east of De Clere Way	0.37	Residential	Yes. Site is compatible in principle with the Preferred Strategy.	Yes – 8 to 10 dwellings	No. <ul style="list-style-type: none"> Predominantly Zone 1, small portion of Zone 2/3 Surface Water Flooding on site 	No (only required for 10+)	<ul style="list-style-type: none"> Adjacent to current development boundary but consideration needs to be given to national policy on development within AONBs. FCA required to confirm suitable for development as Surface Water Flooding will need further consideration. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome. 	Yes
Werngifford/Pandy (Crucorney)	CS0219	Land at Sun Meadow	1	Residential	No. Site is not considered compatible with the Preferred Strategy.	Yes	No. <ul style="list-style-type: none"> Majority of site is Flood Zone 1, Flood Zone 2/3 (Rivers) on northern portion of site. 	Yes	<ul style="list-style-type: none"> Site is located within the upper River Wye catchment area. 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 RLDP, 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. Would require a FCA and must comply with the provisions of the new TAN15. Development not permitted within Flood Zone 2/3 (Rivers) area. 	No. Refer to reason set out in additional comments in relation to location.
Minor Rural Settlements										
Grosmont (Crucorney)	CS0141	Land at Riverview	0.35	Residential	No. Site is not considered compatible with the Preferred Strategy	Yes	No.	Yes	<ul style="list-style-type: none"> Site is located within the upper River Wye catchment area. Only minor infilling will be considered acceptable, subject to the detailed policy requirements to be set out in the RLDP. 	No. Refer to reasons set out in additional comments.
Grosmont (Crucorney)	CS0246	Land west of Bevan Court	2.14	Residential and Community Hub (A1/A3/B1)	No. Site is not considered compatible with the Preferred Strategy	Yes	No.	Yes	<ul style="list-style-type: none"> Site is located within the upper River Wye catchment area. Only minor infilling will be considered acceptable, subject to the detailed policy requirements to be set out in the RLDP. 	No. Refer to reasons set out in additional comments.

Settlement (Ward in brackets)	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Is the Site Compatible with the Preferred Strategy?	Residential Site Size: proposed for/capacity to accommodate 5 or more dwellings?	Is the Site Subject to Fundamental Constraints that cannot be Mitigated?	Site Viability Assessment Submitted?	Additional Comments	Progress to Stage 3A Candidate Site Assessment?
Llandenny (Raglan)	CS0157	Land adjacent to Orchard Cottages	0.74	Residential	No. Site is not considered compatible with the Preferred Strategy	Yes	No. • Small portion in centre of the site Zone 2 Surface Water Flooding.	Yes	• Only minor infilling will be considered acceptable, subject to the detailed policy requirements to be set out in the RLDP.	No. Refer to reasons set out in additional comments.
Llandewi Rhydderch (Llanover)	CS0207	Land west of Llandewi Rhydderch	1.07	Residential	No. Site is not considered compatible with the Preferred Strategy	Yes – 5 to 10 dwellings	No.	No (only required for 10+)	• Only minor infilling will be considered acceptable, subject to the detailed policy requirements to be set out in the RLDP.	No. Refer to reasons set out in additional comments.
Open Countryside										
Llanbadoc	CS0210	Land at Llanbadoc	0.4	Residential	No. Site is not considered compatible with the Preferred Strategy	Yes	Yes. • Site is wholly in Zone 2/3 (Rivers). Development not acceptable.	Yes	• Development in this location would be considered open countryside, open countryside policies will apply.	No. Proposal is contrary to provisions set out in National Planning Policy in relation to Flooding. In addition, refer to reasons set out in additional comments.
Llanbadoc	CS0237	Land at Llanbadoc, north of Usk Garden Centre	0.9	Employment (B1/B8)	No. Site is not considered compatible with the Preferred Strategy	N/A	No. • Approximately half of the site Zone 1, remainder of site in Flood Zone 2 (Rivers). Development not permitted in area of Flood Zone 2.	N/A	• Development in this location would be considered open countryside, open countryside policies will apply.	No. Refer to reasons set out in additional comments.
Llanbadoc	CS0238	Land at Prioress Mill Lane	1	Employment (B1/B8)	No. Site is not considered compatible with the Preferred Strategy	N/A	No.	N/A	• Development in this location would be considered open countryside, open countryside policies will apply.	No. Refer to reasons set out in additional comments.
Llanbadoc	CS0239	Land at Prioress Mill Lane	1	Mixed Use: Residential (C3) and Employment (B1/B8)	No. Site is not considered compatible with the Preferred Strategy	Yes – 6 dwellings	No.	No (only required for 10+)	• Development in this location would be considered open countryside, open countryside policies will apply.	No. Refer to reasons set out in additional comments.
Near Llangwm (Devauden)	CS0283	Rockfield Farm	18.7	Tourism	Yes. Site is compatible in principle with the Preferred Strategy.	N/A	No. • Predominantly Flood Zone 1, very small area of Flood Zone 2/3 (Rivers) on site along with small areas of Zone 2 Surface Water Flooding.	N/A	• Would require a FCA and must comply with the provisions of the new TAN15. Development not permitted within Flood Zone 2/3 (Rivers) area.	Yes
Manson (Dixton with Osbaston)	CS0088	Land adjacent to Fairview, Manson	0.49	Residential	No. Site is not considered compatible with the Preferred Strategy	Not stated	No	No	• Development in this location would be considered open countryside, open countryside policies will apply.	No. Refer to reasons set out in additional comments.

Settlement (Ward in brackets)	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Is the Site Compatible with the Preferred Strategy?	Residential Site Size: proposed for/capacity to accommodate 5 or more dwellings?	Is the Site Subject to Fundamental Constraints that cannot be Mitigated?	Site Viability Assessment Submitted?	Additional Comments	Progress to Stage 3A Candidate Site Assessment?
Near Portskewett (Portskewett/Shirenewton)	CS0066	Bridge View Farm	16.04	Renewable Energy (Solar)	Yes. Site is compatible in principle with the Preferred Strategy.	N/A	No. •Predominantly Zone 1, very small area of Zone 2/3 Surface Water Flooding on site.	N/A	• FCA required to confirm suitable for development as Surface Water Flooding will need further consideration. While further assessment needs to be undertaken on Surface Water Flooding the amount on site is minimal and likely to be overcome.	Yes
Near Portskewett (Portskewett)	CS0259	Bridge View Farm	4.1	Tourism	Yes. Site is compatible in principle with the Preferred Strategy.	N/A	No. • Predominantly Flood Zone 1, area of Flood Zone 2/3 (Sea) on site within which Zone 2/3 Surface Water Flooding, could be omitted from site boundary.	N/A	• Would require a FCA and must comply with the provisions of the new TAN15. Development not permitted within Flood Zone 2/3 (Sea) area.	Yes
Near St. Arvans (St. Arvans)	CS0003	Livox Quarry	50.99	Tourism/Leisure	Yes. Site is compatible in principle with the Preferred Strategy.	N/A	No. •Predominantly Flood Zone 1. Zone 2/3 (Sea) on part of the site along with a very small area of Flood Zone 2/3 (Rivers) and Zone 2/3 Surface Water Flooding within the same area. •Part of the site is also within a SAC/SSSI.	N/A	• Consideration needs to be given to national policy on development within AONBs. • Would require a FCA and must comply with the provisions of the new TAN15. Development not permitted within Flood Zone 2/3 (Rivers or Sea) area. • Site is located within the indicative Green Belt in Future Wales 2040.	Yes
North of Magor (Mill, The Elms, Rogiet, Caerwent)	CS0198	St Brides New Settlement (Land north of Junction 23, Magor)	860	New Settlement	No. Site is not considered compatible with the Preferred Strategy	Yes	No. • Predominantly Zone 1. Flood Zone 2/3 (Rivers) runs across site. Very small portion of Zone 2 (Sea) on site. Zone 2/3 Surface Water Flooding present.	No	• In the long term it is considered that a new settlement offers numerous benefits and opportunities. While national planning policy contained in PPW11 states that new settlement proposals should (not must) be proposed via either a Joint LDP, a Strategic Development Plan or Future Wales, 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.	No. Proposal is contrary to provisions set out in National Planning Policy.
North of Raglan (Raglan, Llanover, Mitchel Troy)	CS0224	Cwm Pentref New Community	300.8	New Settlement	No. Site is not considered compatible with the Preferred Strategy	Yes	No. • Predominantly Zone 1. Flood Zone 2/3 (Rivers) runs across site. Very small portion of Zone 2 (Sea) on site. Zone 2/3 Surface Water	No	• In the long term it is considered that a new settlement offers numerous benefits and opportunities. While national planning policy contained in PPW11 states that new settlement proposals should (not must) be proposed via	No. Proposal is contrary to provisions set out in National Planning Policy.

Settlement (Ward in brackets)	CS Reference	Site Name	Site Area (Ha)	Proposed Use	Is the Site Compatible with the Preferred Strategy?	Residential Site Size: proposed for/capacity to accommodate 5 or more dwellings?	Is the Site Subject to Fundamental Constraints that cannot be Mitigated?	Site Viability Assessment Submitted?	Additional Comments	Progress to Stage 3A Candidate Site Assessment?
							Flooding present.		either a Joint LDP, a Strategic Development Plan or Future Wales, 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.	

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
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
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

Sites not resubmitted in the Second Call for Candidate Sites				
CS Reference	Site Name	Settlement	Site Area (Ha)	Proposed Use
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
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
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

Appendix 2 – Candidate Sites ruled out following the High-level Assessment

Candidate Sites ruled out following the High-level Assessment					
CS Reference	Site Name	Settlement (Ward in brackets)	Site Area (Ha)	Proposed use	Reason
CS0089	Land adjacent to Beech Grove	Abergavenny (Llanfoist Fawr)	1.14	Residential	No viability assessment submitted to support proposal.
CS0174	Nantgavenny Lane	Abergavenny (Mardy)	3.51	Residential	No viability assessment submitted to support proposal.
CS0262	Dobsons Farm	Abergavenny (Llanover)	0.95	Employment (B1/B8)	Site considered to be too divorced from the settlement and as a consequence would result in development in the open countryside.
CS0006	Land at Osbaston Road	Monmouth (Dixton with Osbaston)	2.5	Healthcare (D1)	Site is located within the upper River Wye catchment area and is therefore not considered to be compatible with the Preferred Strategy.
CS0044	Land off Chartist Rise	Monmouth (Drybridge)	0.12	Commercial (Class A/B1)	Contrary to provisions set out in National Planning Policy in relation to flooding. Site is located within the upper River Wye catchment area and therefore not considered to be compatible with the Preferred Strategy.
CS0045	Land off Cornpoppy Avenue	Monmouth (Drybridge)	0.38	Commercial (Class A/B1)	Contrary to provisions set out in National Planning Policy in relation to flooding. Site is located within the upper River Wye catchment area and therefore not considered to be compatible with the Preferred Strategy.
CS0051	Land at Croft y Bwla farm	Monmouth (Drybridge)	49	Residential and Employment	Site is located within the upper River Wye catchment area and therefore not considered to be compatible with the Preferred Strategy.
CS0074	Land rear of The Royal Oak	Monmouth (Dixton with Osbaston)	0.49	Residential	Site is located within the upper River Wye catchment area and therefore not considered to be compatible with the Preferred Strategy.
CS0076	Land west of Rockfield Road	Monmouth (Drybridge)	4.33	Residential	Site is located within the upper River Wye catchment area and therefore not considered to be compatible with the Preferred Strategy.
CS0078	Land adjacent to Croft Y Bwla Farm	Monmouth (Drybridge)	13.63	Residential	Site is located within the upper River Wye catchment area and therefore not considered to be compatible with the Preferred Strategy.
CS0099	Land at Drybridge	Monmouth (Drybridge)	22.5	Residential	Site is located within the upper River Wye catchment area and therefore not considered to be compatible with the Preferred Strategy.
CS0131	Land off Justins Hill	Monmouth (Wyesham)	1.46	Residential	No viability assessment submitted to support proposal. Site is located within the upper River Wye catchment area and therefore not considered to be compatible with the Preferred Strategy.
CS0136	Land at former Poultry Units at Rockfield Road	Monmouth (Drybridge)	1.3	Mixed Use: Residential (C3/B1/D1)	Site is located within the upper River Wye catchment area and therefore not considered to be compatible with the Preferred Strategy.
CS0151	Former Troy Rail Yard	Monmouth (Overmonnow)	1.13	Residential	Site is located within the upper River Wye catchment area and therefore not considered to be compatible with the Preferred Strategy.
CS0189	Land at Tudor Road	Monmouth (Wyesham)	2.16	Residential	Site is located within the upper River Wye catchment area and therefore not considered to be compatible with the Preferred Strategy.

Candidate Sites ruled out following the High-level Assessment					
CS Reference	Site Name	Settlement (Ward in brackets)	Site Area (Ha)	Proposed use	Reason
CS0216	Land at Hereford Road	Monmouth (Dixton with Osbaston)	3.8	Residential	Site is located within the upper River Wye catchment area and therefore not considered to be compatible with the Preferred Strategy.
CS0270	Leasbrook (Land north of Dixton Road)	Monmouth (Dixton with Osbaston)	12.5	Residential	Site is located within the upper River Wye catchment area and therefore not considered to be compatible with the Preferred Strategy.
CS0271	Land at Vauxhall Fields	Monmouth (Drybridge)	18.8	Mixed Use: Residential (C3), Residential Care (C2), Community Hub (A1/A3/D1)	Site is located within the upper River Wye catchment area and therefore not considered to be compatible with the Preferred Strategy.
CS0272	Land at former Poultry Units at Rockfield Road	Monmouth (Drybridge)	1.3	Employment (B1 new build)	Site is located within the upper River Wye catchment area and therefore not considered to be compatible with the Preferred Strategy.
CS0273	Rhossili, Hadnock Road	Monmouth (Wyesham)	3.39	Residential	Site is located within the upper River Wye catchment area and therefore not considered to be compatible with the Preferred Strategy.
CS0274	Land north of Wonastow Road	Monmouth (Drybridge)	10.97	Mixed Use: Residential (C3), Employment (B1/B2/B8) and Community Use	Site is located within the upper River Wye catchment area and therefore not considered to be compatible with the Preferred Strategy.
CS0275	Land off Wonastow Road Industrial Estate	Monmouth (Dixton with Osbaston)	1.5	Employment (B1/B2/B8)	Contrary to provisions set out in National Planning Policy in relation to flooding. Site is located within the upper River Wye catchment area and therefore not considered to be compatible with the Preferred Strategy.
CS0276	Land at Dixton Roundabout	Monmouth (Dixton with Osbaston)	0.79	Retail	Contrary to provisions set out in National Planning Policy in relation to flooding. Site is located within the upper River Wye catchment area and therefore not considered to be compatible with the Preferred Strategy.
CS0277	Land Drewen Farm	Monmouth (Drybridge)	18.15	Residential	Site is located within the upper River Wye catchment area and therefore not considered to be compatible with the Preferred Strategy.
CS0287	Land off Chartist Rise	Monmouth (Drybridge)	0.12	Residential	Contrary to provisions set out in National Planning Policy in relation to flooding. Site is located within the upper River Wye catchment area and therefore not considered to be compatible with the Preferred Strategy.
CS0288	Land off Cornpoppy Avenue	Monmouth (Drybridge)	0.38	Residential	Contrary to provisions set out in National Planning Policy in relation to flooding. Site is located within the upper River Wye catchment area and therefore not considered to be compatible with the Preferred Strategy.
CS0289	Land at Dixton Roundabout	Monmouth (Dixton with Osbaston)	0.79	Employment	Contrary to provisions set out in National Planning Policy in relation to flooding. Site is located within the upper River Wye catchment area and therefore not considered to be compatible with the Preferred Strategy.

Candidate Sites ruled out following the High-level Assessment					
CS Reference	Site Name	Settlement (Ward in brackets)	Site Area (Ha)	Proposed use	Reason
CS0290	Land at Dixton Roundabout	Monmouth (Dixton with Osbaston)	0.79	Roadside Facilities	Contrary to provisions set out in National Planning Policy in relation to flooding. Site is located within the upper River Wye catchment area and therefore not considered to be compatible with the Preferred Strategy.
CS0292	Rhossili, Hadnock Road	Monmouth (Wyesham)	3.39	Employment and Hotel	Site is located within the upper River Wye catchment area and therefore not considered to be compatible with the Preferred Strategy.
CS0002	Land at the Sewage Works	Caldicot (Severn)	10.02	Employment (B use classes)	Contrary to provisions set out in National Planning Policy in relation to flooding.
CS0007	Land adjacent to Pill Row	Caldicot (Severn)	0.92	Employment (B1, B2 and B8)	Contrary to provisions set out in National Planning Policy in relation to flooding.
CS0133	Land Garthalan Drive	Caldicot (WestEnd/Rogiet)	3.1	Employment (B Use Classes/Sui Generis)	Contrary to provisions set out in National Planning Policy in relation to flooding.
CS0277	Land at Bareland Street	Magor (Mill)	3.92	Employment (B1/B8)	Contrary to provisions set out in National Planning Policy in relation to flooding.
CS0252	Gwent Europark	Magor (Mill)	6.9	Employment (B1/B2/B8)	Contrary to provisions set out in National Planning Policy in relation to flooding.
CS0257	Land at Former Tythe House	Undy (The Elms)	0.4	Residential	Contrary to provisions set out in National Planning Policy in relation to flooding.
CS0134	Land at Chestnut Grove	Rogiet	0.52	Residential	Contrary to provisions set out in National Planning Policy in relation to flooding.
CS0291	Land east of Usk Road	Penperlleni (Goetre Fawr)	7.7	Residential	No viability assessment submitted to support proposal.
CS0285	Glen Yr Afon	Usk (Llanbadoc)	1.27	Residential	No viability assessment submitted to support proposal.
CS0236	Coal Lane Valley View	Devauden	2.1	Residential	No supporting information to evidence deliverability of the proposed scheme of 3 market houses and gifting of remaining land for affordable housing. Should be pursued as part of the settlement boundary review.
CS0028	Land adjacent to Llanellen Court Farm (south)	Llanellen (Llanfoist Fawr)	1.9	Residential	Site is not considered compatible with the Preferred Strategy. Site divorced from settlement boundary.
CS0047	Land at Penallt	Penallt (Trellech United)	1.92	Residential	Site is located within the upper River Wye catchment area and therefore not considered to be compatible with the Preferred Strategy.
CS0219	Land at Sun Meadow	Werngifford/Pandy (Crucorney)	1	Residential	Site is located within the upper River Wye catchment area and therefore not considered to be compatible with the Preferred Strategy.
CS0141	Land at Riverview	Grosmont (Crucorney)	0.35	Residential	Site is located within the upper River Wye catchment area and therefore not considered to be compatible with the Preferred Strategy. Only minor infilling considered acceptable, subject to the detailed policy requirements of the RLDP.
CS0246	Land west of Bevan Court	Grosmont (Crucorney)	2.14	Residential and Community Hub (A1/A3/B1)	Site is located within the upper River Wye catchment area and therefore not considered to be compatible with the Preferred Strategy. Only minor infilling considered acceptable, subject to the detailed policy requirements of the RLDP.
CS0157	Land adjacent to Orchard Cottages	Llandenny (Raglan)	0.74	Residential	Only minor infilling considered acceptable, subject to the detailed policy requirements of the RLDP.

Candidate Sites ruled out following the High-level Assessment					
CS Reference	Site Name	Settlement (Ward in brackets)	Site Area (Ha)	Proposed use	Reason
CS0207	Land west of Llandewi Rhydderch	Llandewi Rhydderch (Llanover)	1.07	Residential	Only minor infilling considered acceptable, subject to the detailed policy requirements of the RLDP.
CS0210	Land at Llanbadoc	Llanbadoc	0.4	Residential	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.
CS0237	Land at Llanbadoc north of Usk Garden Centre	Llanbadoc	0.9	Employment (B1/B8)	Site is not considered compatible with the Preferred Strategy due to its location in the open countryside.
CS0238	Land at Prioress Mill Lane	Llanbadoc	1	Employment (B1/B8)	Site is not considered compatible with the Preferred Strategy due to its location in the open countryside.
CS0239	Land at Prioress Mill Lane	Llanbadoc	1	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.
CS0088	Land adjacent to Fairview, Manson	Manson (Dixton with Osbaston)	0.49	Residential	Site is not considered compatible with the Preferred Strategy due to its location in the open countryside.
CS0198	St Brides New Settlement (Land north of Junction 23, Magor)	North of Magor (Mill, The Elms, Rogiet, Caerwent)	860	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.
CS0224	Cwm Pentref New Community	North of Raglan (Raglan, Llanover, Mitchel Troy)	300.8	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.