

3. Index of Candidate Sites for Development/Redevelopment

MAIN TOWNS

MONMOUTH

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*Sites that have been Filtered Out of the process and are not progressing to Stage 3A Candidate Site Assessment.

For further information see Candidate Site Assessment Methodology (Updated June 2023) and Candidate Sites High-Level Assessment (Updated June 2023)

Monmouth						
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CS0189	Land at Tudor Road	Wyesham	Agriculture	Residential	Edenstone Homes Ltd (LRM Planning)	47
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CS0270	Leasbrook (Land north of Dixton Road)	Osbaston	Agriculture	Residential	Mr David and Mrs Florence Jones (Lichfields)	49
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Monmouth						
Candidate Site Reference No.	Site Name	Electoral Ward	Current Use	Proposed Use	Site Proposer	Page No.
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CS0276*	Land at Dixon Roundabout	Town	Vacant scrubland	Retail	JM Farms Ltd. (Rapeleys LLP)	55
CS0277	Land at Drewen Farm	Drybridge, Overmonnow	Agriculture	Residential	Vistry Group (RPS Planning)	56
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Monmouth						
Candidate Site Reference No.	Site Name	Electoral Ward	Current Use	Proposed Use	Site Proposer	Page No.
CS0290*	Land at Dixton Roundabout	Town	Vacant scrubland	Roadside facilities	JM Farms Ltd. (Rapleys LLP)	60
CS0292	Rhossili, Hadnock Road	Wyesham	Residential curtilage and agriculture	Employment (B1/B8), Hotel (C1)	Mr Simon Ellis (Philippa Cole)	61

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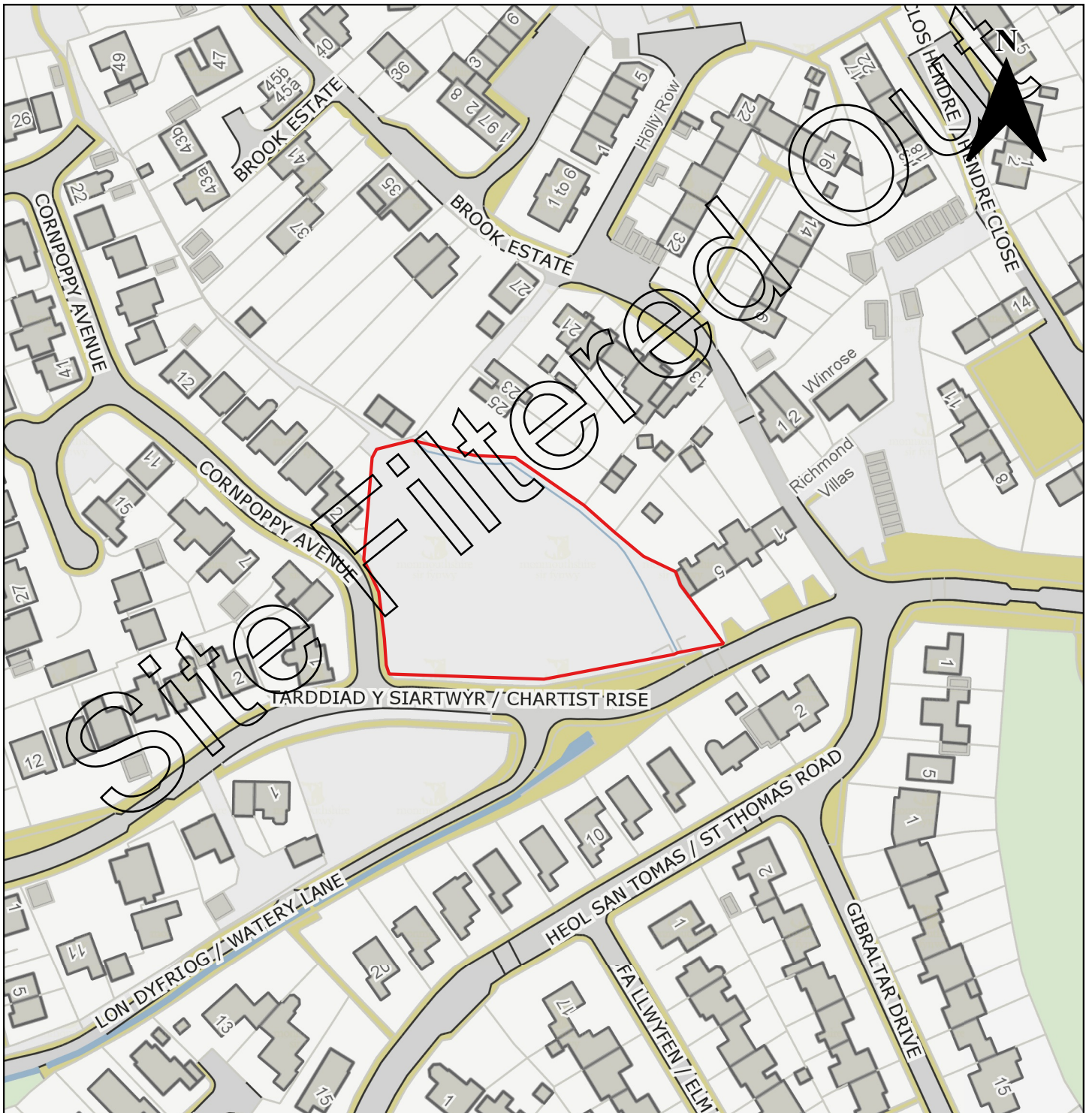
Candidate Site Number	CS0006
Site Name	Land at Osbaston Road
Site Promoter	NHS Estates
Settlement	Monmouth
Ward	Osbaston
Proposed Use	Healthcare centre (D1)
Site Size in Hectares	2.5 ha

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Candidate Site Number	CS0044
Site Name	Land off Chartist Rise
Site Promoter	Robert Hitchins Limited
Settlement	Monmouth
Ward	Drybridge
Proposed Use	Commercial (Class A/B1)
Site Size in Hectares	0.12 ha

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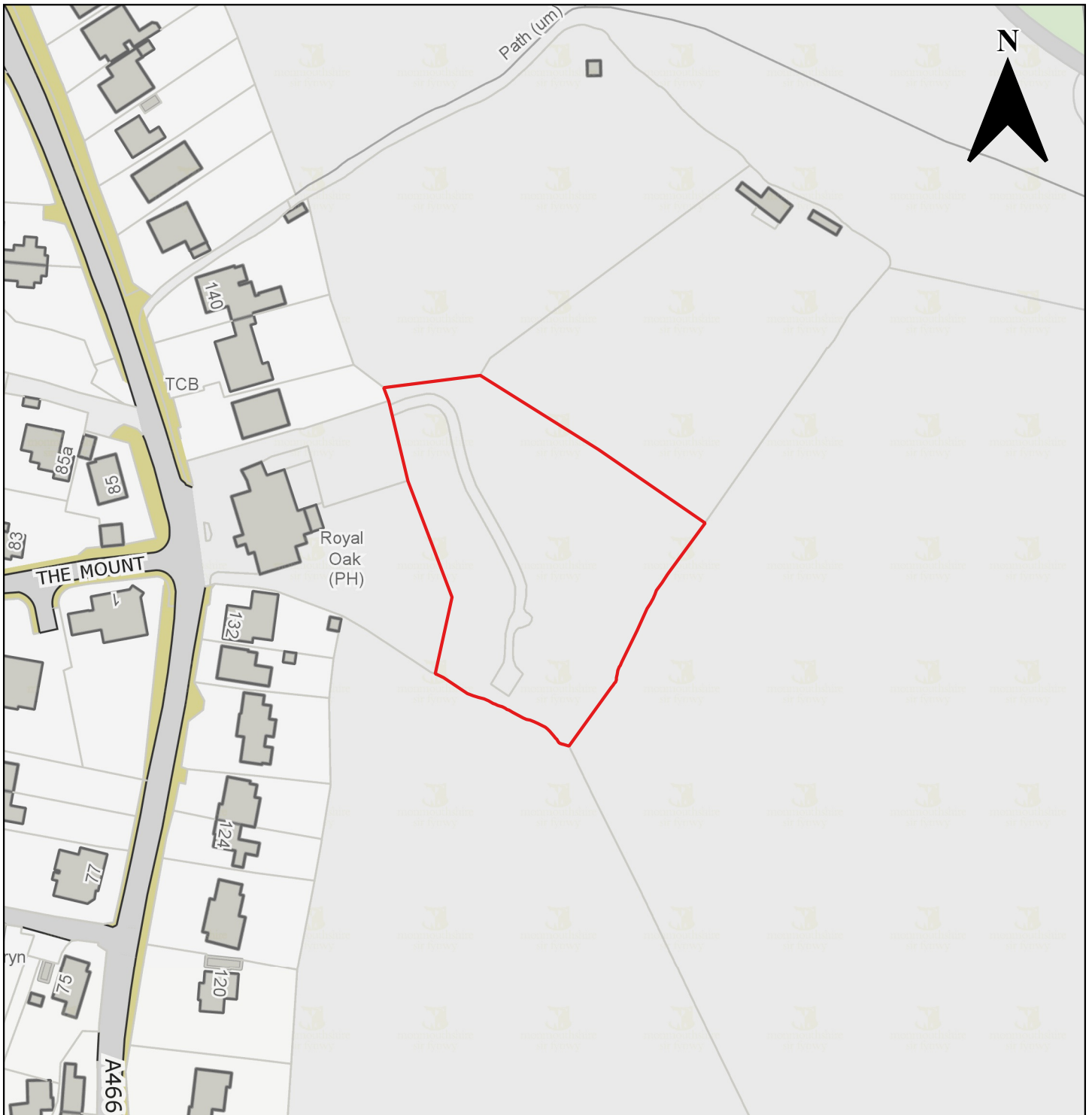
Candidate Site Number	CS0045
Site Name	Land off Cornpoppy Avenue
Site Promoter	Robert Hitchins Limited
Settlement	Monmouth
Ward	Drybridge
Proposed Use	Commercial (Class A/B1)
Site Size in Hectares	0.38 ha

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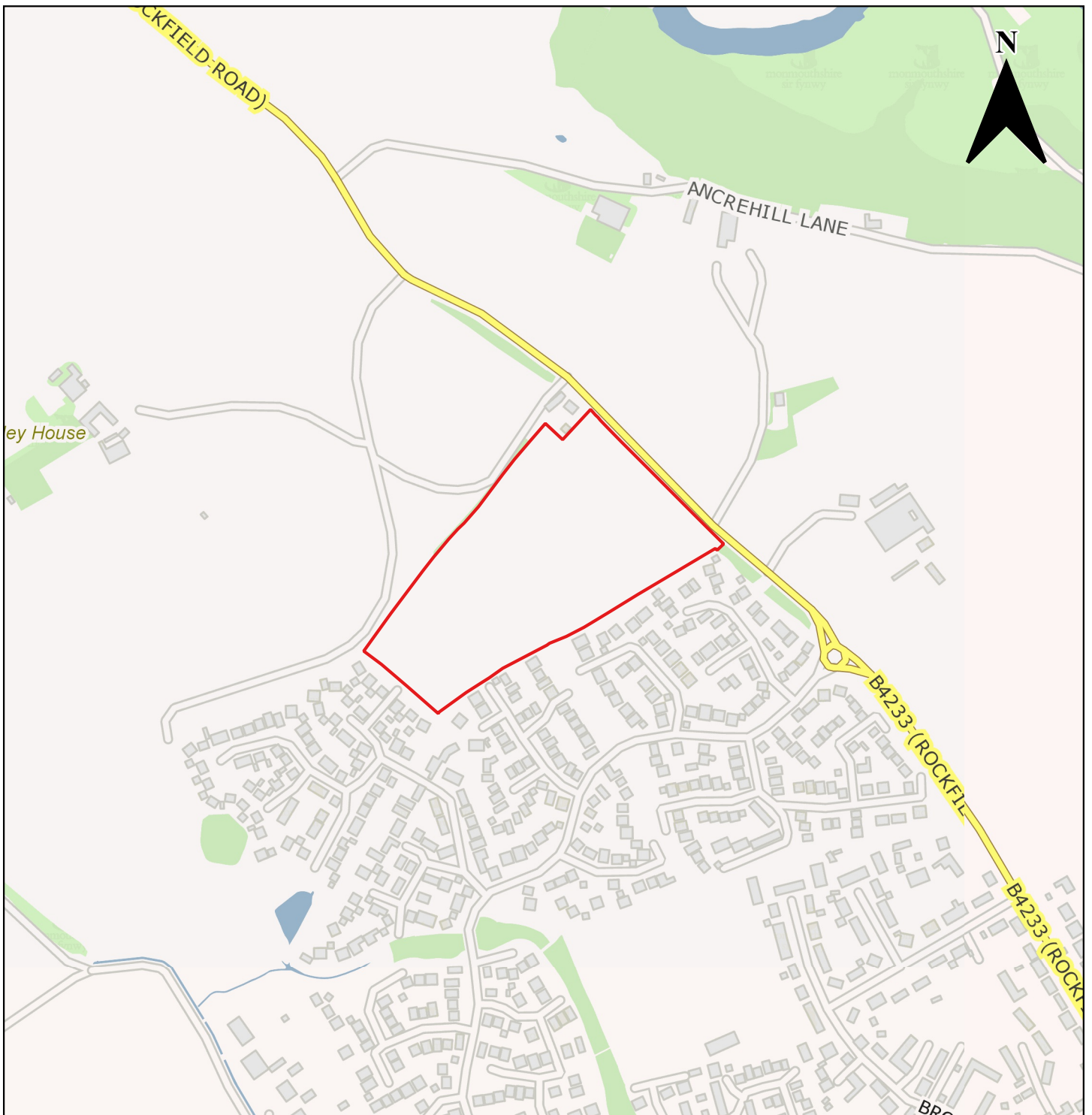
Candidate Site Number	CS0051
Site Name	Land at Croft y Bwla Farm
Site Promoter	Mr C Jones
Settlement	Monmouth
Ward	Drybridge
Proposed Use	Residential and Employment
Site Size in Hectares	49 ha

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Candidate Site Number	CS0074
Site Name	Land rear of The Royal Oak
Site Promoter	Mr & Mrs D N Morris
Settlement	Monmouth
Ward	Osbaston
Proposed Use	Residential
Site Size in Hectares	0.49 ha

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Candidate Site Number	CS0076
Site Name	Land west Rockfield Road
Site Promoter	Hallam Land Management
Settlement	Monmouth
Ward	Drybridge
Proposed Use	Residential
Site Size in Hectares	4.33 ha

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Candidate Site Number	CS0078
Site Name	Land adjacent to Croft y Bwla
Site Promoter	Taylor Wimpey Ltd
Settlement	Monmouth
Ward	Drybridge
Proposed Use	Residential
Site Size in Hectares	13.63 ha

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Candidate Site Number	CS0099
Site Name	Land at Drybridge Farm
Site Promoter	Mr & Mrs M Griffiths
Settlement	Monmouth
Ward	Drybridge
Proposed Use	Residential
Site Size in Hectares	22.5 ha

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Candidate Site Number	CS0131
Site Name	Land Justin's Hill Wyesham
Site Promoter	Mr Allan Roberts
Settlement	Monmouth
Ward	Wyesham
Proposed Use	Residential
Site Size in Hectares	1.46 ha

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Candidate Site Number	CS0136
Site Name	Land at former Poultry Units, Rockfield Road
Site Promoter	Morspan Pension Scheme
Settlement	Monmouth
Ward	Drybridge
Proposed Use	Mixed Use: Residential (C3) , Flexible Office Space (B1) & Doctor's Surgery/ Medical Centre (D1)
Site Size in Hectares	1.3 ha

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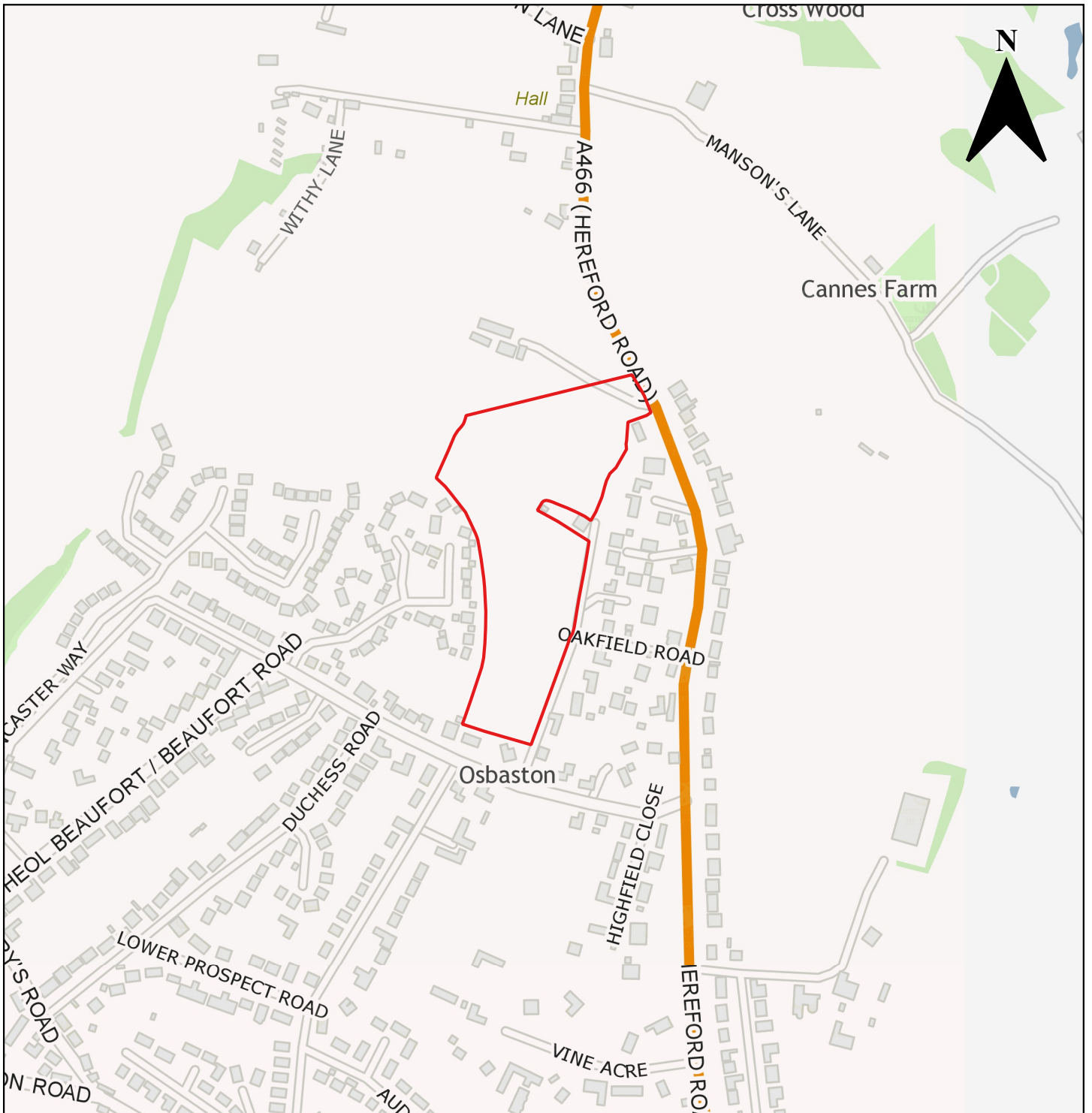
Candidate Site Number	CS0151
Site Name	Former Troy Rail Yard
Site Promoter	Launchbury Property Company Ltd
Settlement	Monmouth
Ward	Overmonnow
Proposed Use	Residential
Site Size in Hectares	1.13 ha

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Candidate Site Number	CS0189
Site Name	Land at Tudor Road
Site Promoter	Edenstone Homes
Settlement	Monmouth
Ward	Wyesham
Proposed Use	Residential
Site Size in Hectares	2.16 ha

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Candidate Site Number	CS0216
Site Name	Land at Hereford Road
Site Promoter	Monmouthshire Housing Association
Settlement	Monmouth
Ward	Osbaston
Proposed Use	Residential
Site Size in Hectares	3.8 ha

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Candidate Site Number	CS0270
Site Name	Leasbrook (Land north of Dixon Road)
Site Promoter	Mr and Mrs David and Florence Jones
Settlement	Monmouth
Ward	Osbaston
Proposed Use	Residential
Site Size in Hectares	12.5 ha

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Candidate Site Number	CS0271
Site Name	Land at Vauxhall Fields
Site Promoter	Edenstone Homes
Settlement	Monmouth
Ward	Drybridge
Proposed Use	Mixed Use: Residential (C3), Residential Care (C2), Community hub (A1/A3/D1)
Site Size in Hectares	18.8 ha

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Candidate Site Number	CS0272
Site Name	Land at former Poultry Units, Rockfield Road
Site Promoter	Morspan Pension Scheme
Settlement	Monmouth
Ward	Drybridge
Proposed Use	Employment (B1 new build)
Site Size in Hectares	1.3 ha

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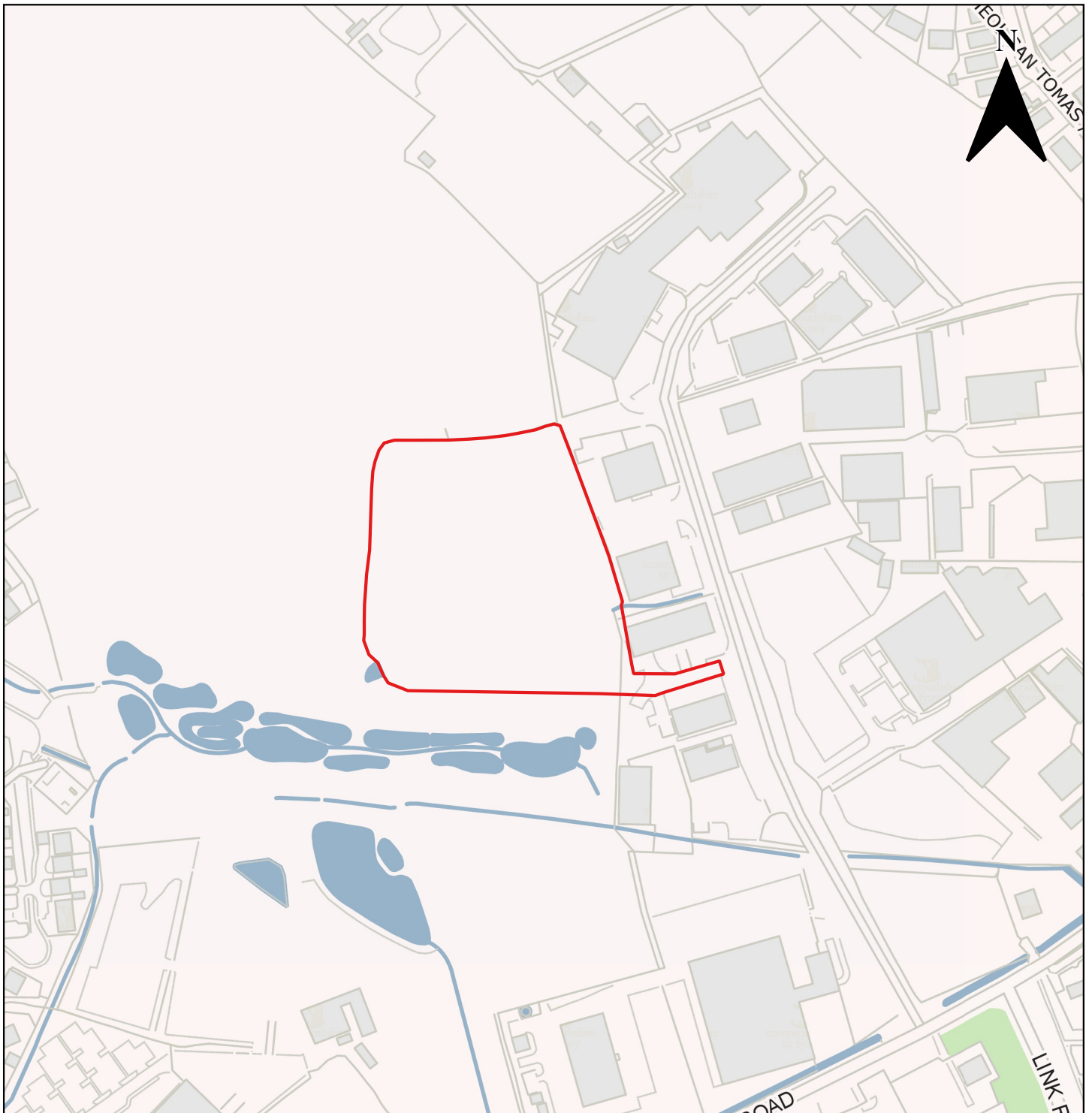
Candidate Site Number	CS0273
Site Name	Rhossili, Hadnock Road
Site Promoter	Mr Simon Ellis
Settlement	Monmouth
Ward	Wyesham
Proposed Use	Hotel (C1)
Site Size in Hectares	3.39 ha

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Candidate Site Number	CS0274
Site Name	Land north of Wonastow Road
Site Promoter	Richborough Estates
Settlement	Monmouth
Ward	Drybridge & Overmonnow
Proposed Use	Mixed Use: Residential (C3), Employment (B1/B2/B8) and Community Use
Site Size in Hectares	10.97 ha

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Candidate Site Number	CS0275
Site Name	Land off Wonastow Road Industrial Estate
Site Promoter	Mr Richard Coulton
Settlement	Monmouth
Ward	Overmonnow
Proposed Use	Employment (B1/B2/B8)
Site Size in Hectares	1.5 ha

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Candidate Site Number	CS0276
Site Name	Land at Dixon Roundabout
Site Promoter	JM Farms Ltd
Settlement	Monmouth
Ward	Town
Proposed Use	Retail
Site Size in Hectares	0.79 ha

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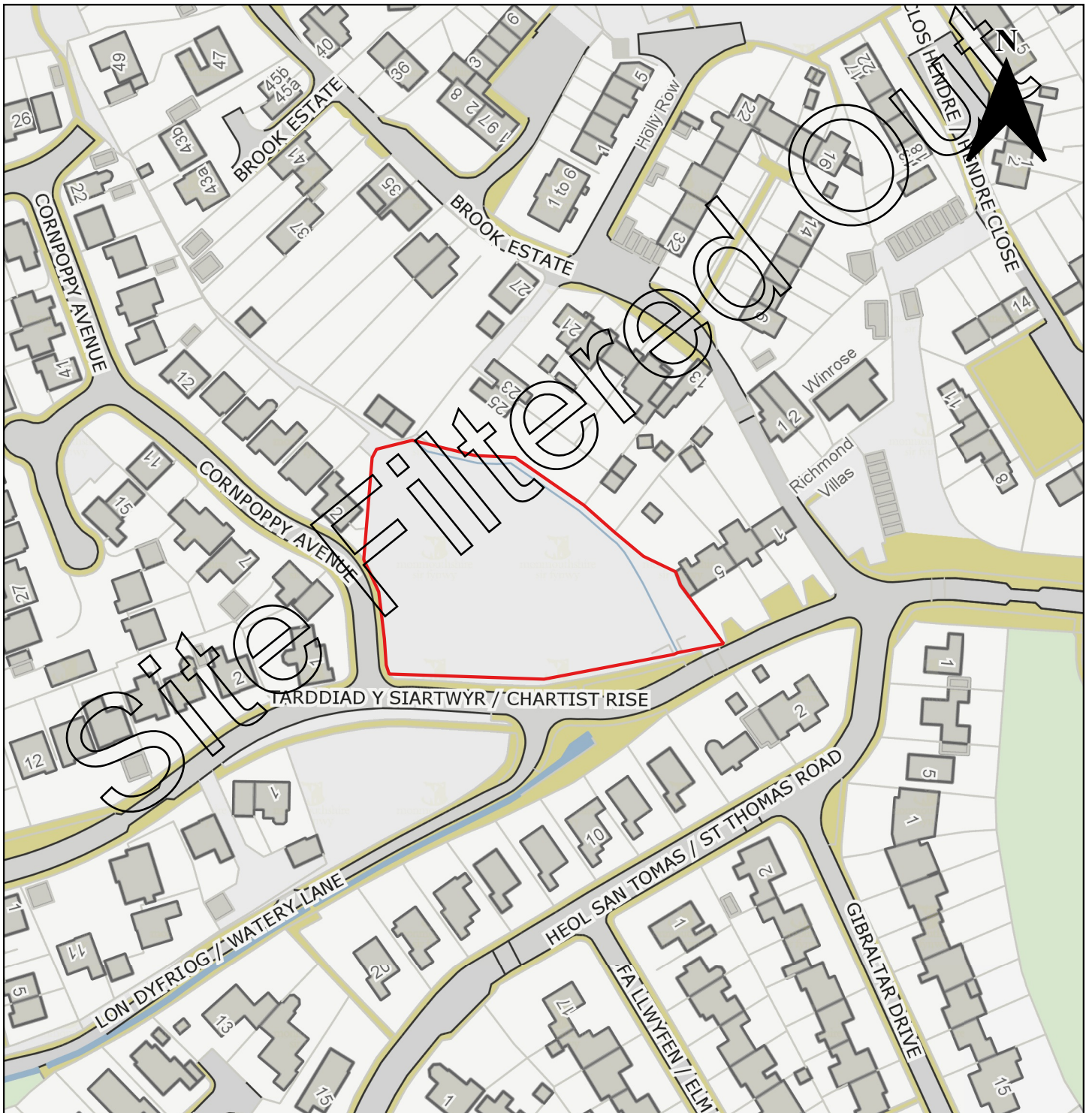
Candidate Site Number	CS0277
Site Name	Drewen Farm Monmouth
Site Promoter	Vistry Group
Settlement	Monmouth
Ward	Overmonnow, Drybridge
Proposed Use	Residential
Site Size in Hectares	18.15 ha

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Candidate Site Number	CS0287
Site Name	Land off Chartist Rise
Site Promoter	Robert Hitchins Limited
Settlement	Monmouth
Ward	Drybridge
Proposed Use	Residential
Site Size in Hectares	0.12 ha

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Candidate Site Number	CS0288
Site Name	Land off Cornpoppy Avenue
Site Promoter	Robert Hitchins Limited
Settlement	Monmouth
Ward	Drybridge
Proposed Use	Residential
Site Size in Hectares	0.38 ha

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Candidate Site Number	CS0289
Site Name	Land at Dixon Roundabout
Site Promoter	JM Farms Ltd
Settlement	Monmouth
Ward	Town
Proposed Use	Employment
Site Size in Hectares	0.79 ha

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Candidate Site Number	CS0290
Site Name	Land at Dixon Roundabout
Site Promoter	JM Farms Ltd
Settlement	Monmouth
Ward	Town
Proposed Use	Roadside facilities
Site Size in Hectares	0.79 ha

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Candidate Site Number	CS0292
Site Name	Rhossili, Hadnock Road
Site Promoter	Mr Simon Ellis
Settlement	Monmouth
Ward	
Proposed Use	Employment (B1/B8) , Hotel (C1)
Site Size in Hectares	3.39 ha

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