

3. Index of Candidate Sites for Development/Redevelopment

SEVERNSIDE

Candidate Site Reference No.	Site Name	Electoral Ward	Current Use	Proposed Use	Site Proposer	Page No.
Caerwent						
CS0009	Land at Former MoD Training Centre	Caerwent	Former MoD Training Centre	Mixed Use: Residential(C3), Care (C2), Employment (B1), Community Use (D1)	Redi 205 Ltd (Asbri Planning)	62
CS0071	Land at Slough Farm	Caerwent	Agriculture	Residential	Monmouthshire County Council Estates	63
Caldicot						
CS0002*	Land at the sewage works	West End	Agriculture	Employment (B Use Classes)	Mr Phil Jones	64
CS0007*	Land adjacent to Pill Row	Severn	Grassland	Employment (B1/B2/B8)	MFI Real Estate Management Ltd. (Plan Red)	65
CS0067	Land east and west of Church Road	Caldicot Castle	Agriculture	Residential	Monmouthshire County Council Estates	66
CS0087	The Showground	Caldicot Castle, Portskewett	David Broome Equestrian Event Centre	Residential	Richborough Estates (Turley)	67

*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)

Candidate Site Reference No.	Site Name	Electoral Ward	Current Use	Proposed Use	Site Proposer	Page No.
CS0129	Dewstow Village, Former Dewstow Golf Course	Caldicot Castle	Former Golf club/ Agriculture	Residential	Redrow Homes Ltd. (Lichfields)	68
CS0133*	Land at Garthalan Drive	Rogiet, West End	Vacant Brownfield land	Employment (B Use Classes/Sui Generis)	Llanhennock Investments (Asbri Planning)	69
Crick						
CS0091	Caerwent Depot	Caerwent	Vacant Brownfield Land	Residential	Axis Land Partnerships	70
CS0251	Land at Bradbury Farm	Caerwent, Portskewett	Agriculture	Mixed Use: Residential (C3), Employment (B1/B2/B8), Retail (A1), Leisure (D1/Sui Generis)	Monmouthshire County Council Estates	71
Magor with Undy						
CS0038	Land to the west of Wales One Business Park	Magor West	Agriculture (Identified Industrial and Business Site SAE1a)	Commercial (B1/B2/B8 uses)	The Executors of D G Harris (DJP Newland Rennie)	72
CS0206	Land south of Newport Road	Magor West	Agriculture	Residential and Residential Care Facility (C2)	Edenstone Homes (Barton Willmore)	73

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Candidate Site Reference No.	Site Name	Electoral Ward	Current Use	Proposed Use	Site Proposer	Page No.
CS0211	Land at Rockfield Farm	Magor East with Undy	Agriculture	Residential	Monmouthshire County Council Estates	74
CS0227*	Land at Bareland Street	Magor West	Agriculture (Identified Industrial and Business Site SAE1c)	Employment (B1/B8)	The Conlin Estate (DJP Newland Rennie)	75
CS0228	Land off Green Moor Lane	Magor West	Agriculture (Identified Industrial and Business Site SAE1b)	Employment (B1/B2/B8)	Mr P Williams (DJP Newland Rennie)	76
CS0252*	Gwent Europark	Magor West	Agriculture (Identified Industrial and Business Site SAE1c)	Employment (B1/B2/B8)	Studwelders Holdings Ltd. (LRJ Planning)	77
CS0257*	Land at Former Tythe House	Magor East with Undy	Vacant land	Residential	GHR Developments Ltd. (Barton Willmore)	78
CS0258	Quay Point (Land south of Magor Brewery)	Magor West	Agriculture/Storage	Employment (B2/B8)	Budweiser Brewing Group (Gerald Eve LLP)	79

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Candidate Site Reference No.	Site Name	Electoral Ward	Current Use	Proposed Use	Site Proposer	Page No.
Portskewett						
CS0087	The Showground	Caldicot Castle, Portskewett	David Broome Equestrian Event Centre	Residential	Richborough Estates (Turley)	67
CS0251	Land at Bradbury Farm	Caerwent, Portskewett	Agriculture	Mixed Use: Residential (C3), Employment (B1/B2/B8), Retail (A1), Leisure (D1/Sui Generis)	Monmouthshire County Council Estates	71
Rogiet						
CS0134*	Land at Chestnut Grove	Rogiet	Vacant Land	Residential	Mr Alan Darlow (Asbri Planning)	80
CS0168	Land adjacent to Merlin Close	Rogiet	Agriculture	Residential	Mr N Park (Powells)	81
CS0253	Ifton Manor (Site A)	Rogiet	Agriculture	Mixed Use: Residential (C3), Employment (B1/B2/B8)	Taylor Wimpey PLC (Savills)	82
CS0254	Ifton Manor (Site B)	Rogiet	Agriculture	Open Space, Green Infrastructure, Active Travel Links, Drainage associated with proposed residential and employment to the north (Site A)	Taylor Wimpey PLC (Savills)	83

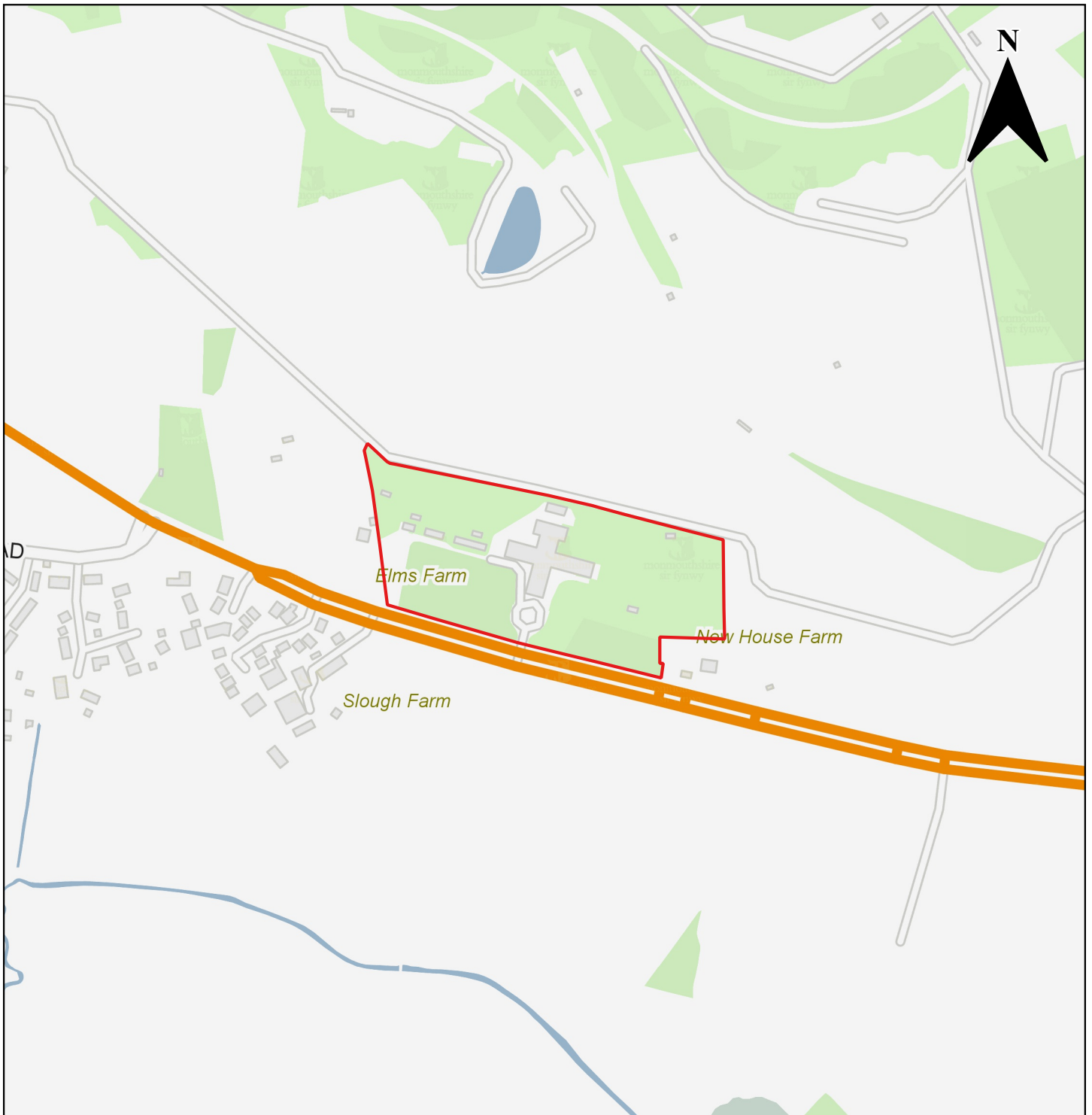
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Candidate Site Reference No.	Site Name	Electoral Ward	Current Use	Proposed Use	Site Proposer	Page No.
CS0255	Land adjacent to Ifton Industrial Estate	Rogiet	Parking area	Employment (B2/B8)	Amoco Investments Ltd. (Reading Agricultural Consultants)	84
CS0256	The Paddocks, Land adjacent to Rogiet Pool	Rogiet	Stables/Agriculture	Residential	Mr Tom Connors (Hayston Developments and Planning Ltd.)	85

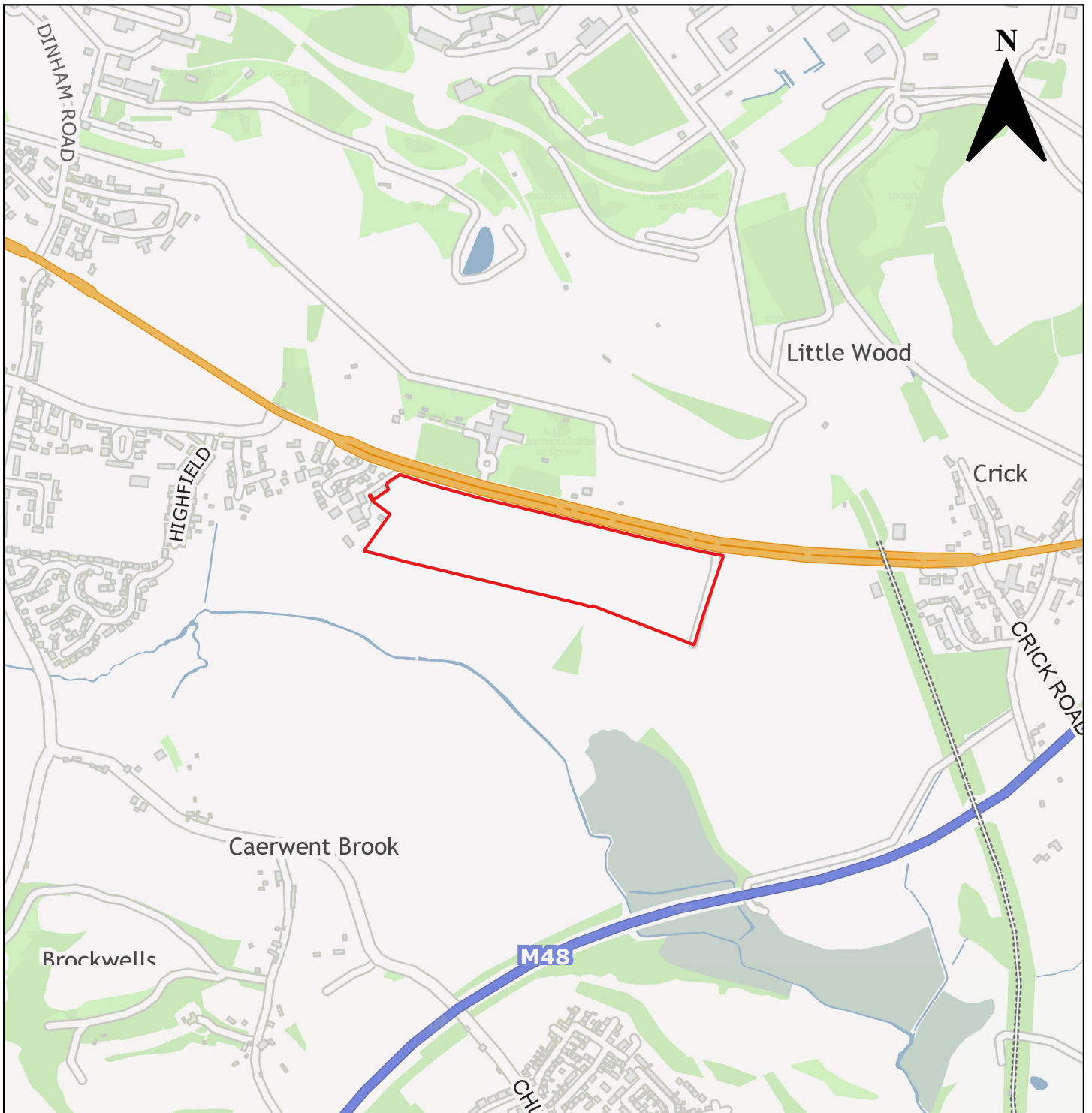
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Candidate Site Number	CS0009
Site Name	Land at former MoD Training Centre
Site Promoter	Redi 205 Ltd
Settlement	Caerwent
Ward	Caerwent
Proposed Use	Mixed Use: Residential (C3), Care (C2), Employment (B1), Community Use (D1)
Site Size in Hectares	4.2 ha

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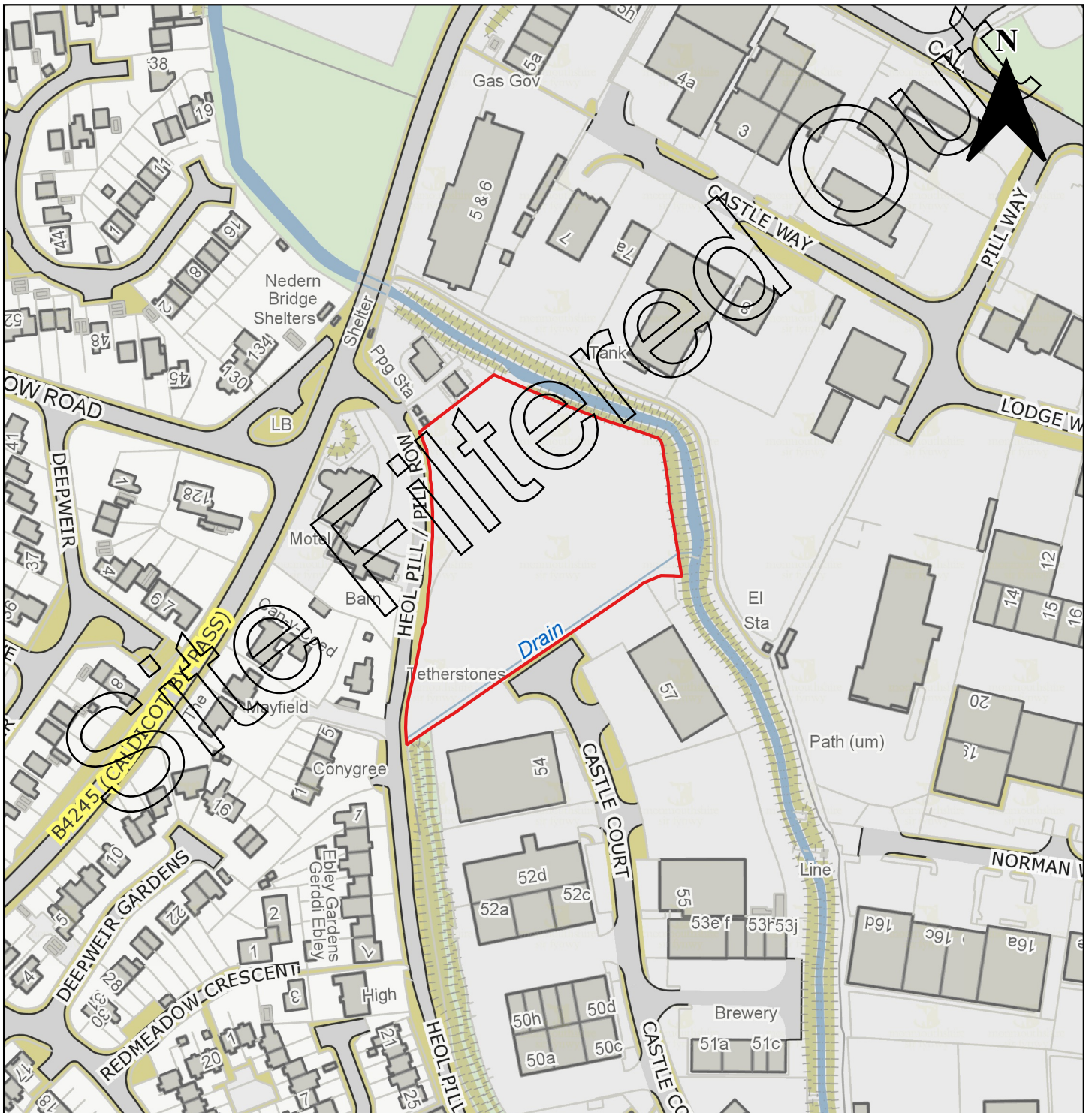
Candidate Site Number	CS0071
Site Name	Land at Slough Farm Caerwent
Site Promoter	Monmouthshire County Council Estates
Settlement	Caerwent
Ward	Caerwent
Proposed Use	Residential
Site Size in Hectares	7.58 ha

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Candidate Site Number	CS0002
Site Name	Land at the Sewage Works
Site Promoter	Mr Philip Jones
Settlement	Caldicot
Ward	West End
Proposed Use	Employment (B Use Classes)
Site Size in Hectares	10.02 ha

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Candidate Site Number	CS0007
Site Name	Land adjacent to Pill Row
Site Promoter	FI Real Estate Management Ltd
Settlement	Caldicot
Ward	Severn
Proposed Use	Employment (B1,B2 and B8)
Site Size in Hectares	0.92 ha

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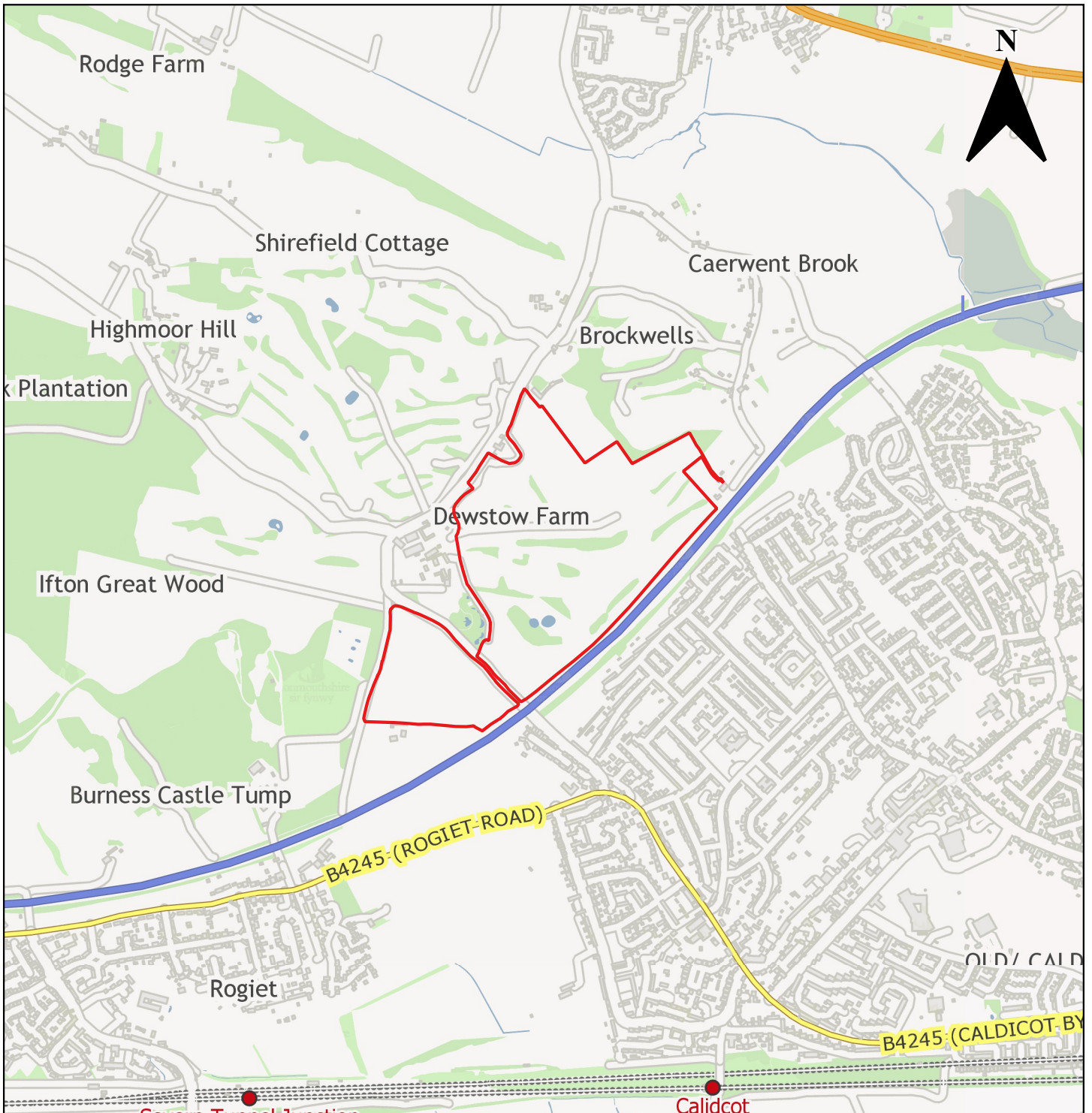
Candidate Site Number	CS0067
Site Name	Land east and west of Church Road
Site Promoter	Monmouthshire County Council Estates
Settlement	Caldicot
Ward	Caldicot Castle
Proposed Use	Residential
Site Size in Hectares	2.57 ha

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Candidate Site Number	CS0087
Site Name	The Showground
Site Promoter	Richborough Estates
Settlement	Caldicot
Ward	Caldicot Castle , Portskewett
Proposed Use	Residential
Site Size in Hectares	38.57 ha

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Candidate Site Number	CS0129
Site Name	Dewstow Village (Former Dewstow Golf Course)
Site Promoter	Redrow Homes
Settlement	Caldicot
Ward	Caldicot Castle
Proposed Use	Residential
Site Size in Hectares	37.07 ha

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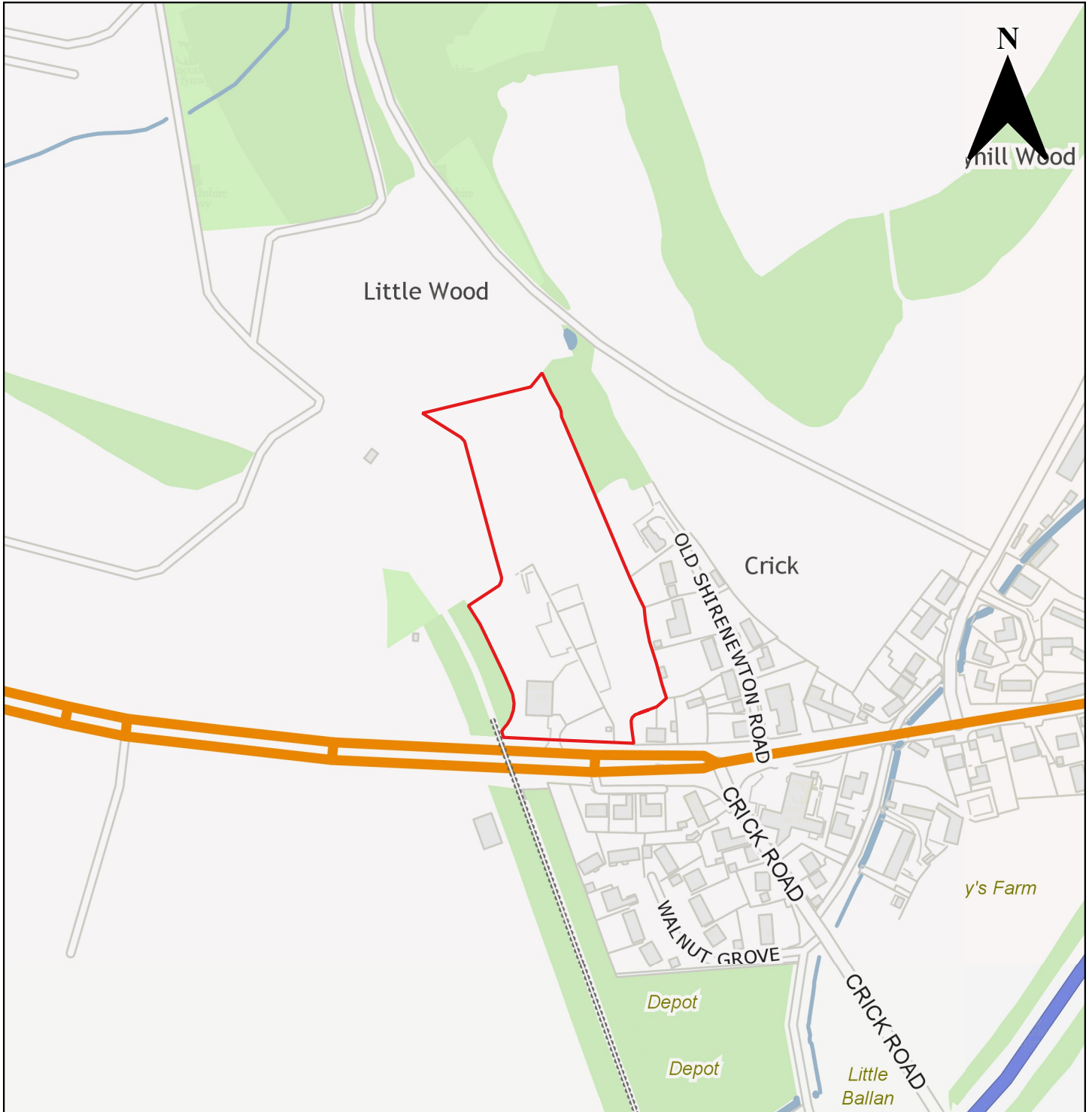
Candidate Site Number	CS0133
Site Name	Land at Garthalan Drive
Site Promoter	Llanhennock Investments
Settlement	Caldicot
Ward	Rogiet, West End
Proposed Use	Employment (B use classes/Sui Generis)
Site Size in Hectares	3.1 ha




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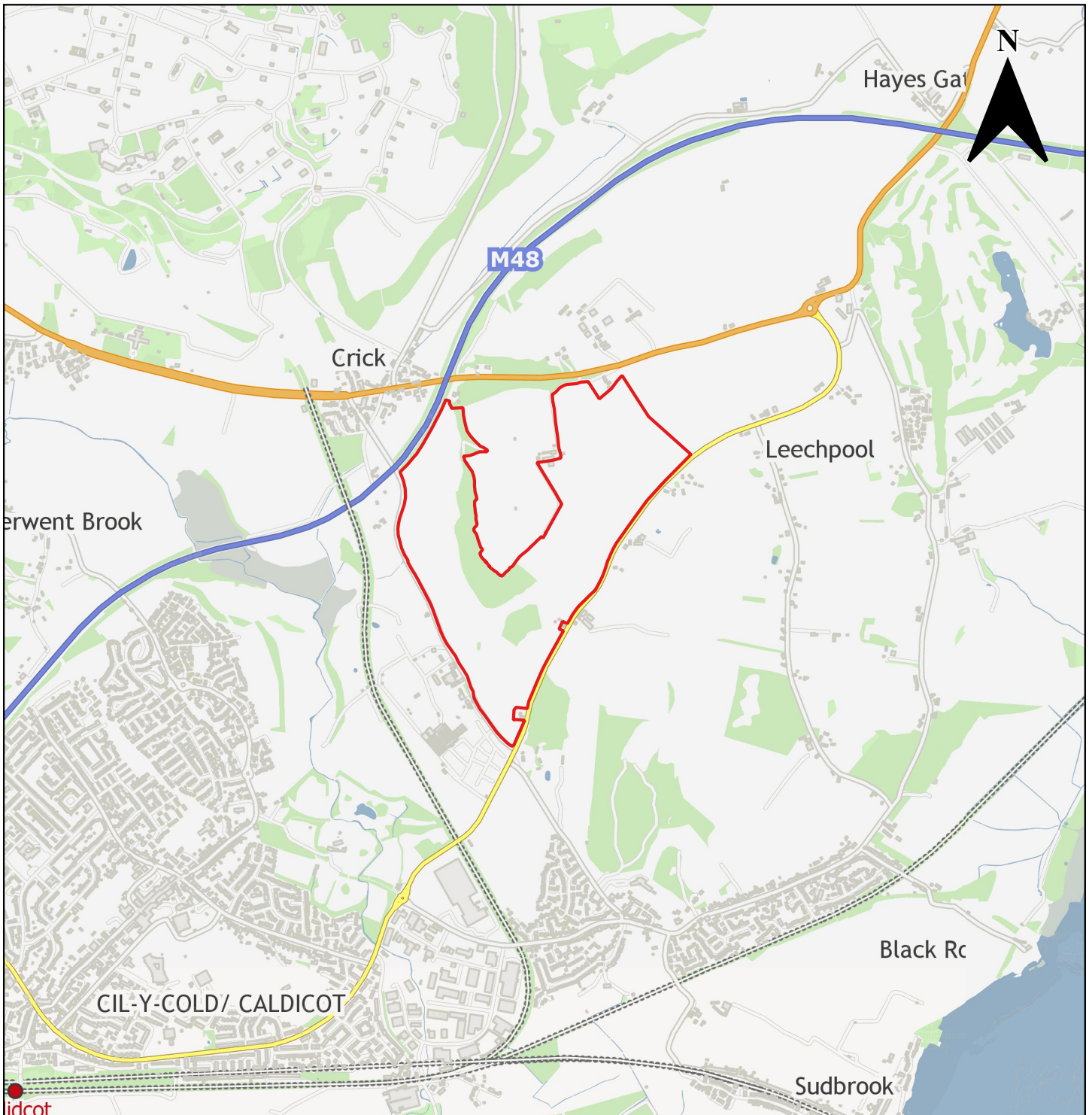
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Candidate Site Number	CS0091
Site Name	Caerwent Depot
Site Promoter	Axis Land Partnerships
Settlement	Crick
Ward	Caerwent
Proposed Use	Residential
Site Size in Hectares	2.44 ha

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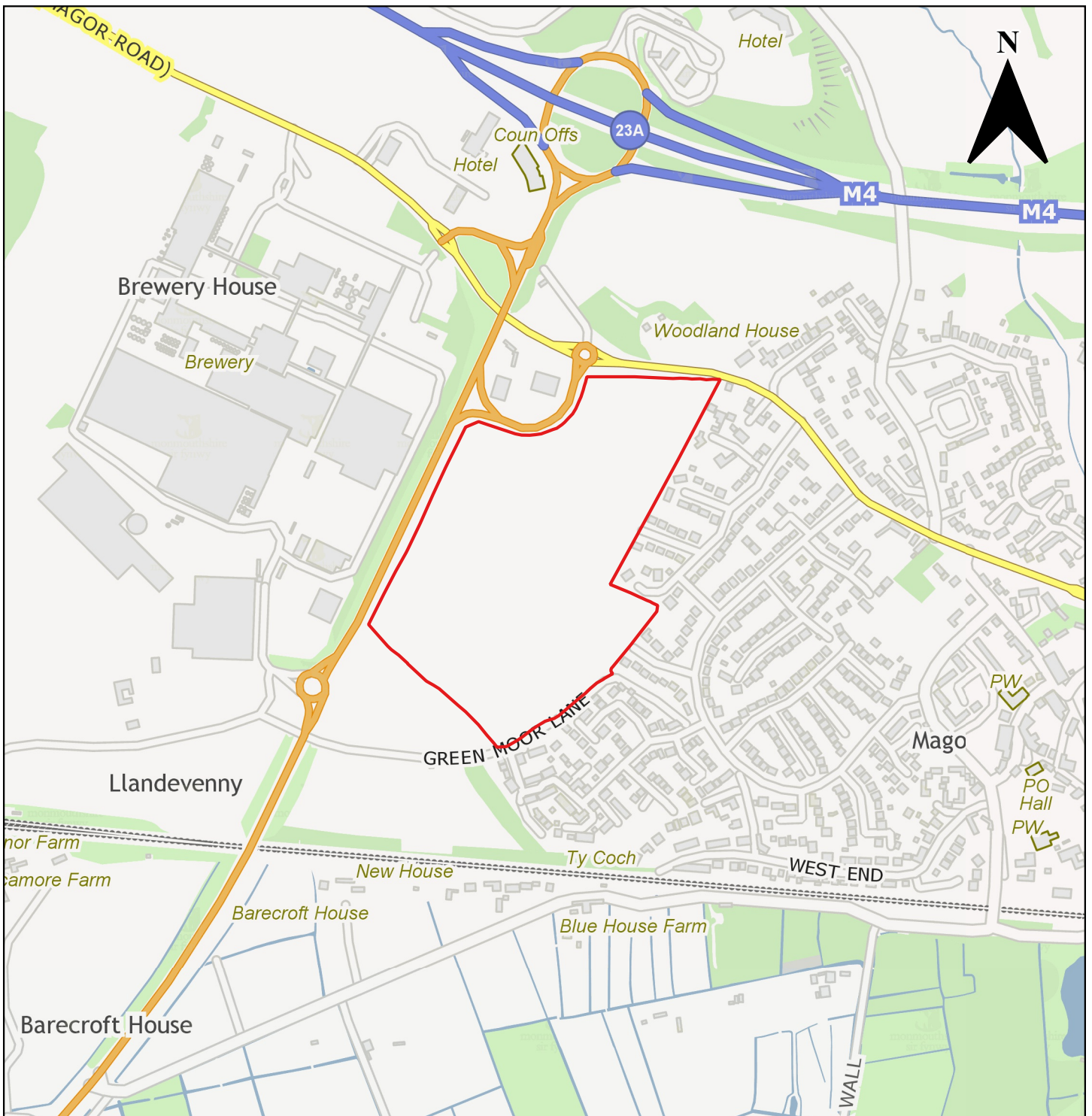
Candidate Site Number	CS0251
Site Name	Land at Bradbury Farm Crick
Site Promoter	Monmouthshire County Council Estates
Settlement	Crick
Ward	Portskewett, Caerwent ,
Proposed Use	Mixed Use: Residential (C3), Employment (B1/B2/B8) Retail, (A1), Leisure (D1, Sui Generis)
Site Size in Hectares	56 ha

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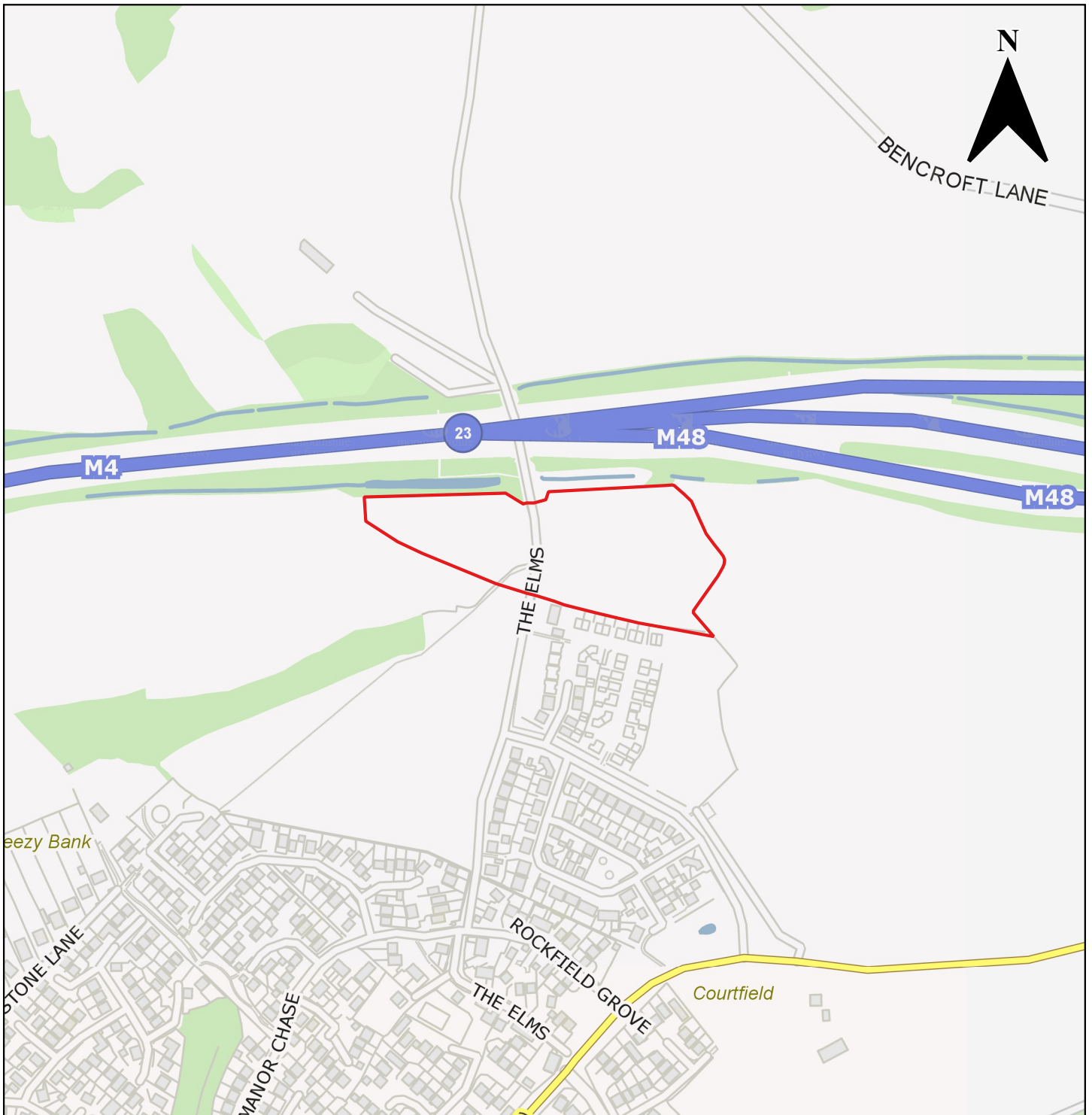
Candidate Site Number	CS0038
Site Name	Land to the west of Wales One Business Park
Site Promoter	The Executors of DG Harris
Settlement	Magor with Undy
Ward	Magor West
Proposed Use	Commercial (B1/B2/B8 Uses)
Site Size in Hectares	3.84 ha

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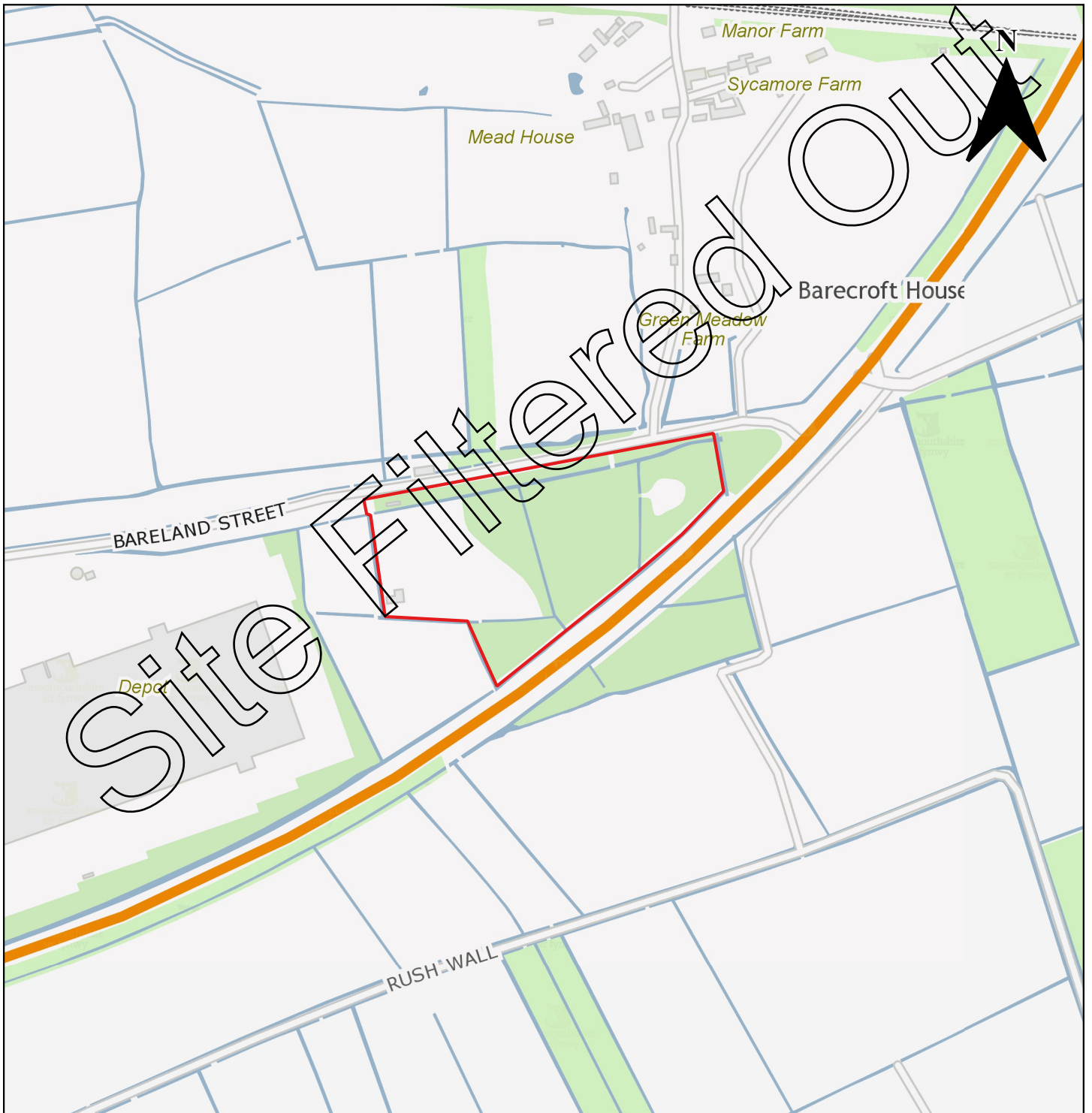
Candidate Site Number	CS0206
Site Name	Land south of Newport Road
Site Promoter	Edenstone Homes
Settlement	Magor with Undy
Ward	Magor West
Proposed Use	Residential and Residential Care Facility (C2)
Site Size in Hectares	12 ha

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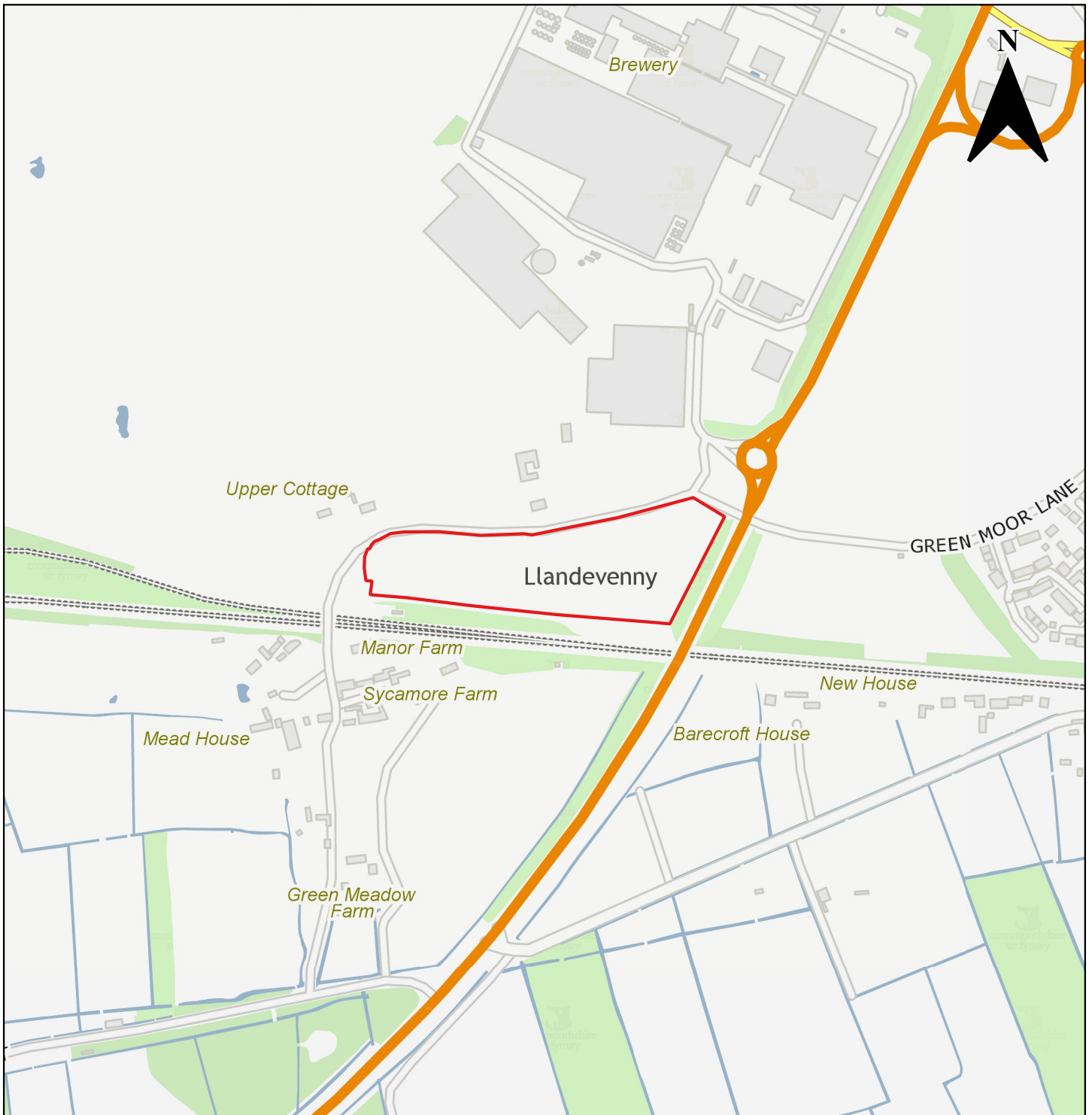
Candidate Site Number	CS0211
Site Name	Land at Rockfield Farm
Site Promoter	Monmouthshire County Council Estates
Settlement	Magor with Undy
Ward	Magor East with Undy
Proposed Use	Residential
Site Size in Hectares	2.17 ha

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Candidate Site Number	CS0227
Site Name	Land at Bareland Street
Site Promoter	The Conlin Estate
Settlement	Llandeveyney
Ward	Magor West
Proposed Use	Employment (B1/B8)
Site Size in Hectares	3.92 ha

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Candidate Site Number	CS0228
Site Name	Land off Green Moor Lane
Site Promoter	Mr P Williams
Settlement	Llandevenny
Ward	Magor West
Proposed Use	Employment (B1/B2/B8)
Site Size in Hectares	3.16 ha

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Candidate Site Number	CS0252
Site Name	Gwent Europark
Site Promoter	Studwelders Holdings Limited
Settlement	Magor with Undy
Ward	Magor West
Proposed Use	Employment (B1/B2/B8)
Site Size in Hectares	6.9 ha

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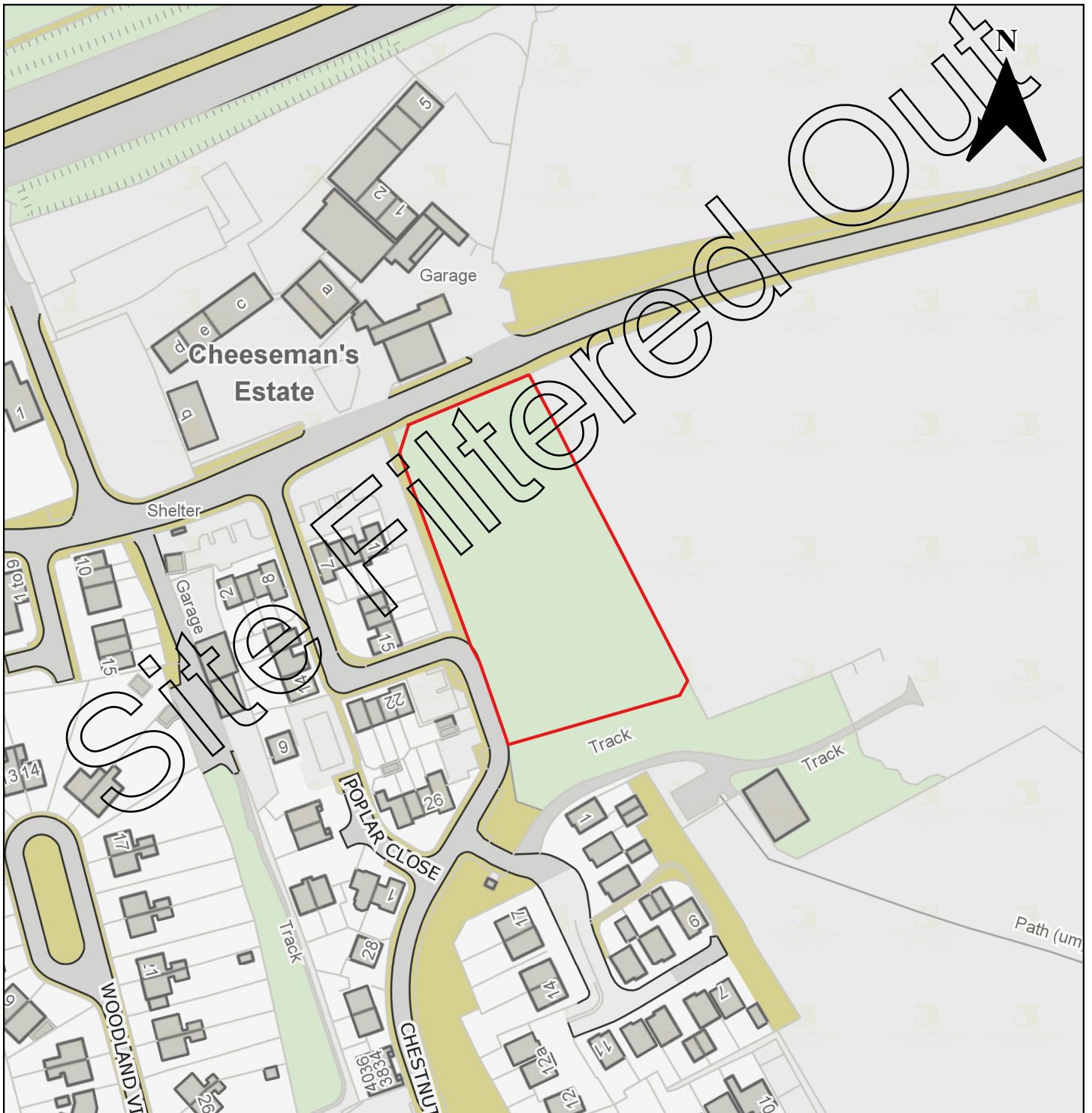
Candidate Site Number	CS0257
Site Name	Land at Former Tythe House
Site Promoter	GHR Developments Ltd
Settlement	Magor with Undy
Ward	Magor East with Undy
Proposed Use	Residential
Site Size in Hectares	0.4 ha

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Candidate Site Number	CS0258
Site Name	Quay Point (land south of Magor Brewery)
Site Promoter	Budweiser Brewing Group
Settlement	Magor with Undy
Ward	Magor West
Proposed Use	Employment (B2/B8)
Site Size in Hectares	19.6 ha

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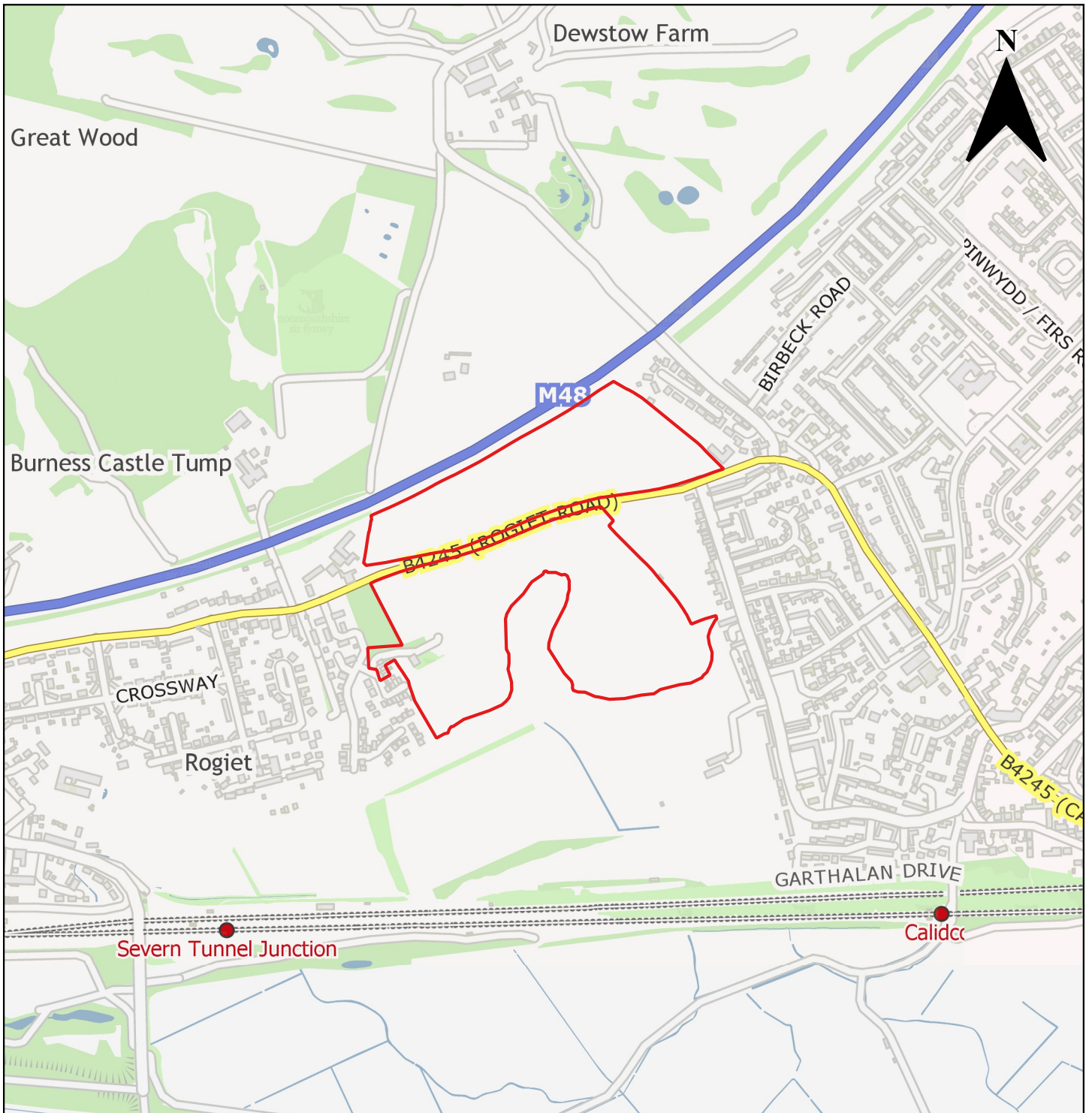
Candidate Site Number	CS0134
Site Name	Land at Chestnut Grove
Site Promoter	Mr Alan Darlow
Settlement	Rogiet
Ward	Rogiet
Proposed Use	Residential
Site Size in Hectares	0.52 ha

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Candidate Site Number	CS0168
Site Name	Land adjacent to Merlin Close
Site Promoter	Mr N Park
Settlement	Rogiet
Ward	Rogiet
Proposed Use	Residential
Site Size in Hectares	3.6 ha

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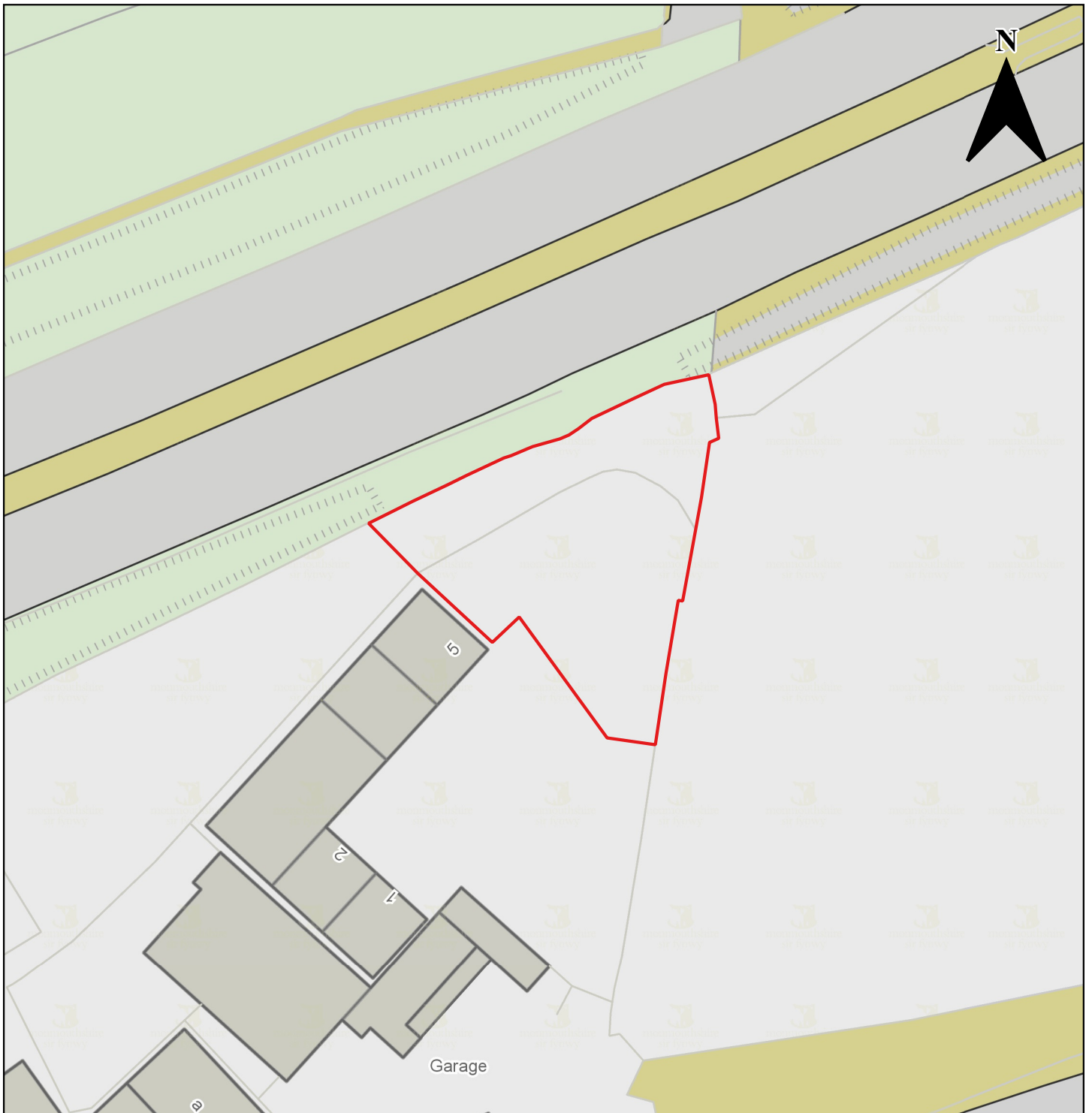
Candidate Site Number	CS0253
Site Name	Ifton Manor Farm (Site A)
Site Promoter	Taylor Wimpey PLC
Settlement	Rogiet
Ward	Rogiet
Proposed Use	Mixed Use: Residential (C3), Employment (B1/B2/B8)
Site Size in Hectares	19.52 ha

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Candidate Site Number	CS0254
Site Name	Ifton Manor Farm (Site B)
Site Promoter	Taylor Wimpey PLC
Settlement	Rogiet
Ward	Rogiet
Proposed Use	Open Space, Green Infrastructure, Active Travel Links, Drainage associated with proposed residential and employment to the north (Site A)
Site Size in Hectares	15.29 ha

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Candidate Site Number	CS0255
Site Name	Land adjacent to Ifton Industrial Estate
Site Promoter	Mr Andrew Mould
Settlement	Rogiet
Ward	Rogiet
Proposed Use	Employment (B2/B8)
Site Size in Hectares	0.1 ha

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Candidate Site Number	CS0256
Site Name	The Paddocks, Land adjacent to Rogiet Pool
Site Promoter	Mr Tom Connors
Settlement	Rogiet
Ward	Rogiet
Proposed Use	Residential
Site Size in Hectares	0.19 ha

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