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Monmouthshire
Replacement Local Development Plan

Candidate Sites Register

July 2023

1. Introduction

- 1.1 As part of the replacement plan preparation process, the Council invited land-owners, developers and the public to put forward 'candidate sites' to be considered for development, redevelopment or protection in the Monmouthshire Replacement Local Development Plan (RLDP).
- 1.2 Stage 1 of this process involved an Initial Call for Candidate Sites for a 16-week period from the 30th July 2018 to 19th November 2018. The purpose of inviting candidate site submissions at this stage 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 and 16 sites were submitted for protection.
- 1.3 The candidate sites submitted for development/redevelopment during the Initial Call for Candidate Sites were subject to a high-level assessment and a Review of Candidate Sites against the Preferred Strategy (June 2021) was prepared to identify which sites were considered to be in conformity with the Strategy.
- 1.4 Stage 2 of this process involved a Second Call for Candidate Sites which took place alongside the consultation on the Preferred Strategy for a 9-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 that accord with the Preferred Strategy and satisfied the high-level assessment.
- 1.5 The Second Call for Candidate Sites generated a total of 159 candidate site submissions for development/redevelopment for a range of uses, including residential, employment and recreation uses. A total of 20 candidate sites for protection have been submitted during both calls for sites. Candidate sites submitted for protection during the Initial Call have been kept in the register and will be given further consideration during the preparation of the Deposit Plan.
- 1.6 All sites submitted during the Second Call for Candidate Sites have been published in the Candidate Sites Register which updates and replaces the register published following the Initial Call for Candidate Sites. Sites that were not resubmitted following the Initial Call for Candidate Sites are not included in the updated Register. It is important to note that the submission of a candidate site and its inclusion in the Register should not be interpreted as a commitment that such sites will be taken forward into the RLDP. Not all Candidate Sites submitted for development will be needed to meet our future growth requirement.

- 1.7 The Register provides a location map of each candidate site, together with basic site information including a unique reference number, site name, site proposer, ward, settlement and, where appropriate, current use, proposed use and size in hectares. It should be noted that all information and site boundaries in the Register are as stated in the submissions received. The sites are arranged by settlement in the Register.

Candidate Sites Register Consultation and Assessment

- 1.8 As part of the Preferred Strategy consultation 5th December 2022 to 30th January 2023, we invited comments on the candidate sites listed in the Candidate Sites Register which sets out the sites submitted during the Second Call for Candidate Sites. Consultation comments can be viewed in the **Initial Consultation Report: Preferred Strategy and Candidate Sites Register (October 2024)**.
- 1.9 In accordance with the **Candidate Sites Assessment Methodology (updated July 2023)**, the candidate sites listed for development and protection in the register have been subject to a Candidate Site Assessment which has identified those sites that have progressed to the Deposit Plan. These findings are outlined in the **Candidate Assessment Report 2024**. These documents should be read alongside the Candidate Sites Register.

2. Glossary

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

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

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

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

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

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

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

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

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

Use Class C2 – Comprises residential institutions including residential care homes, hospitals and nursing homes.

Use Class C3 – Comprises dwelling houses.

Use Class D1 – Comprises non-residential institutions including clinics, health centres, schools, nurseries and places of worship.

Use Class D2 – Comprises leisure uses including cinemas and indoor and outdoor sports and recreation.

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

Sui Generis – Certain uses do not fall within any use class and are considered a ‘unique use’. Such uses include theatres, petrol filling stations, and car showrooms.

Other Terms:

DES2 Areas of Amenity Importance – Are formal and informal green spaces which are considered to contribute to the amenity of an area for reasons including biodiversity and nature conservation interests, the conservation of the historic environment, landscape character and recreational value. Further information is set out in Policy DES2: Areas of Amenity Importance of the adopted Local Development Plan <https://www.monmouthshire.gov.uk/app/uploads/2017/05/Adopted-Local-Development-Plan-with-PDF-tags.pdf>

‘Natural Flood Management’ – Natural Resources Wales defines Natural Flood Management as a means of working with natural processes by implementing nature-based interventions to help reduce the risk of flooding. Examples include restoring peat moorlands, re-meandering rivers, targeted woodland planting and improving floodplain connectivity all help to reduce the flood risk.

SUDs: Sustainable Drainage Systems - A sustainable drainage system is designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges. Taking account of water quantity (flooding), water quality (pollution), biodiversity (wildlife and plants) and amenity. Further details can be found on the Council’s website site at <https://www.monmouthshire.gov.uk/sab/>