

### 3. Index of Candidate Sites for Development/Redevelopment

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| Candidate Site Reference No.   | Site Name                          | Electoral Ward               | Current Use                          | Proposed Use                                                               | Site Proposer                              | Page No. |
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| <b>Caerwent</b>                |                                    |                              |                                      |                                                                            |                                            |          |
| <a href="#"><u>CS0009</u></a>  | 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       |
| <a href="#"><u>CS0071</u></a>  | Land at Slough Farm                | Caerwent                     | Agriculture                          | Residential                                                                | Monmouthshire County Council Estates       | 63       |
| <b>Caldicot</b>                |                                    |                              |                                      |                                                                            |                                            |          |
| <a href="#"><u>CS0002*</u></a> | Land at the sewage works           | West End                     | Agriculture                          | Employment (B Use Classes)                                                 | Mr Phil Jones                              | 64       |
| <a href="#"><u>CS0007*</u></a> | Land adjacent to Pill Row          | Severn                       | Grassland                            | Employment (B1/B2/B8)                                                      | MFI Real Estate Management Ltd. (Plan Red) | 65       |
| <a href="#"><u>CS0067</u></a>  | Land east and west of Church Road  | Caldicot Castle              | Agriculture                          | Residential                                                                | Monmouthshire County Council Estates       | 66       |
| <a href="#"><u>CS0087</u></a>  | 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. |
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| <a href="#">CS0129</a>       | Dewstow Village, Former Dewstow Golf Course | Caldicot Castle       | Former Golf club/ Agriculture                               | Residential                                                                               | Redrow Homes Ltd. (Lichfields)                   | 68       |
| <a href="#">CS0133</a> *     | Land at Garthalan Drive                     | Rogiet, West End      | Vacant Brownfield land                                      | Employment (B Use Classes/Sui Generis)                                                    | Llanhennock Investments (Asbri Planning)         | 69       |
| <b>Crick</b>                 |                                             |                       |                                                             |                                                                                           |                                                  |          |
| <a href="#">CS0091</a>       | Caerwent Depot                              | Caerwent              | Vacant Brownfield Land                                      | Residential                                                                               | Axis Land Partnerships                           | 70       |
| <a href="#">CS0251</a>       | 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       |
| <b>Magor with Undy</b>       |                                             |                       |                                                             |                                                                                           |                                                  |          |
| <a href="#">CS0038</a>       | 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       |
| <a href="#">CS0206</a>       | 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. |
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| <a href="#">CS0211</a>       | Land at Rockfield Farm                   | Magor East with Undy | Agriculture                                                 | Residential           | Monmouthshire County Council Estates     | 74       |
| <a href="#">CS0227</a> *     | Land at Bareland Street                  | Magor West           | Agriculture (Identified Industrial and Business Site SAE1c) | Employment (B1/B8)    | The Conlin Estate (DJP Newland Rennie)   | 75       |
| <a href="#">CS0228</a>       | 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       |
| <a href="#">CS0252</a> *     | Gwent Europark                           | Magor West           | Agriculture (Identified Industrial and Business Site SAE1c) | Employment (B1/B2/B8) | Studwelders Holdings Ltd. (LRJ Planning) | 77       |
| <a href="#">CS0257</a> *     | Land at Former Tythe House               | Magor East with Undy | Vacant land                                                 | Residential           | GHR Developments Ltd. (Barton Willmore)  | 78       |
| <a href="#">CS0258</a>       | 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. |
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| <b>Portskewett</b>           |                               |                              |                                      |                                                                                                                                           |                                      |          |
| <a href="#">CS0087</a>       | The Showground                | Caldicot Castle, Portskewett | David Broome Equestrian Event Centre | Residential                                                                                                                               | Richborough Estates (Turley)         | 67       |
| <a href="#">CS0251</a>       | 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       |
| <b>Rogiet</b>                |                               |                              |                                      |                                                                                                                                           |                                      |          |
| <a href="#">CS0134*</a>      | Land at Chestnut Grove        | Rogiet                       | Vacant Land                          | Residential                                                                                                                               | Mr Alan Darlow (Asbri Planning)      | 80       |
| <a href="#">CS0168</a>       | Land adjacent to Merlin Close | Rogiet                       | Agriculture                          | Residential                                                                                                                               | Mr N Park (Powells)                  | 81       |
| <a href="#">CS0253</a>       | Ifton Manor (Site A)          | Rogiet                       | Agriculture                          | Mixed Use: Residential (C3), Employment (B1/B2/B8)                                                                                        | Taylor Wimpey PLC (Savills)          | 82       |
| <a href="#">CS0254</a>       | 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       |

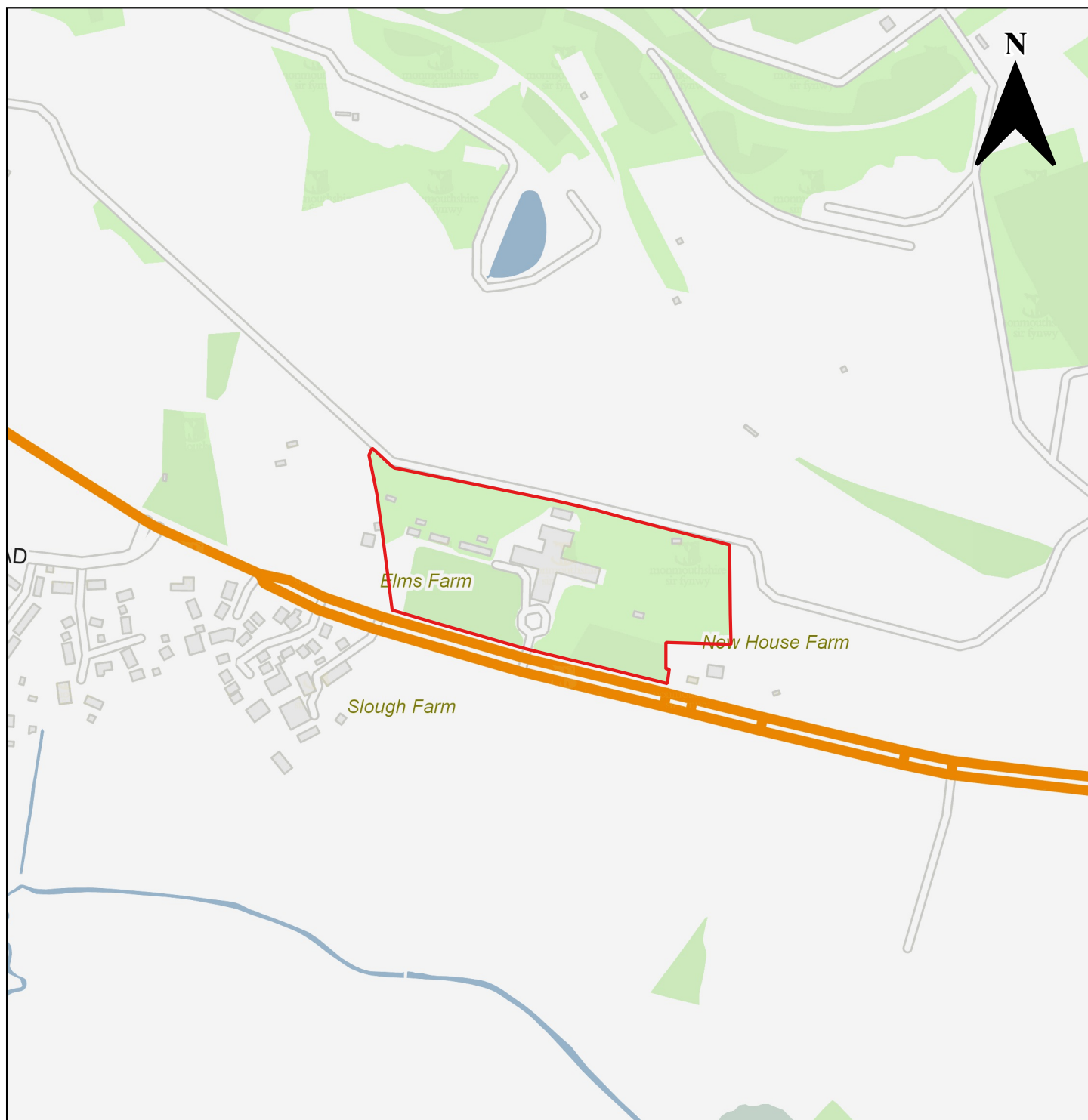
\*Sites that have been Filtered Out of the process and are not progressing to Stage 3A Candidate Site Assessment.

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. |
|------------------------------|-----------------------------------------------|----------------|---------------------|--------------------|--------------------------------------------------------------|----------|
| <a href="#">CS0255</a>       | Land adjacent to Ifton Industrial Estate      | Rogiet         | Parking area        | Employment (B2/B8) | Amoco Investments Ltd.<br>(Reading Agricultural Consultants) | 84       |
| <a href="#">CS0256</a>       | The Paddocks,<br>Land adjacent to Rogiet Pool | Rogiet         | Stables/Agriculture | Residential        | Mr Tom Connors<br>(Hayston Developments and Planning Ltd.)   | 85       |

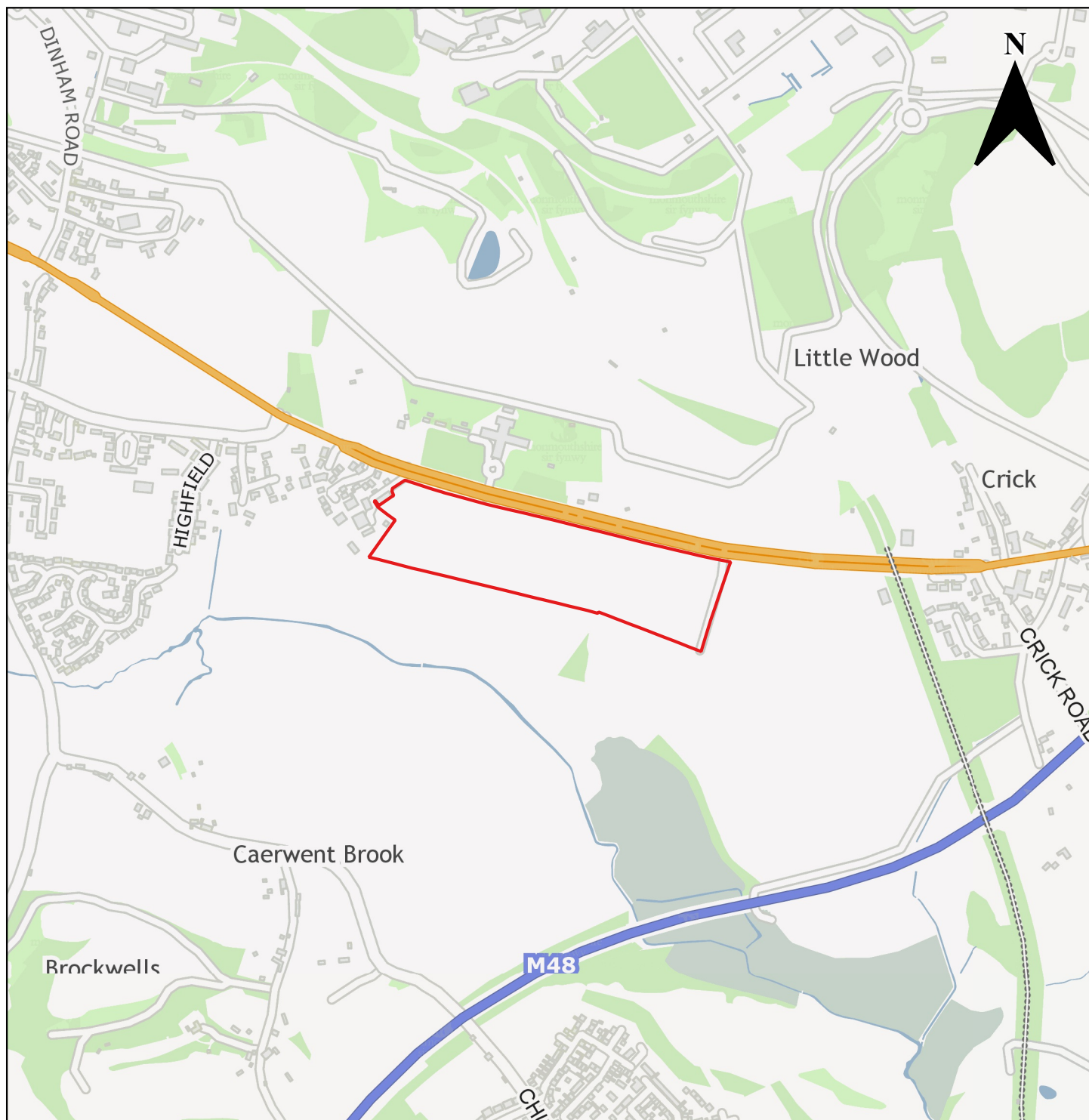
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|                       |                                                                             |
|-----------------------|-----------------------------------------------------------------------------|
| Candidate Site Number | CS0009                                                                      |
| 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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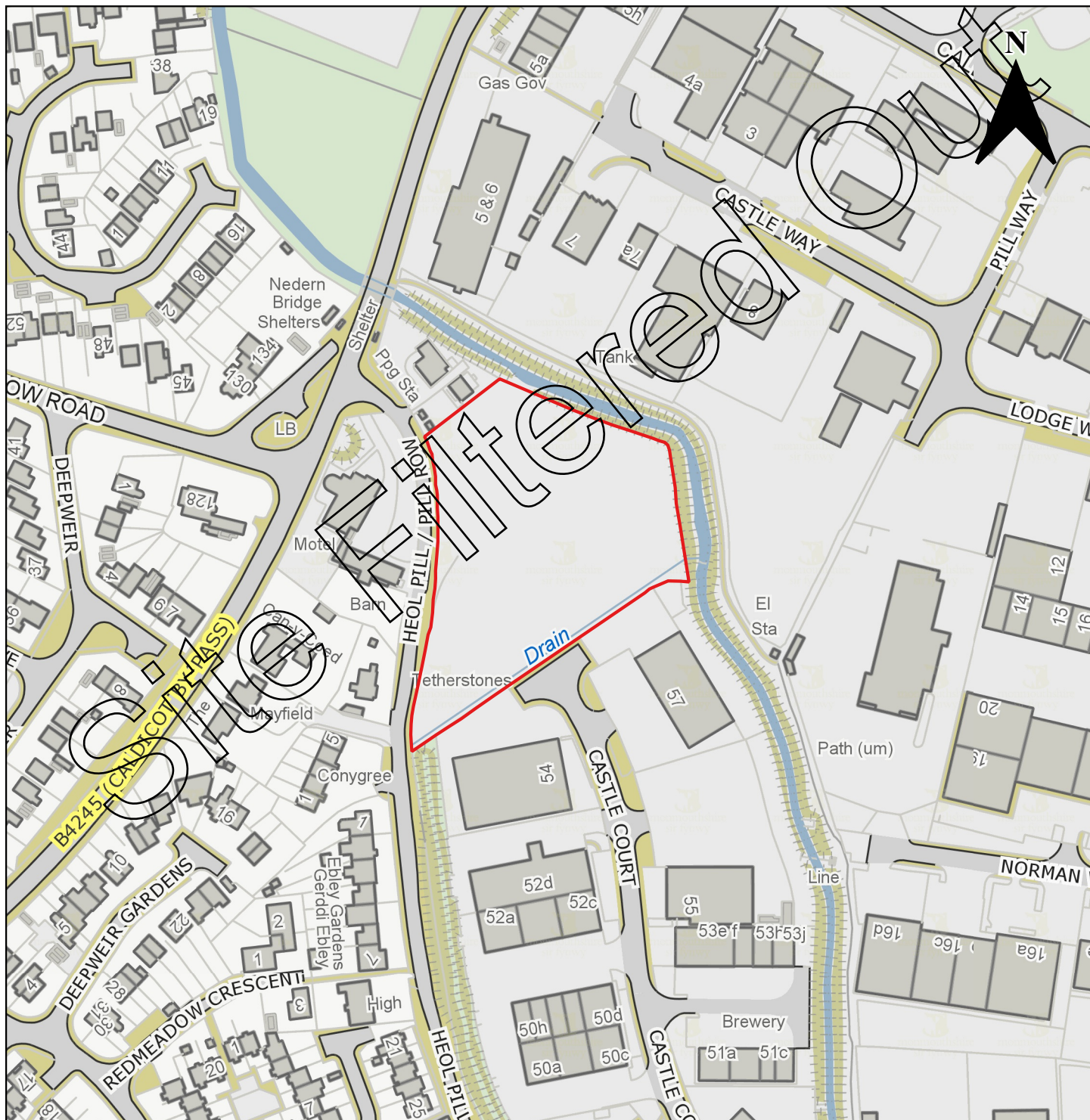
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| Candidate Site Number | CS0071                               |
| Site Name             | Land at Slough Farm Caerwent         |
| Site Promoter         | Monmouthshire County Council Estates |
| Settlement            | Caerwent                             |
| 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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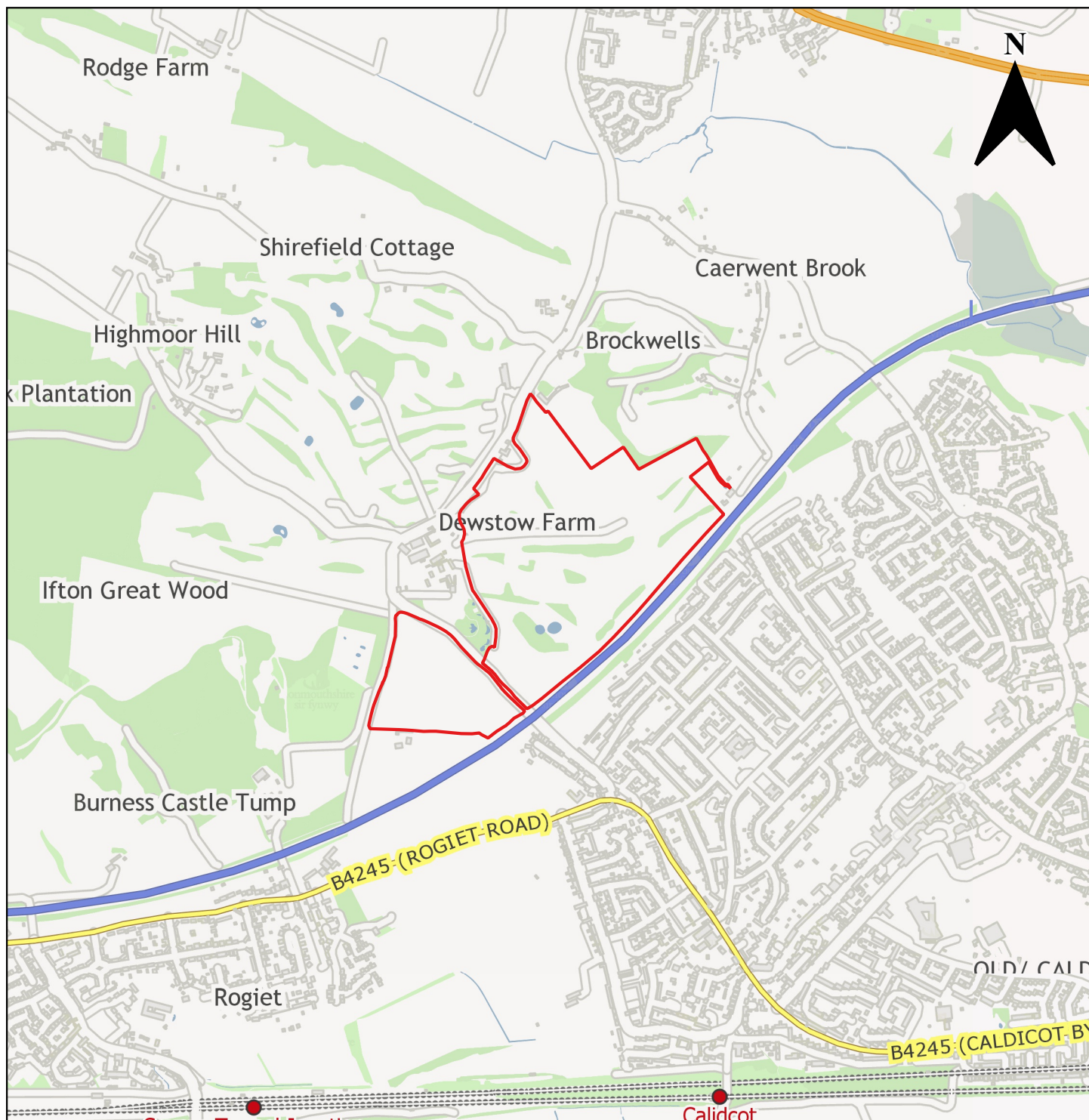
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| Candidate Site Number | CS0067                               |
| Site Name             | Land east and west of Church Road    |
| Site Promoter         | Monmouthshire County Council Estates |
| Settlement            | Caldicot                             |
| 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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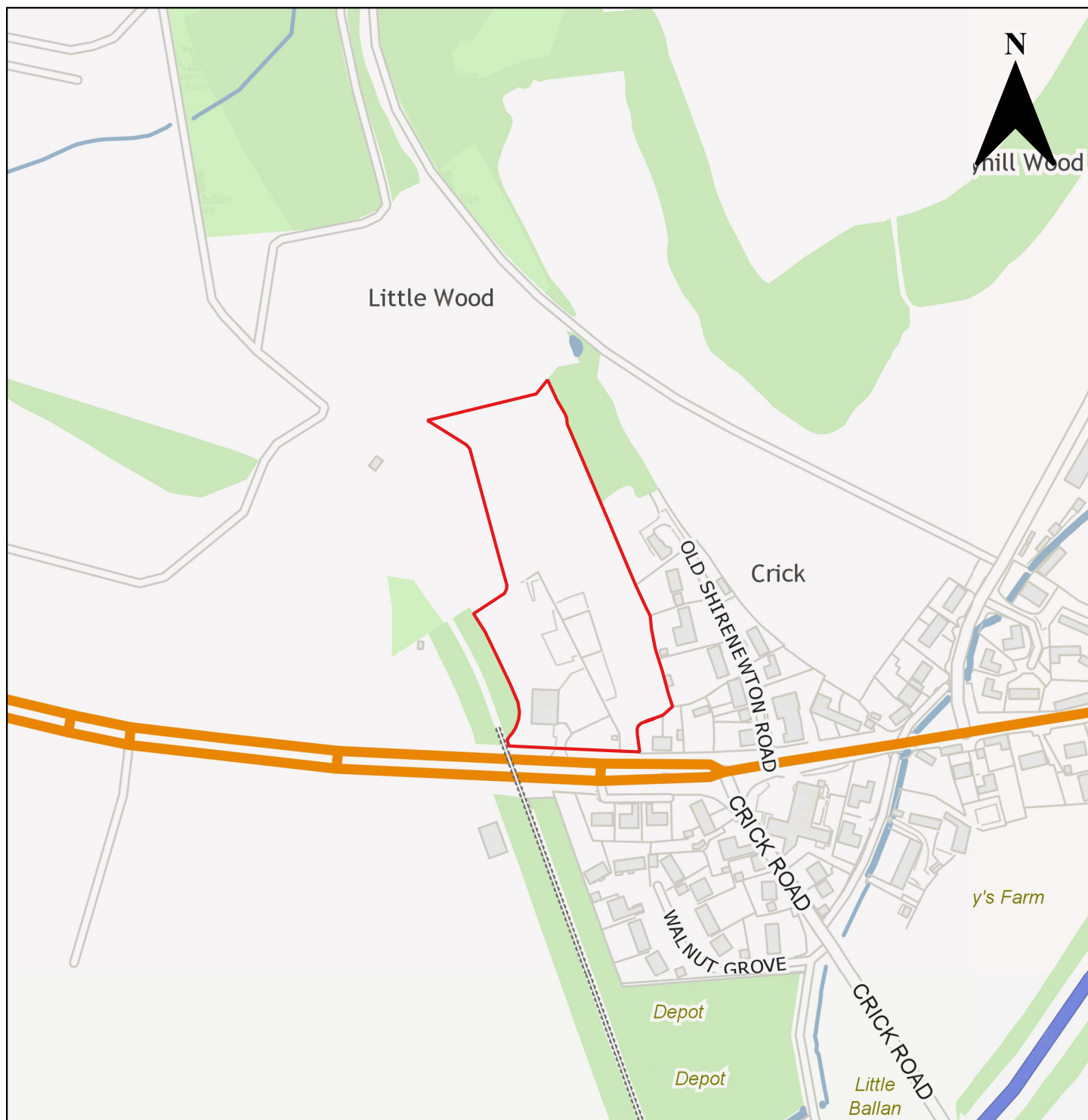
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| Candidate Site Number | CS0129                                       |
| Site Name             | Dewstow Village (Former Dewstow Golf Course) |
| Site Promoter         | Redrow Homes                                 |
| Settlement            | Caldicot                                     |
| Ward                  | Caldicot Castle                              |
| Proposed Use          | Residential                                  |
| Site Size in Hectares | 37.07 ha                                     |

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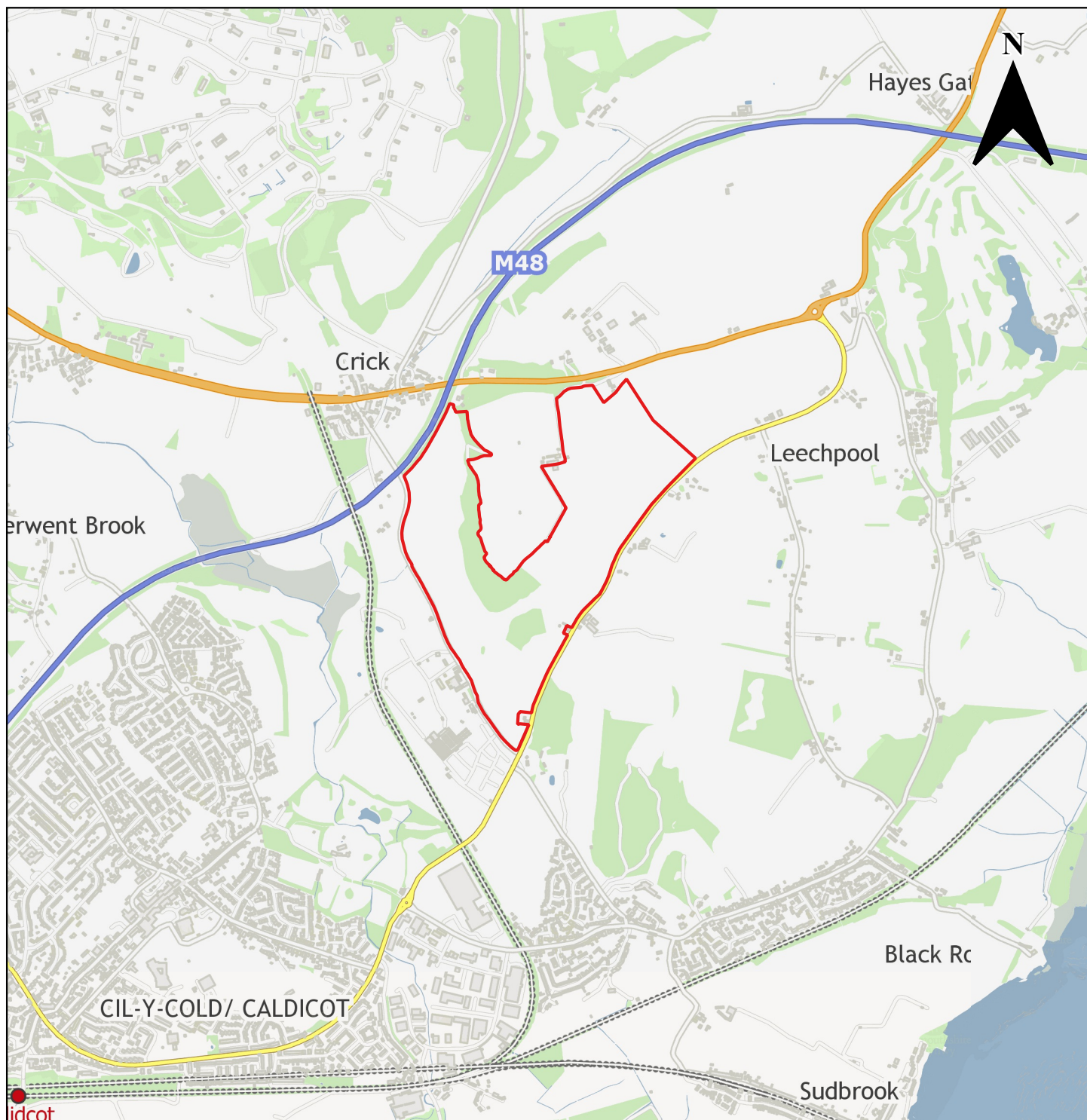
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| Candidate Site Number | CS0133                                 |
| Site Name             | Land at Garthalan Drive                |
| Site Promoter         | Llanhennock Investments                |
| Settlement            | Caldicot            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

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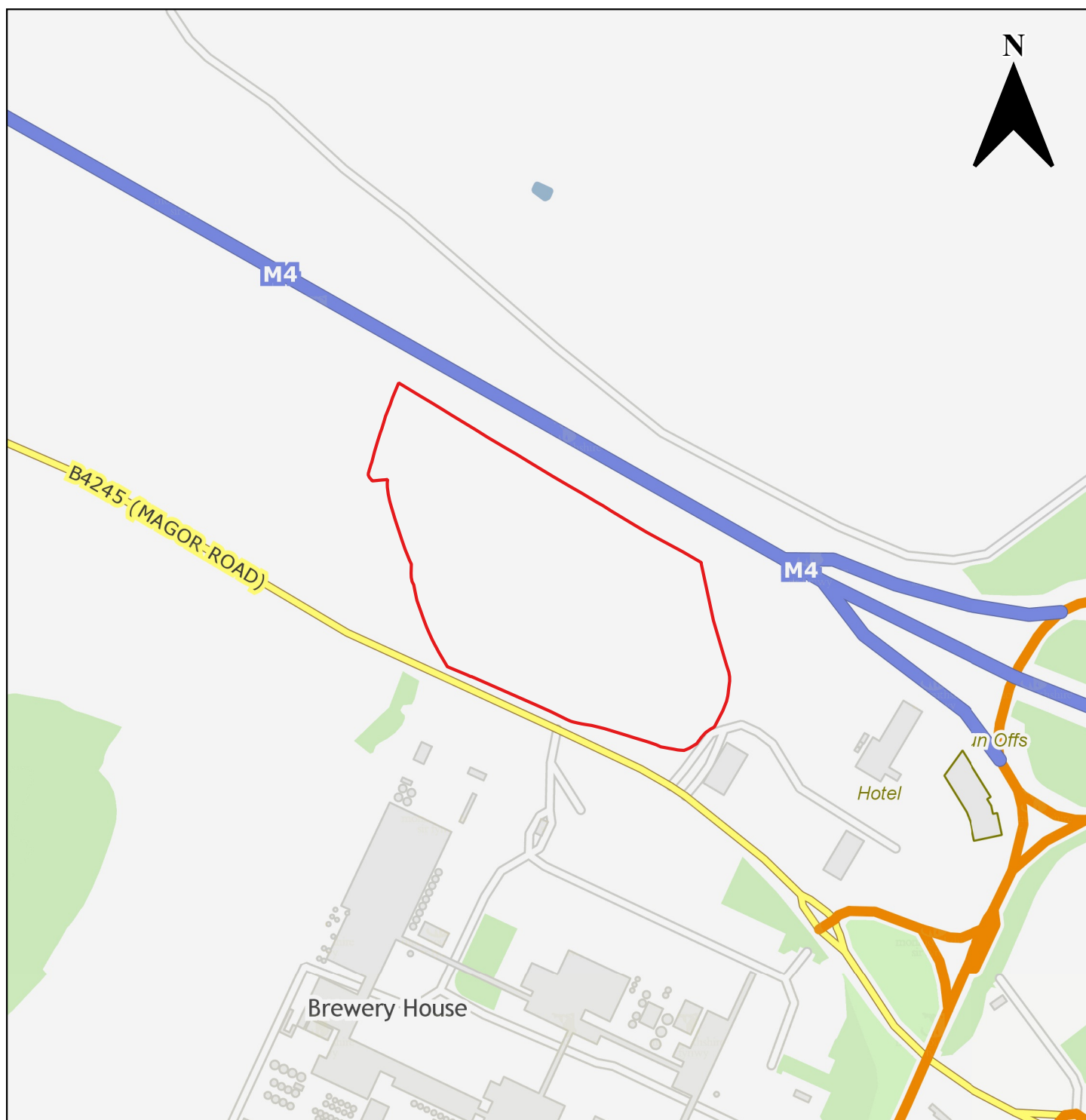
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| Candidate Site Number | CS0091                 |
| Site Name             | Caerwent Depot         |
| Site Promoter         | Axis Land Partnerships |
| Settlement            | Crick                  |
| Ward                  | Caerwent               |
| 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 | 29.1 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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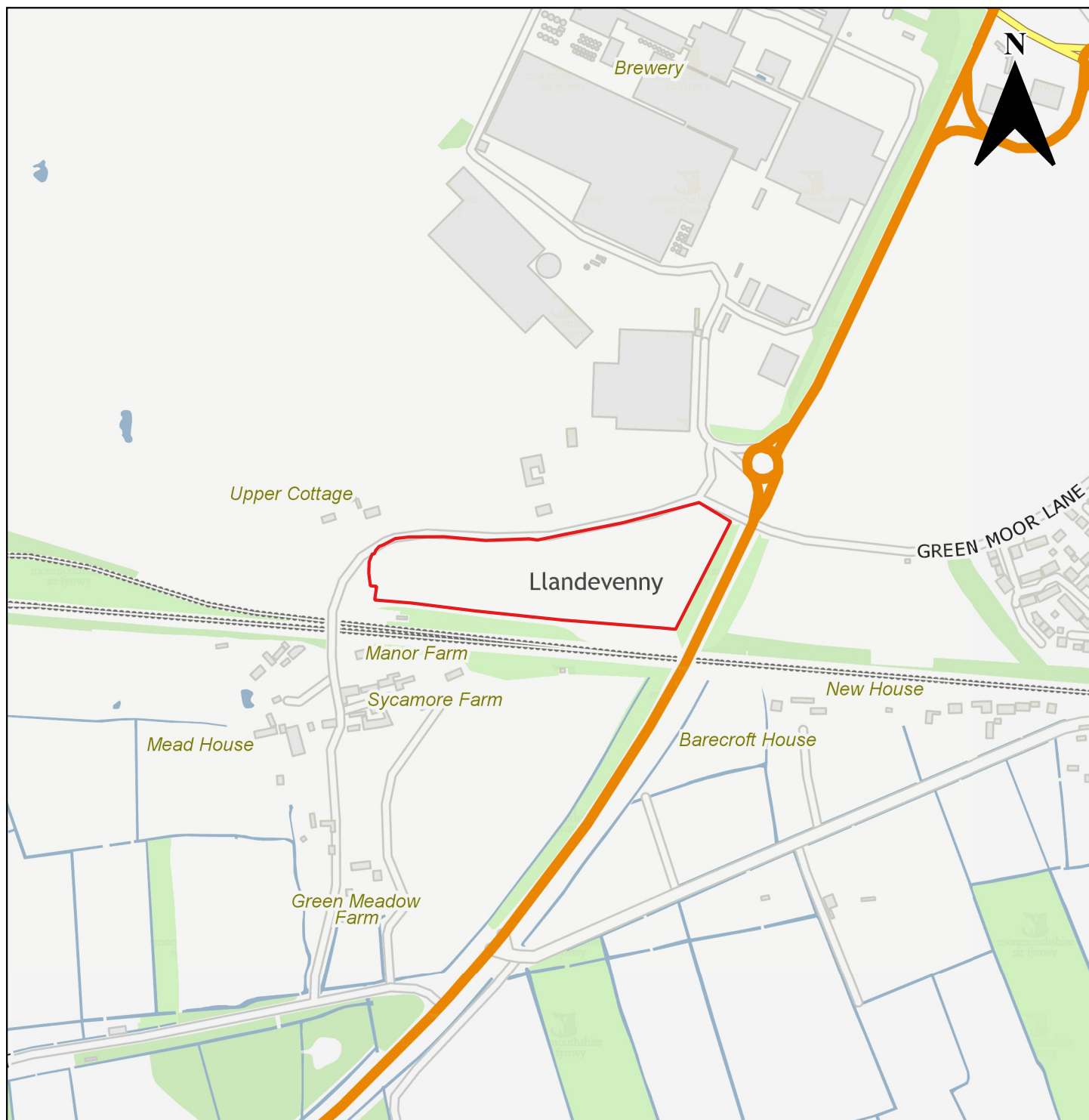
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| Candidate Site Number | CS0211                               |
| Site Name             | Land at Rockfield Farm               |
| Site Promoter         | Monmouthshire County Council Estates |
| Settlement            | Magor with Undy                      |
| 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            | Llandeenny              |
| 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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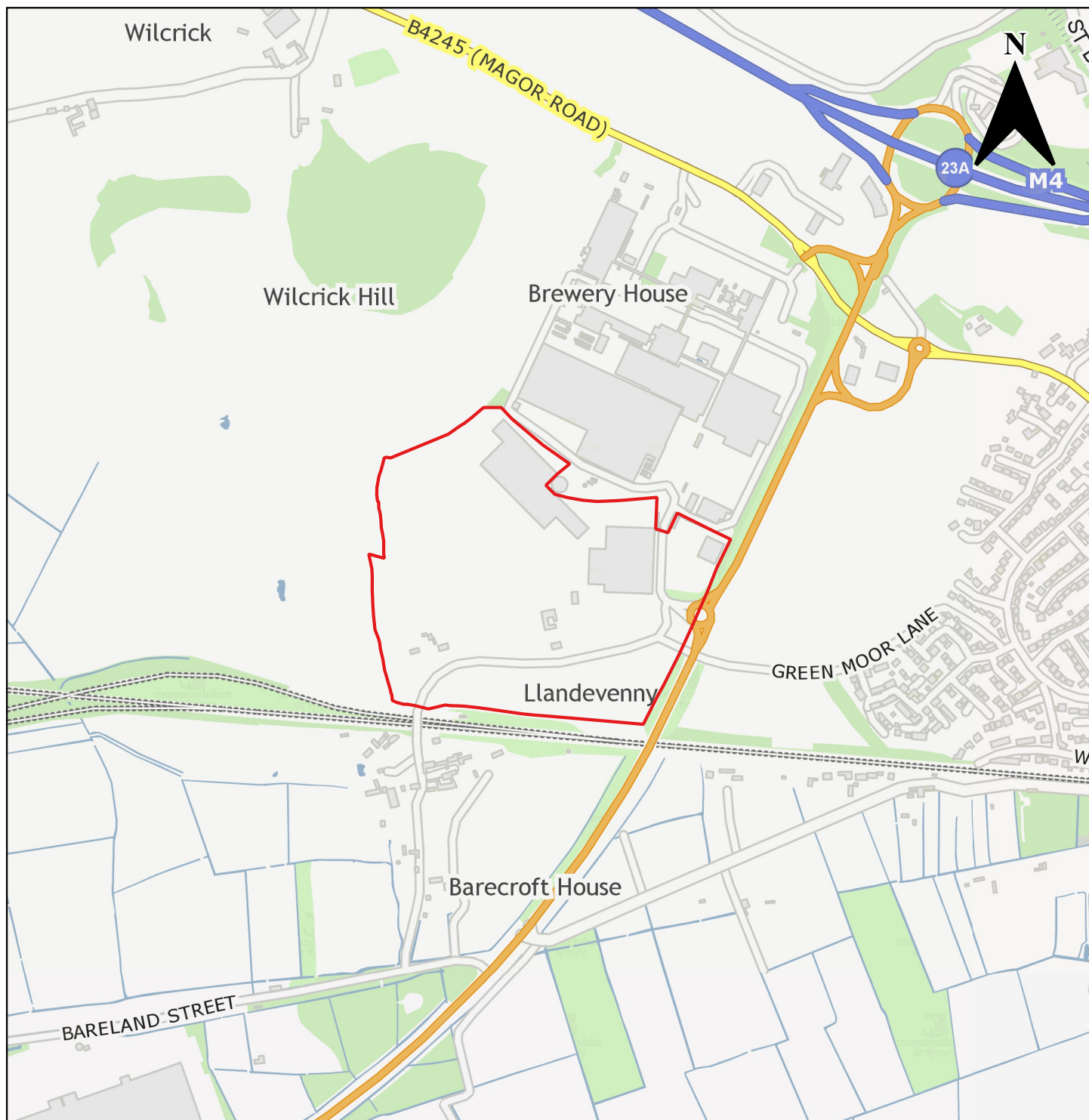
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| Candidate Site Number | CS0252                       |
| Site Name             | Gwent Europark               |
| Site Promoter         | Studwelders Holdings Limited |
| Settlement            | Magor with Undy              |
| Ward                  | Magor West                   |
| Proposed Use          | Employment (B1/B2/B8)        |
| Site Size in Hectares | 6.9 ha                       |

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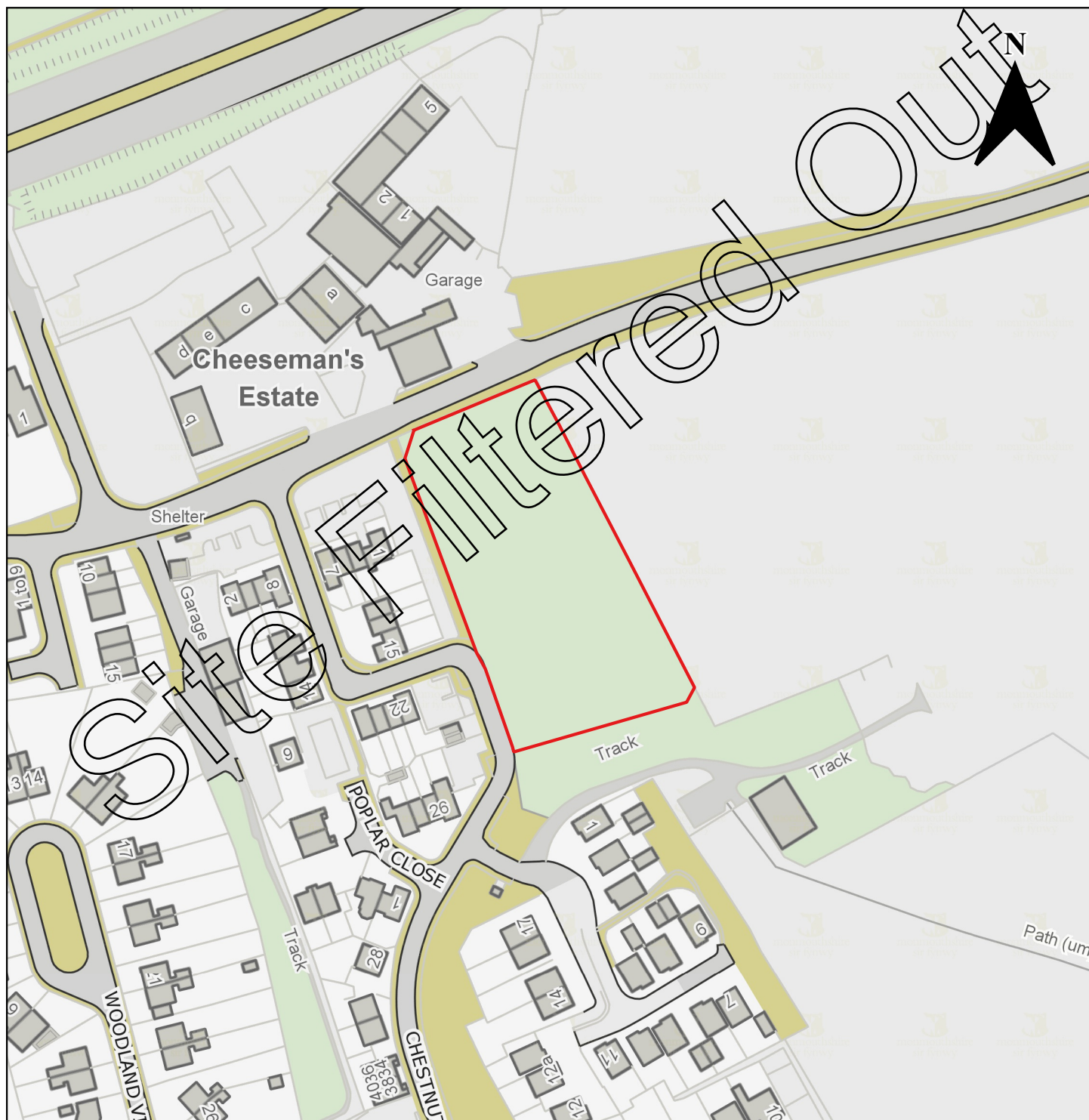
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| Candidate Site Number | CS0257                     |
| Site Name             | Land at Former Tythe House |
| Site Promoter         | GHR Developments Ltd       |
| Settlement            | Magor with Undy            |
| Ward                  | Magor 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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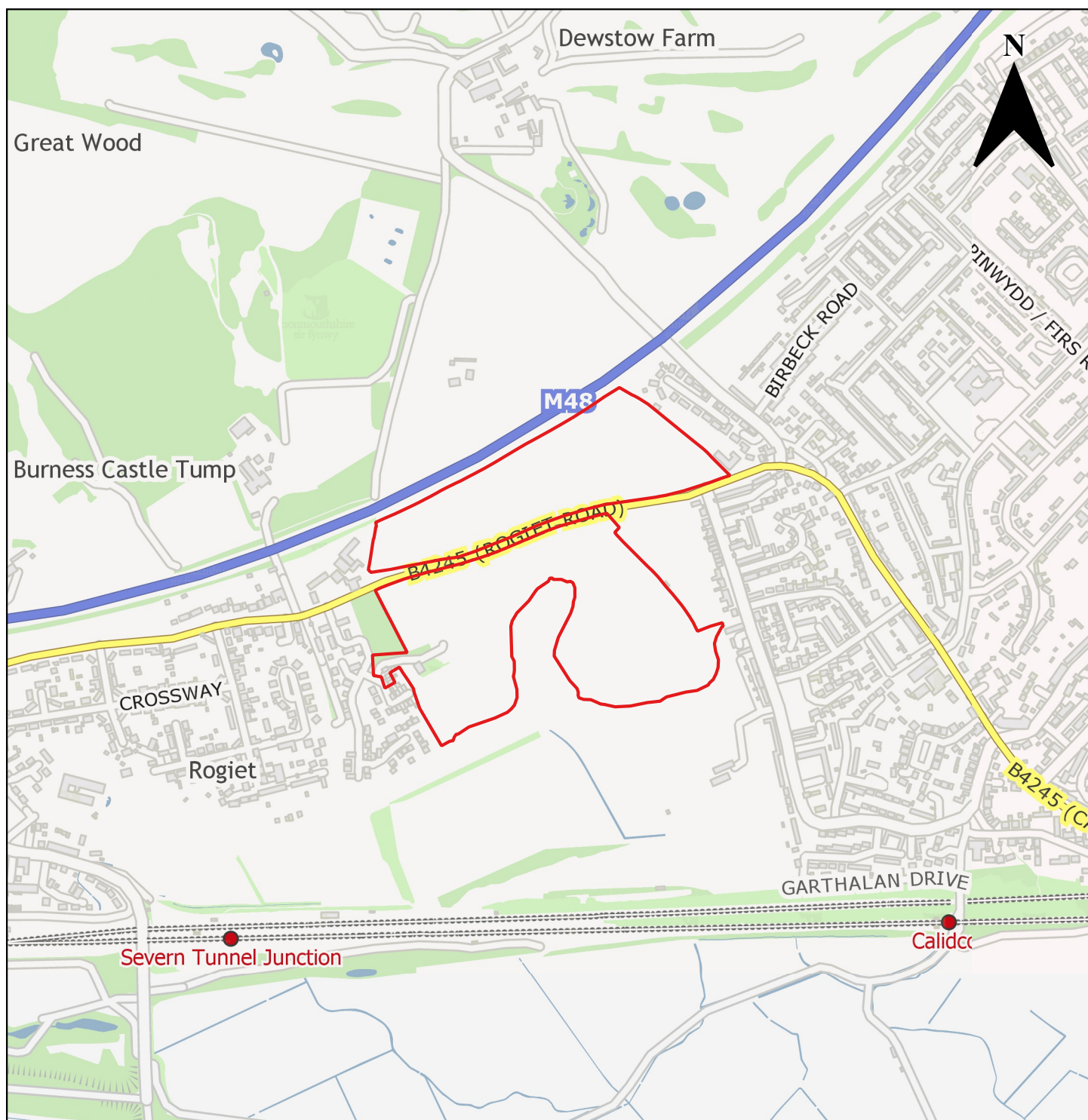
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| Candidate Site Number | CS0134                 |
| Site Name             | Land at Chestnut Grove |
| Site Promoter         | Mr Alan Darlow         |
| Settlement            | Rogiet                 |
| Ward                  | Rogiet                 |
| 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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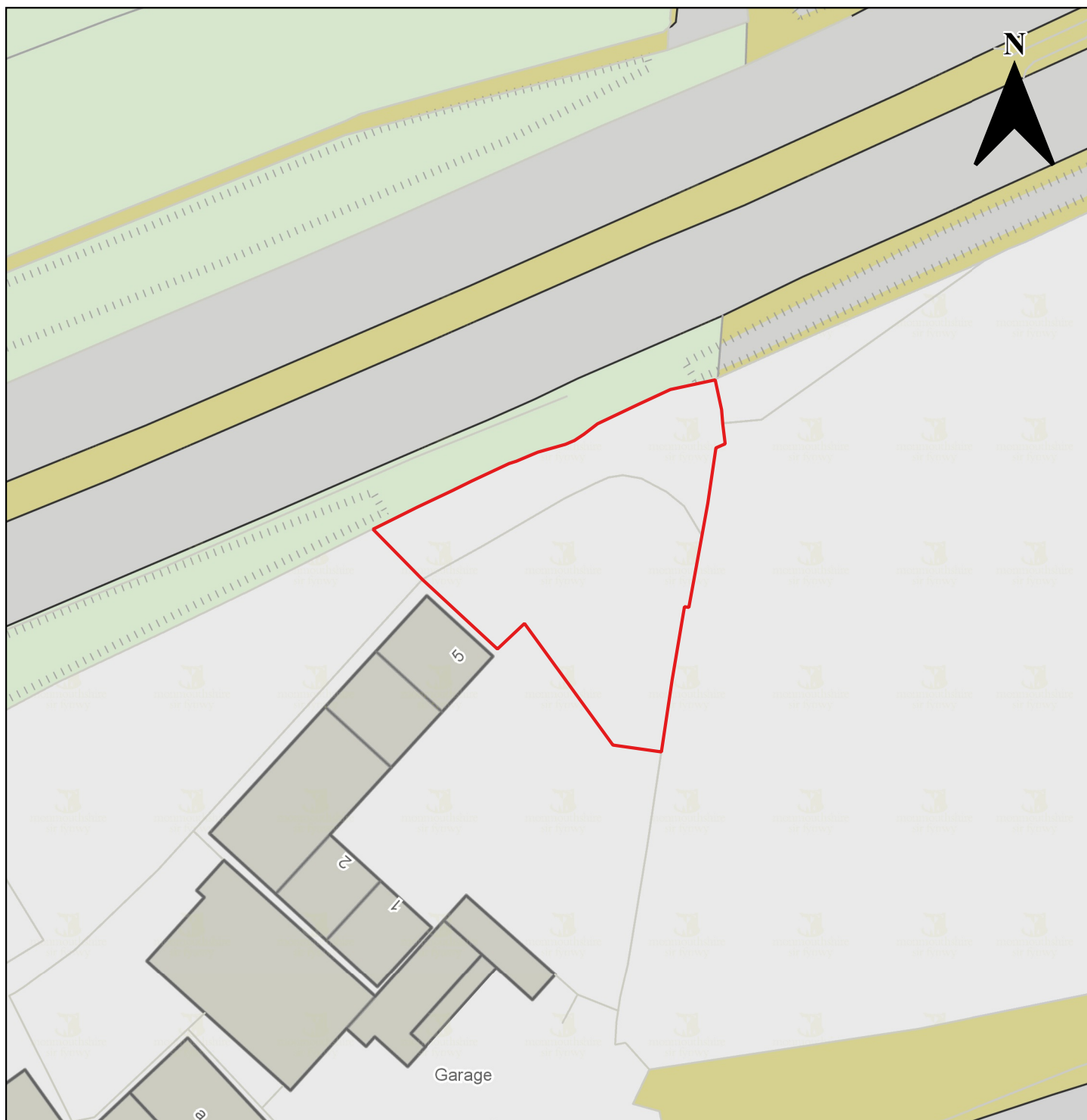
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| Candidate Site Number | CS0253                                             |
| Site Name             | Ifton Manor Farm (Site A)                          |
| Site Promoter         | Taylor Wimpey PLC                                  |
| Settlement            | 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                                   |

|                                                                                    |                                                                                     |              |
|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------|
|  | Monmouthshire County Council, County Hall, Usk, The Rhadyr, Monmouthshire, NP15 1GA |              |
|                                                                                    | (c) Ordnance Survey 10023415 2021                                                   | Not to Scale |



|                       |                                            |
|-----------------------|--------------------------------------------|
| 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                                    |

|                                                                                    |                                                                                     |              |
|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------|
|  | Monmouthshire County Council, County Hall, Usk, The Rhadyr, Monmouthshire, NP15 1GA |              |
|                                                                                    | (c) Ordnance Survey 10023415 2021                                                   | Not to Scale |