



Monmouthshire Replacement Local Development Plan

2018-2033

Settlement Boundary Review

(October 2024)



monmouthshire
sir fynwy

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SETTLEMENT BOUNDARY REVIEW

1. Introduction

- 1.1. The Settlement Boundary Review has been prepared to support the Monmouthshire Replacement Local Development Plan (RLDP).
- 1.2. The Settlement Boundary Review provides the background and justification for the settlement boundaries included in the Deposit Plan. It includes a table setting out information relating to where changes have been made to settlement boundaries that were previously designated in the Adopted Local Development Plan (February 2014). It also includes supplementary maps of each of the relevant settlements to illustrate the Deposit Plan Settlement Boundaries and any changes that have been made. The tables and maps should be cross-referenced accordingly.

What is a settlement boundary?

- 1.3. Settlement boundaries provide a defined boundary separating settlements from the open countryside and are drawn to provide a clear distinction of where development is considered to be acceptable in principle and where it is not considered appropriate. In accordance with National Planning Policy outlined in PPW12, it is considered appropriate for the RLDP to use settlement boundaries to define:
- Those areas which are considered to be open countryside, where development must continue to be strictly controlled; and
 - Those areas which are considered to be within existing settlements where infilling or minor extensions may be acceptable (subject to relevant RLDP policies)
- 1.4. Fundamental to the delivery of this overarching national planning policy is the identification of appropriately drawn boundaries around settlements which are seen as important development management tools, providing greater certainty to developers and communities alike.
- 1.5. The settlement boundaries reviewed in this report are those identified in the Adopted Monmouthshire Local Development Plan (February 2014) and any additional settlements listed in Policy S2 as Main Rural Settlements that did not previously have a settlement boundary. Table 1 provides a list of the settlements that have been subject to a boundary change.

Table 1 – Summary of settlements subject to a boundary change

Settlement	Change to settlement boundary
Primary Settlements	
Abergavenny (including Llanfoist)	✓.
Chepstow	✓.
Monmouth (including Wyesham)	✓.
Caldicot (including Severnside area listed separately below)	✓.
Severnside Area – Caerwent	✓.

Severnside Area – Crick	✓.
Severnside Area – Magor with Undy	✓.
Severnside Area – Portskewett	✓.
Severnside Area – Rogiet	✓.
Severnside Area – Sudbrook	✓.
Secondary Settlements	
Penperlleni	✓.
Raglan	✓.
Usk	✓.
Main Rural Settlements	
Devauden	✓.
Dingestow	✓.
Little Mill	✓.
Llandogo	✓.
Llanellen	✓.
Llangybi	✓.
Llanover	✓. (no settlement boundary previously)
Llanvair Discoed	✓.
Mathern	✓.
Pwllmeyric	✓.
Shirenewton/ Mynyddbach	✓.
St Arvans	✓.
Tintern	✓. (no settlement boundary previously)
Trellech	✓.
Werngifford/Pandy	✓.
Minor Rural Settlements	
Cross Ash	✓. (previous settlement boundary removed)
Grosmont	✓. (previous settlement boundary removed)
Llanddewi Rhydderch	✓. (previous settlement boundary removed)
Llanishen	✓. (previous settlement boundary removed)
Llanvair Kilgeddin	✓. (previous settlement boundary removed)
Penallt	✓. (previous settlement boundary removed)

2. Approach

- 2.1. The settlement boundaries were examined and refined in a consistent manner. The review began with a desktop appraisal of the Adopted LDP settlement boundaries. This was undertaken using GIS mapping, aerial photography data and information on extant planning permissions. In the instances where the desktop appraisal wasn't clear, this stage was followed by site visits by planning officers, who walked the settlement boundaries in order to verify the results from the desktop review and establish where there are anomalies in the drawing of the boundaries.
- 2.2. A list of standard reasons for boundary amendments was prepared and given an individual code for each type of change to be used as a starting point. Where a boundary amendment was deemed necessary it was then coded, given a unique reference and annotated on a corresponding map.
- 2.3. The following guiding principles were used to provide a consistent approach to the review of the settlement boundaries:
 - Settlement boundaries should follow existing logical boundaries, including the garden curtilage of properties and defined physical features such as field boundaries, roads, streams, walls or fences.
 - Settlement boundaries should include peripheral built development on the edge of a settlement which contributes to the visual appearance, economic, and/or social life of the settlement, e.g. shop, community hall, brownfield sites or public house. Isolated or sporadic development, which is clearly detached from the settlements should, however, be excluded from the boundary.
 - Existing and proposed peripheral playing fields, amenity open space, allotments and church yards should not be included within the boundary unless it is within the built fabric of the settlement.
 - Existing and proposed peripheral campsites and caravan sites should not be included within the boundary. This includes glamping sites.
 - Settlement boundaries need not be continuous. It may be appropriate given the form of a settlement to define two or more separate areas.
 - Farm complexes at the edge of settlements should be excluded where they relate (in scale and form) more closely to the countryside beyond the settlement rather than the settlements themselves.
 - Anomalies- There will be occasions where, for example, a development has led to a domestic extension extending beyond the existing boundary and, consequently, the boundary now passes through a house. There may also be cases where mistakes were made when the original settlement boundary was established or where the explanation for their exclusion or inclusion within the settlement boundary is unclear when the situation is examined on the ground. These cases clearly need to be rectified.
 - Settlement boundaries could include small-scale development opportunities, including previously unidentified sites suitable for small scale development where appropriate, which would provide infill and rounding off opportunities that are logical in terms of being functionally, physically and/or visually related to the existing settlement. Candidate Site submissions that were considered too small to be considered as an allocation, or where a boundary change was requested were also reviewed.

- 2.4. A table is provided in Section 3 for each of the settlements which includes the corresponding reference number, address and a comment relating to the change. While the changes were initially coded, further information relating to the justification for change has been given in the comments section of the table to ensure clarity in respect of the change.
- 2.5. An overarching map of each of the settlements is also provided in Section 3 for settlements with a settlement boundary. The overarching maps show both the Adopted LDP settlement boundary and the RLDP settlement boundary along with the reference numbers of where there are any changes.

3. Settlements Subject to a Boundary Change

Abergavenny and Llanfoist

Abergavenny

Ref	Address	Comment related to change
1	57- 77 Monmouth Rd	Move boundary to the rear of properties 57 – 77 Monmouth Road. Defensible boundary to the rear of the gardens. Current boundary runs through the gardens. Part of the gardens are currently in AAI. Curtilage of no 57 in an area of flood risk but forms a logical boundary.
2	Cae Kenfy Monmouth Rd	Amend boundary. The current boundary is a straight line and does not reflect the situation on the ground.
3	Castle St Car Park	Amended boundary to include Castle Street Car Park. Retain Bye Field Car Park's location outside of the settlement boundary. Castle Street Car Park functions as an integral part of Abergavenny Town Centre and is immediately adjoining the existing settlement boundary. Whilst Bye Field Car Park provides a valuable function for the town centre, it also provides car parking for visitors to the Castle Meadows open space. These two features are detached from the existing settlement boundary and its extension to incorporate this car park is not considered justified on visual or cultural terms.
4	Nantgavenny Lane	Amend boundary. The southern amendment is to reflect planning permission which has been implemented for industrial units – ref: 2013/00596. The northern amendments to reflect the urban features of residential curtilages and industrial units.
5	Land adj to Mill St Industrial Est	Include within settlement boundary. Land is brownfield land in industrial use and adjoining the existing settlement boundary. Strong tree line helps define site. Land is an area of flood risk, but this extends up through Abergavenny.
6	Red Barn Farm Brecon Rd	Amended boundary to follow defined boundary of access road. As currently drawn the boundary runs through the middle of a field and includes an agricultural building. Revised boundary to exclude farm shed and open field. Boundaries should follow defined features such as roads. As currently drawn the boundary curves through a field.
129	Waterloo Court	Change proposed on Candidate Site CS0267. Part of site has been brought into the settlement boundary.
130	Westgate Gardens	Change proposed on Candidate Site CS0268. No settlement boundary change in this location. It is considered the settlement has a logical edge in this location.
137	Llantilio Pertholey CV Primary School	Adjust boundary to include the school.
147	Land at Penlanlas Farm	Adjust boundary to include Residential Allocation HA5.
150	Heol Min Afon	Redraw the settlement boundary to include all of the curtilages of the new dwellings at Heol Min Afon and also include the older terraced dwellings and associated gardens that bound the Ross Road B4521.
151	Land to the East of Abergavenny	Adjust boundary to include Residential Allocation HA1.

152	Play Park opposite Deri View Primary School	The play park should be included within the settlement boundary.
153	104 to 114 Merthyr Road	Include residential curtilages.
154	Llanfoist Household Waste Recycling Centre	Extend boundary to include recycling centre.
155	De Cantalupe Close	Extend boundary to include Ysbytty Farm buildings.

Llanfoist

Ref	Address	Comment related to change
7	Police Station, Llanfoist	Amend settlement boundary to include the remainder of the commercial development site and follow the logical boundary of the rest of the site adjacent the A465, the boundary currently excludes the area relating to the new Abergavenny Police Station in Llanfoist.
8	Grove Farm	Amend the settlement boundary to include the approved/ extant site at Grove Farm. The current settlement boundary excludes the site and should reflect the ongoing development – exclude the public open space/ SAB area in south.
9	Llanfoist School	Amend the settlement boundary to correspond with the planning permission boundary DC/2006/00721. The existing settlement boundary currently runs through the school. Update to reflect the primary school on the ground. Also refer to the boundary for Grove Farm residential site.
10	The Cutting Llanfoist	Amend the settlement boundary to include the row of houses running along The Cutting. The residential curtilages form a logical boundary. The current settlement boundary excludes residential properties that form part of the urban fabric of Llanfoist.
124	Land to the east of the B4248	Encompassed within amendments to boundary to reflect development and changes in the area.

Y Fenni / Abergavenny Llan-ffwyst / Llanfoist

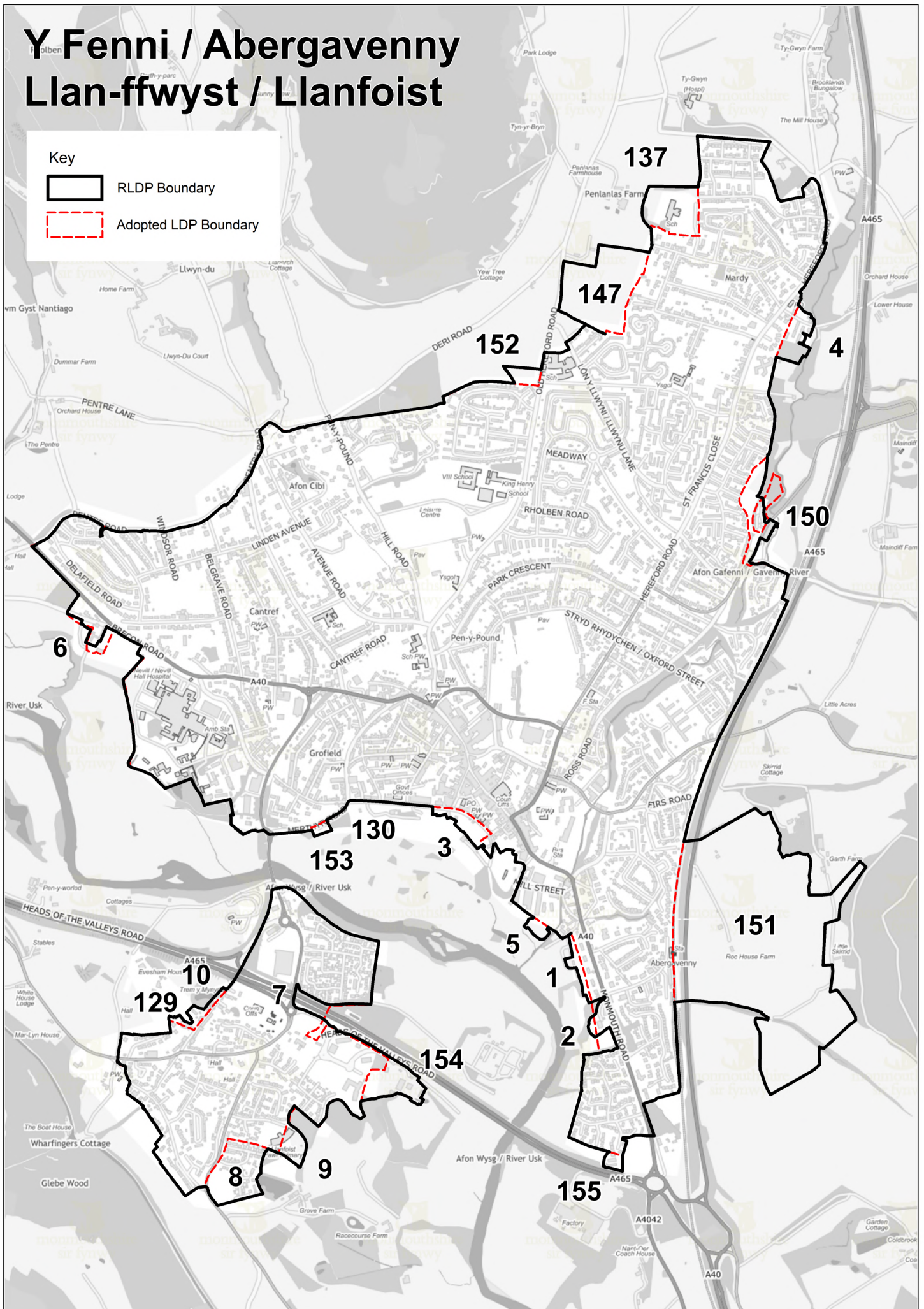
Key



RLDP Boundary



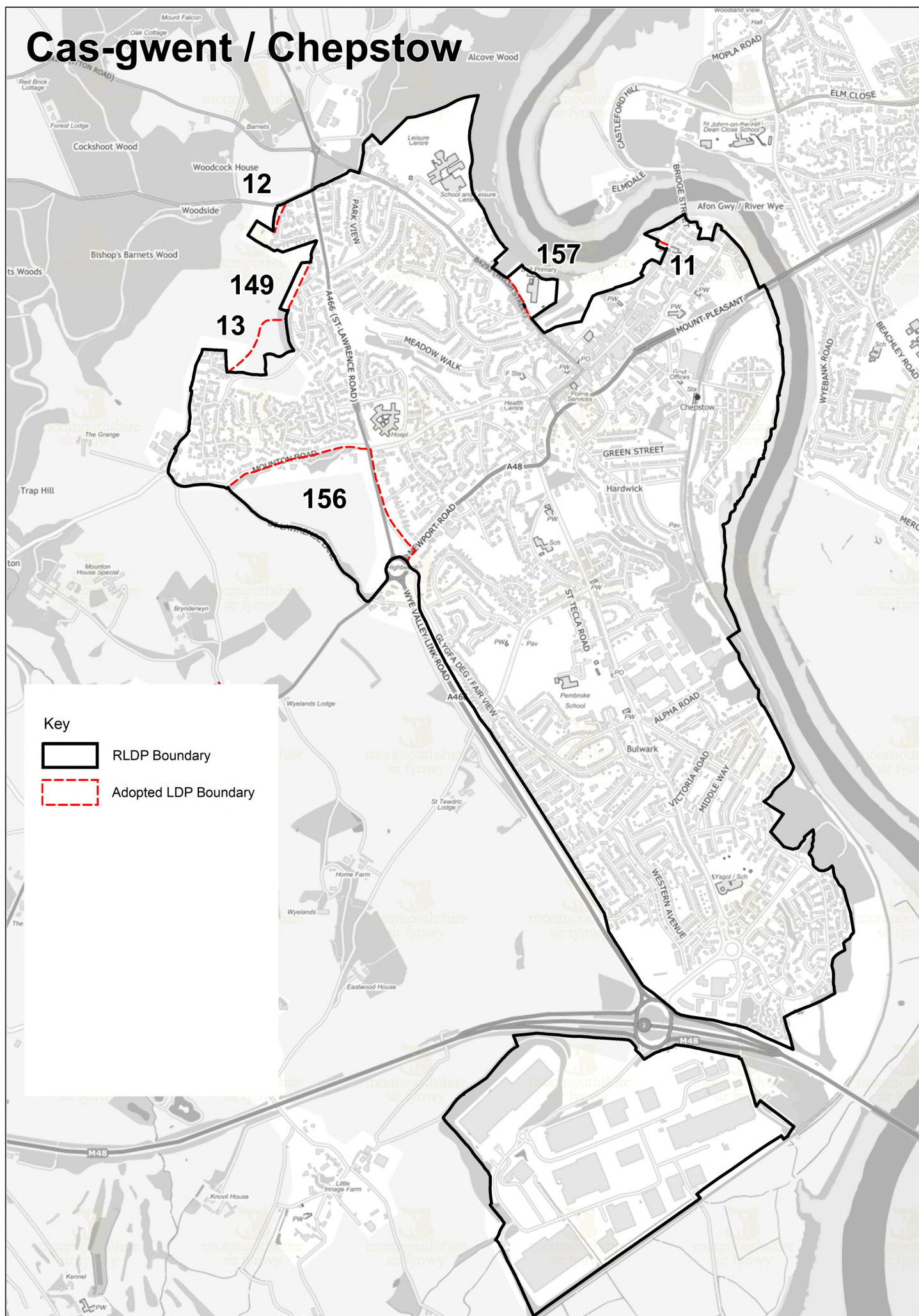
Adopted LDP Boundary



Chepstow

Ref	Address	Comment related to change
11	TIC Bridge Street	<p>Area shown in the map should be included within the settlement the boundary. Community Facilities (defined as facilities used by local communities for leisure, social, health education and cultural purposes and include village halls and shops, schools, GP surgeries / health centres)</p> <p>Generally included where they relate to the settlement form. Exclude where they are visually or physically separate to the settlement.</p> <p>This TIC building relates well to the form of this historic part of Chepstow and represents a logical part of the visual envelope / settlement boundary alongside buildings to the north. Other historic buildings adjacent to the public car park have been included in the boundary e.g. Three Tuns, so seems an anomaly to exclude this building.</p> <p>Continue to exclude public car park though.</p>
12	Edmond Locard Court	<p>Area shown in the map should be included in the boundary. The land should be included in the boundary to correct an historic anomaly. The original boundary was drawn before the development was built.</p>
13	Woolpitch Wood	<p>Area shown in the map should be excluded from the boundary. Boundaries should follow defined features on the ground, such as a field boundary or a fence. As currently drawn the boundary goes through the centre of a field.</p>
149	Wallern Wood	Adjust boundary to include AAI designation (AAI0077)
156	Land at Mounton Road	Adjust boundary to include Residential Allocation HA3
157	The Dell Primary School	Adjust boundary to include The Dell Primary School.

Cas-gwent / Chepstow



Key



RLDP Boundary



Adopted LDP Boundary



Monmouth

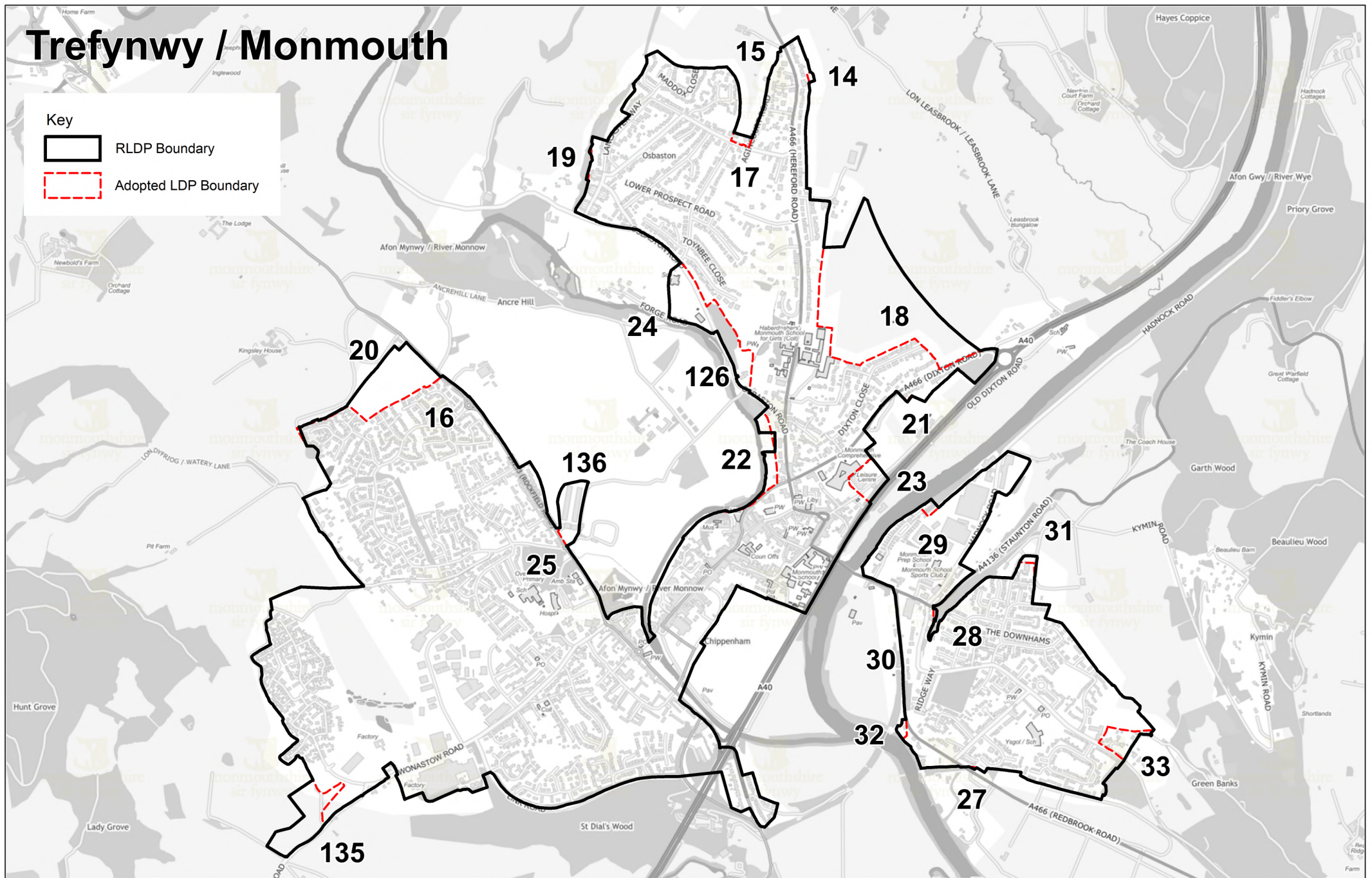
Ref	Address	Comment related to change
14	136 Hereford Rd	Amend Development Boundary. Development boundaries were drawn prior to the dormer bungalow being built. Now that the bungalow is established with a defined curtilage the development boundary should be amended to reflect this. Newly amended boundary should link to amendment proposal for the Royal Oak Car Park.
15	Agincourt Rd- no change	Exclude. Incremental, isolated dwelling unit which, to include would form an incongruous edge to settlement.
16	Hamilton Way	Amend Development Boundary to include the full extent of the curtilages of the properties. Correction of Anomalies: Inclusion or exclusion of land to correct historic drafting errors. Residential curtilages: Curtilages should generally be included within the boundary. Area immediately to the north is subject to planning so makes sense to include the proposed area should development to the north go ahead.
17	Highfield Rd	Include. Settlement boundary should follow rear boundary of these two established dwellings to form a logical edge to the settlement.
18	Leasbrook Dixon Rd	Adjust boundary to include Residential Allocation HA4.
19	Lancaster Way	Include. Settlement boundary should follow rear boundary of these established dwellings to form a logical edge to the settlement.
20	Land at Rockfield Rd	Adjust boundary to include Residential Allocation HA4. Amend Settlement Boundary to include the site with planning permission as logical rounding off of settlement. Additional Small/Round off sites. Area to north is well defined by existing hedgerow.
21	Mirimar Dixon Rd	Include. Follow boundary of rear curtilage of dwellings to match the existing settlement boundary alignment in this area.
22	Monk Street Survey	Settlement boundary would more logically and coherently follow the river edge and include the curtilages of these properties.
23	Monmouth Comp School & Leisure Centre	Include the leisure centre building. Newly refurbished leisure centre is a key community facility for both the school and local residents. The physical development relates to the wider school premises and the built form of that part of the settlement. AAI review extract: "Major recreational role as well as open space for the town as a whole. Boundary to be amended to exclude car park and road. Boundaries will need to be checked again once the remodelling of the school and leisure centre is complete." Proposal below includes the full extent of the surrounding car parks as well as the Canoe Hire and Activity Centre but excludes the 3G pitch.
24	Osbaston School	Include the school and curtilage. This well-established school is a key community facility. The physical development relates to the wider school premises and the built form of that part of the settlement. Proposal below includes the school and its grounds that form a visual envelope as you travel along Osbaston Rd. Site is well contained by trees and hedges on boundary to west and south.
25	Retail Rockfield Rd	Building and parking area should be included as forms part of visual envelope along Rockfield Rd.

26	Royal Oak 134 Hereford Rd	Changes proposed on Candidate Site CS0074. Amend Development Boundary to include. The re-developed car park serves the PH and the currently designated development boundary dissects the site. The amended development boundary would naturally align with the amendment round the curtilage of 136 Hereford Road. The amended development should exclude the beer garden to the south of the car park.
126	Land at Monnow Mill House	Bring into boundary following the line of the road. Exclude Western side of road.
135	Land North of Wonastow Road	Adjust boundary to include Industrial and Business Site EA1c.
136	Poultry Units, Rockfield Road	Adjust boundary to include Industrial and Business Site EA1b.
27	Church Farm	Include all of curtilage – well defined on ground (8 & 9's gardens). Inclusion or exclusion of land to correct historic drafting errors. DB goes partly through curtilages
28	Mayhill- Wyesham Road	Include. Current boundary excludes built form of pub/ hotel. Revision includes built form and inclusion would not detract from character of area.
29	Monmouth Riverside Park	Include. Current boundary runs through no. 17. Revision includes built forms and inclusion would not detract from character of area – limited scope for change due to location in flood risk in any case.
30	Oakdale Redbrook Rd NC	Exclude – dwellings are isolated on other side of Redbrook Road.
31	Orchard End	Include all of building and curtilage – well defined on ground. Inclusion or exclusion of land to correct historic drafting errors. Settlement boundary goes partly through dwelling.
32	Tree House Redbrook Rd	Include house and curtilage as forms logical part of built up area- in an area of flood risk so no scope for additional residential development. Inclusion or exclusion of land to correct historic drafting errors. Settlement boundary runs through the property itself.
33	Wyesham House Wyesham Rd	Include – limited opportunity for minor infill due to existing dwellings and trees but such development would not cause visual harm edge of settlement or boundary to AONB. Additional Small/Round off sites. Include: brownfield sites on the edge of settlements, land to round off settlement or take settlement to more logical edge. Hard edge to settlement formed by Wyesham Lane to east. Ties in logically with allocation to north.

Trefynwy / Monmouth

Key

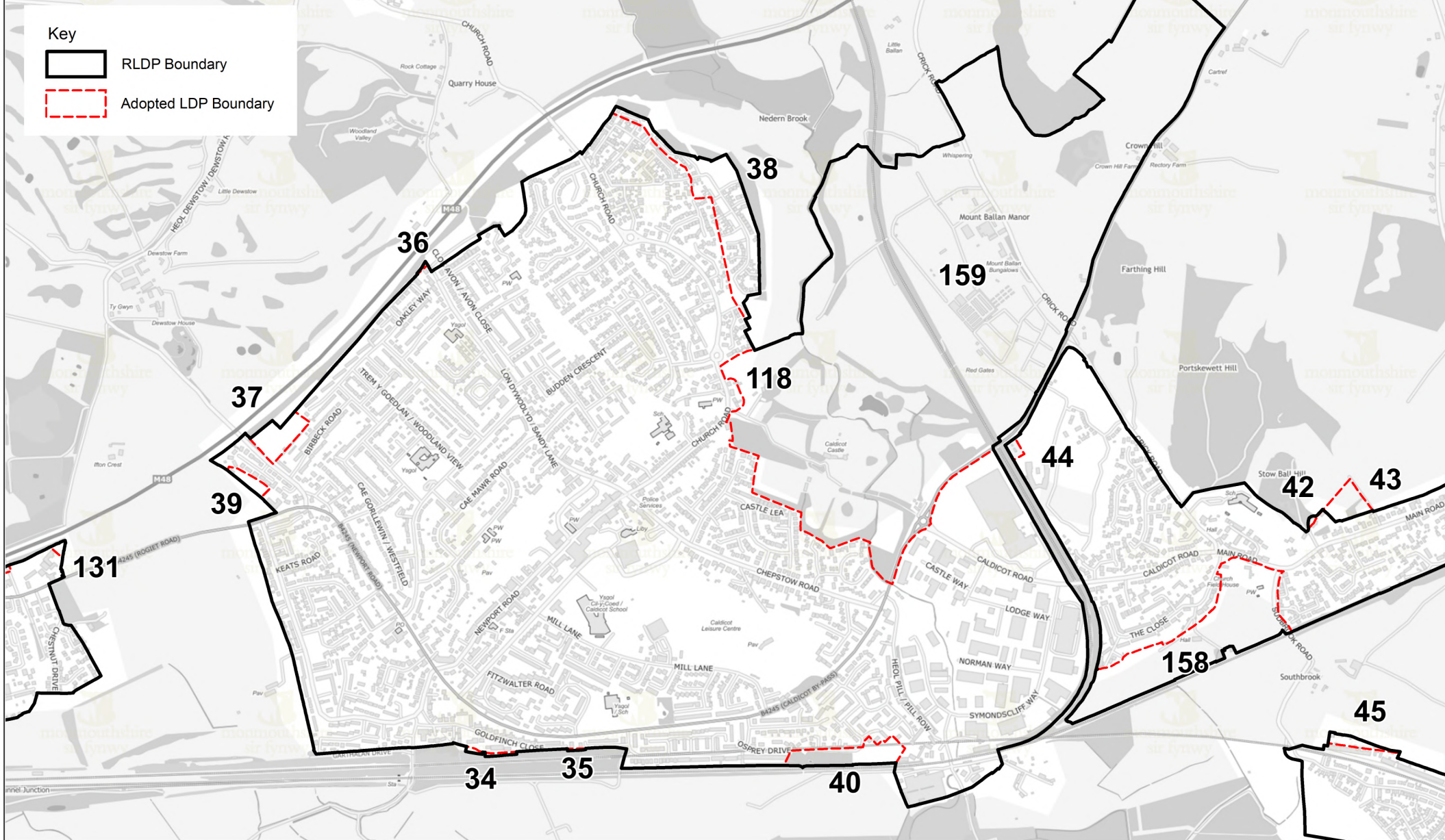
-  RLDP Boundary
-  Adopted LDP Boundary



Caldicot

Ref	Address	Comment related to change
34	20-48 Goldfinch Close	Include. The current boundary runs through the curtilages of these properties arbitrarily. Revising it to follow the rear boundaries of these makes sense in visual terms and would not harm the character of the edge of the settlement.
35	87 Goldfinch close and 12 Kestrel Way	Include. The settlement boundary currently intersects the rear residential curtilages 87 Goldfinch Close and 12 Kestrel Close. It is logical and would not cause harm to re-position the settlement boundary to include the entire residential curtilage.
36	100 Sandy Lane	Include. The settlement boundary currently intersects the residential curtilage of 100 Sandy Lane. It would be logical to reposition the settlement boundary to the rear of the curtilages.
37	Caldicot Cemetery	Include. The cemetery and the cemetery extension (DC/2018/00207) to the north are considered to relate to the existing settlement form and therefore it is considered appropriate to include within the settlement boundary.
38	Church Rd	Include. Church Road approved site should now be included to accommodate the extension of the built form; exclude the new wider Public Open Space associated with it. The settlement boundary currently intersects the rear residential curtilage of properties 70-80 Church Road and excludes No 66 Church Road. It would be logical to reposition the settlement boundary to the rear of the curtilages and also to include No. 66 within the boundary. It is also considered logical in this instance to extend the boundary to the residential properties 17-23 Heol Teifi, which could create opportunity for minor infill. It is not considered appropriated to include the Caldicot Castle warden building or any park of Caldicot Castle grounds, such as the entrance driveway/carpark and this should remain outside of the settlement boundary. Remove this area between no 80 to 17-23 Heol Teifi.
39	Kirrlach Close	Include. The settlement boundary currently intersects the rear residential curtilage of properties 4-14 Kirrlach close. It would be logical to reposition the settlement boundary to the rear of the curtilages.
40	Land south of Orchid Drive	Include. Extend the settlement boundary to the southern edge of Orchid Way as it a firm and logical boundary feature. Take in gardens currently excluded. Also include dwellings excluded 40-42 Railway View and gardens.
118	Church Road	Encompassed within amended boundary for Residential Allocation HA2.
159	Land to East of Caldicot/North of Portskewett	Adjust boundary to include Residential Allocation HA2.

Cil-y-coed / Caldicot



Caerwent and Crick

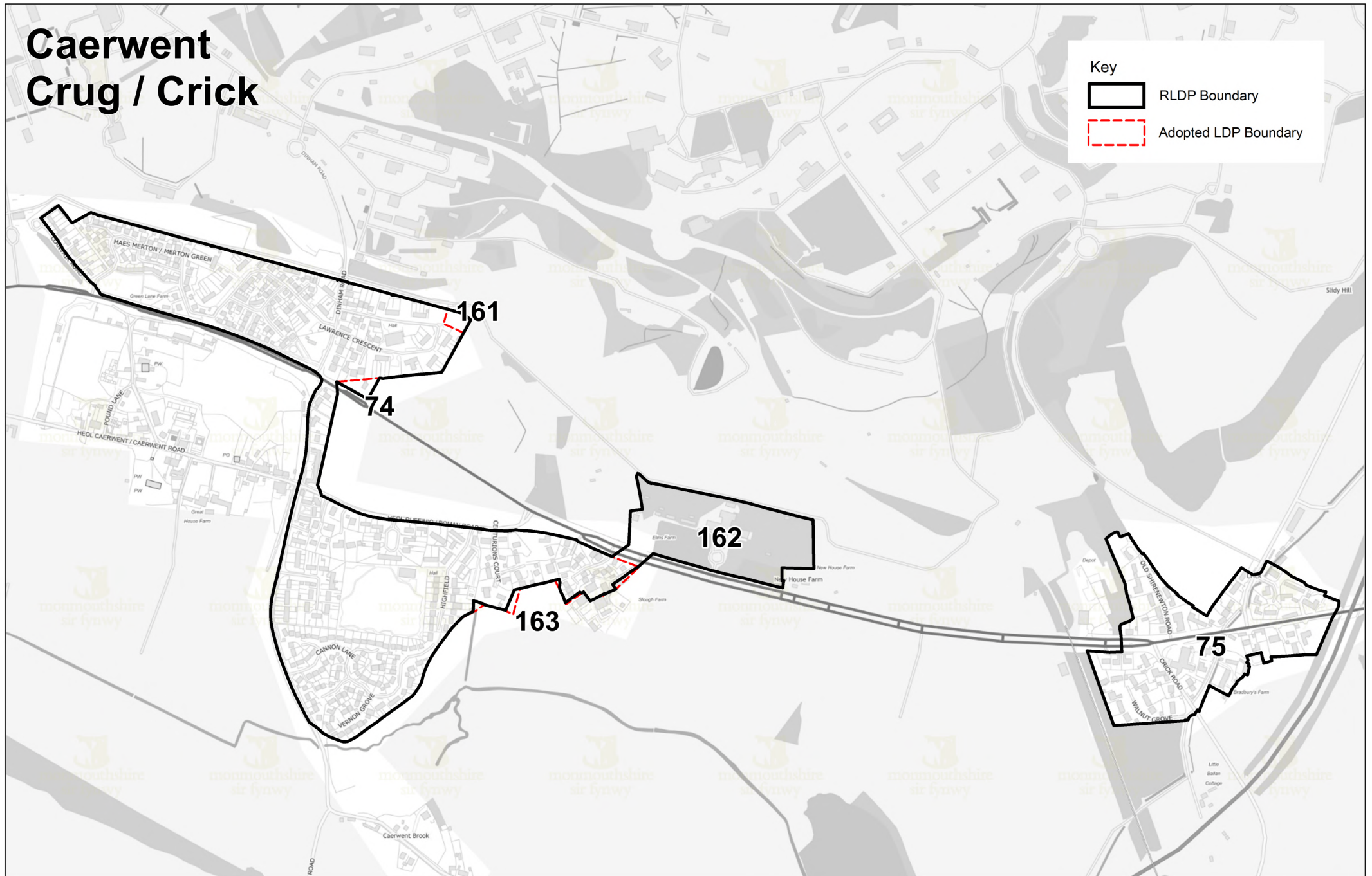
Caerwent

Ref	Address	Comment related to change
74	Venta- Caerwent	Include. The existing development boundary omits this dwelling and its curtilage. Inclusion would be logical in visual terms and would not harm the landscape interests of the settlement or the setting of the Conservation Area to the south on the other side of the A48.
161	Lawrence Crescent	Include AAI within boundary.
162	Land at Former MOD	Adjust boundary to include Residential Allocation HA9.
163	South of Centurions Court	Correct draughting errors.

Crick

Ref	Address	Comment related to change
75	Crick- notes	While Crick did not previously have a development boundary in the adopted LDP, policy S2 of the RLDP identifies Crick as being located in the Severnside area. As a result, a settlement boundary has been drawn for the settlement of Crick.

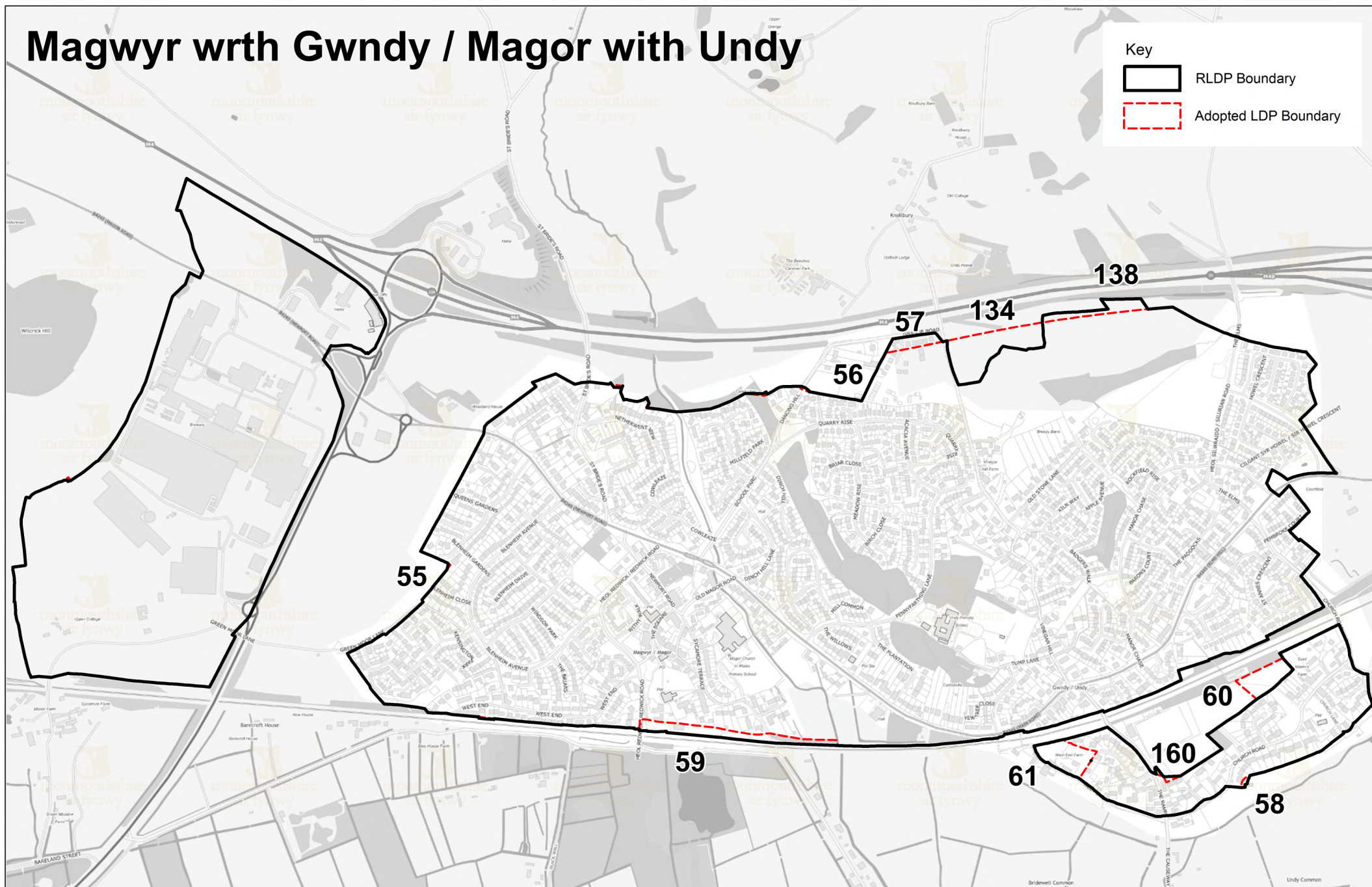
Caerwent Crug / Crick



Magor with Undy

Ref	Address	Comment related to change
55	7 Blenheim Gardens	Include – land is part of domestic curtilage of 7 Blenheim Gardens and logically should form a part of settlement / built up area.
57	Land at Vinegar Hill SAH6 DM-2019-01937	Include area to north of allocated site (up to boundary with Grange Road) as it is being developed as part of approval DM/2019/01937). The remainder was previously allocated under policy SAH6 in the adopted LDP but has not been brought forward for development, therefore, remove the part of allocated LDP housing site SAH6 that has not been brought forward due to lack of delivery.
58	Meadow House Ty Ffyonnon Church Rd	Include. Part of the rear gardens of Meadow House and Ty Ffyonnon are outside the settlement boundary with the settlement boundary intersecting their rear residential curtilages. It is considered appropriate in visual terms to re-draw the settlement boundary to include the residential curtilages of these properties. It appears land just to the south is agricultural access/ agricultural storage outbuilding as opposed to residential use (so exclude). Definitely outside curtilage of dwelling.
59	Old Station Yd off Redwick Rd and land rear of Sycamore Terrace Magor	Include. There is a consideration to include brownfield Old Station Yard within the settlement boundary. The land is in within an area of flood risk so no potential for residential but the inclusion could offer potential for a small employment development on the existing brownfield land that is in close proximity to the railway line to the south, which acts as a strong physical edge for the settlement. Also, there would be potential to extend the settlement boundary eastwards behind the dwellings on Sycamore Terrace and the tennis club court so that the boundary runs along the railway line boundary. This is the same westwards to include the whole garden curtilage of 3 Priory gardens (which is currently intersected by the development boundary placement).
60	Undy Recreation fields The Ramp	Exclude. This area has been functioning as a playing field for some time and forms a part of the wider recreation area. It is therefore not considered suitable for development and should be excluded from the development boundary as are the adjacent playing fields (AAI land) to the west.
61	West End Farm West End Undy	Include. It is considered logical to include land between West End Farm on the north side of the West End highway to the railway line. The southern and western part of the site is within an area of flood risk, but there is possible development potential in the northern part of the site. As screened from the railway to the north and farm to the south the inclusion is considered to have a limited impact upon the open character of the Gwent Levels to the south. It is not considered appropriate to include the existing residential and yard unit south of West End highway, as referred to above, the north boundary of West End highway is the natural line of the development boundary. To extend to the south of the road and include this development is considered to protrude into the open countryside and have harm on the rural landscape. This area is also within an area of flood risk and thus any development opportunities are restricted.
134	Vinegar Hill Employment site not brought forward	A4 site not progressed and not being rolled over. Referenced on 57.
138	Rockfield Farm, Undy	Adjust boundary to include Industrial and Business Site EA1g.
160	The Ramp/Crossways Close	Include residential curtilage within boundary.

Magwyr wrth Gwndy / Magor with Undy



Portskewett and Sudbrook

Portskewett



Ref	Address	Comment related to change
41	85a- 91 Main Road Portskewett	Include. Current boundary excludes the rear curtilages of these properties – it would be logical in visual terms to include these – would not harm the edge of the settlement in landscape terms.
42	High Orchard Heston Brake	Include. It appears established residential curtilage to the north west of residential properties High Orchard and Heston Brake are outside the current boundary. It would be logical to include within the settlement boundary and this would not harm the form and character of the settlement.
43	Paddock to the north east of Heston Brake	Exclude. This relates to a backland site with limited vehicles access (unless via Heston Brake). It would be logical to amend the boundary so that it runs along the rear residential curtilages of No's 27-37 Main Road, as the boundary does for the rest of the properties along Main Road.
44	Utility area next to Crick Road	Include. It would be logical to include this area within the settlement boundary as the tree line to the west and B4245 to the north provide a defined natural physical barrier. There will also be new residential development to the east and south (SAH2). The area is small scale and unlikely to be developable in the future as is used for utility purposes.
158	The Cornfield Project / Football Club	Adjust boundary to encompass these areas of amenity importance.

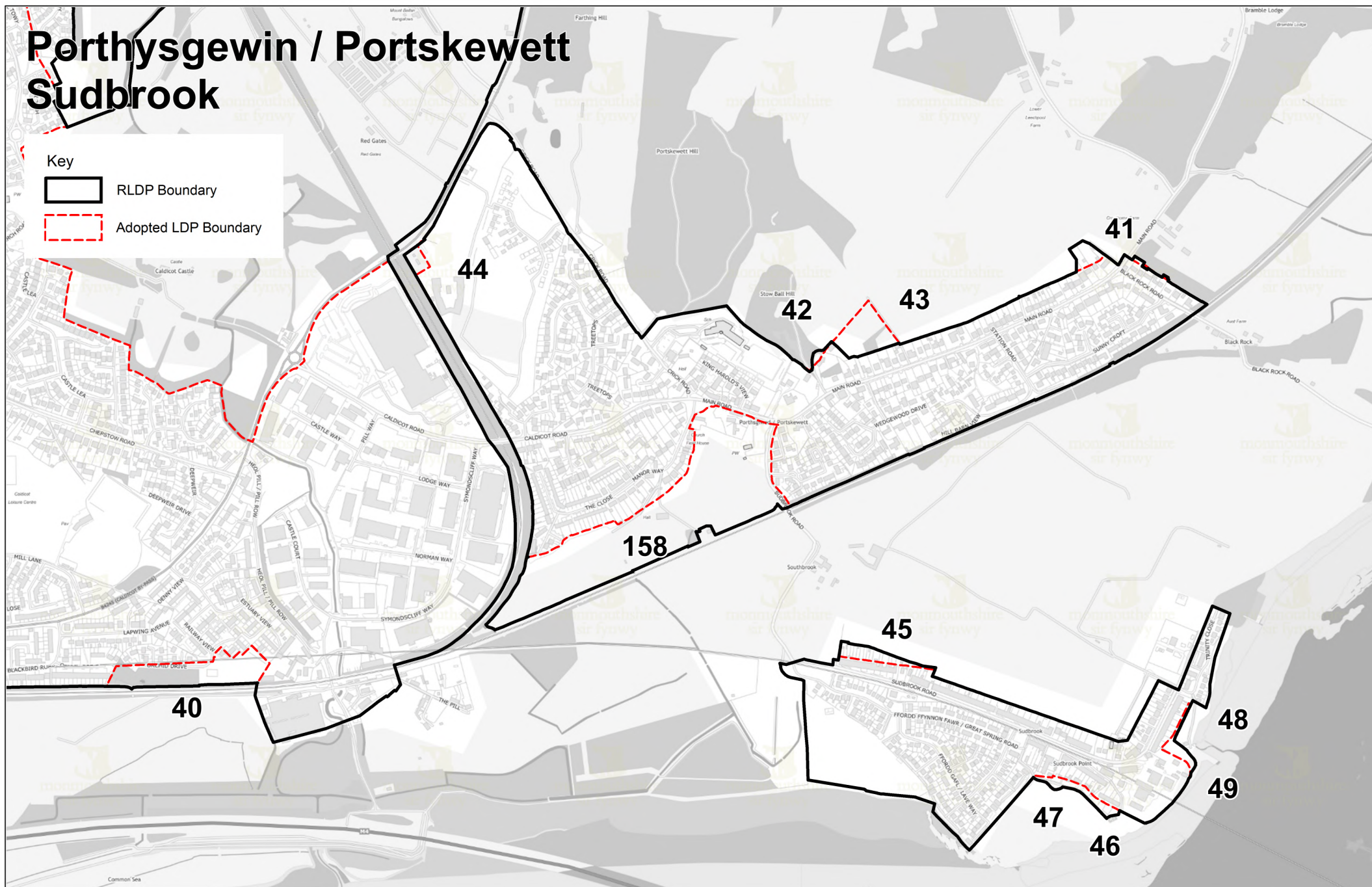
Sudbrook

Ref	Address	Comment related to change
45	1 The Terrace- 2 Marine Terrace	Include. The existing settlement boundary intersects the existing rear residential curtilages. It would be logical to amend the boundary to the rear of these curtilages.
46	1-7 Old Row Sudbrook	Include. The settlement boundary currently intersects the rear residential curtilage of properties 1-7 Old Row. It would be logical in visual terms to reposition the development boundary to the rear of the curtilages.
47	1-13 Camp Rd	Include. Notwithstanding its designation as AAI land and SAM, the settlement boundary currently intersects the rear residential curtilage/ rear parking areas of properties 1-13 Camp Road as well as a rear lane and turning area. It would be logical visually to reposition the settlement boundary to the rear of the curtilages/parking areas.
48	1-14 Stone Cottages	Include. The settlement boundary currently intersects the rear garden curtilages of No's 1-14 Stone Cottages. It would be logical to reposition the settlement boundary to the boundary of the curtilage.
49	Cliff House Sudbrook	Include. The settlement boundary currently intersects the garden curtilage of Cliff House. It would be logical to reposition the settlement boundary to the boundary of the curtilage.

Porthysgewin / Portskewett Sudbrook

Key

-  RLDP Boundary
-  Adopted LDP Boundary



Rogiet

Ref	Address	Comment related to change
50	1-29 Caldicot Road	Include. As with 1-10 Rogiet Pool, it appears that this land outside the settlement boundary has been used for a sustained period as residential curtilage belonging to properties 1-29 Caldicot Road. It would be logical to extend the settlement boundary to include this land identified as the M48 to the north acts as a defined feature to round off Rogiet's settlement boundary in this section. It would also bring the boundary in line with the settlement boundary that surrounds the adjacent Cheesman/Ifton quarry Industrial estate immediately to the west. The settlement boundary should be extended up to the mature tree-line buffer (as with the adjacent industrial estate) the mature tree line, provides a visual buffer/noise buffer between the M48 and built form of Rogiet and loss of these trees could potentially have a detrimental impact. The inclusion of this land within the settlement boundary is not considered to harm the views and setting of amenity open space to the west. It is also unlikely to provide any opportunities for further development, other than householder in association with the existing residential properties.
51	No's 1-10 Rogiet Pool, Caldicot Road, Rogiet	Include. It appears that this land outside the settlement boundary has been used for a sustained period as residential curtilage belonging to properties 1-10 Rogiet Pool. It would be logical to extend the settlement boundary to include this land identified as the M48 to the north acts as a defined feature to round off Rogiet's settlement boundary in this section. Also include the approved traveller pitch to the immediate east, approved under DM/2021/01695 and implemented. Land is AAI but the above approval considered the erosion / loss of this designation as part of the application assessment.
52	Severn Tunnel Court	Include. Seven Tunnel Court is relatively modern residential site (M12495 – approved 9.11.2007). It is outside the settlement boundary but since its development, it is considered it would now be more logical to include within the settlement boundary. Its inclusion is not considered to have a significant impact upon the surrounding open space as it is bounded by the railway line to the south. There is limited further development opportunity as the site is within an area of flood risk. Also include land to its south west associated with the adjoining Progress Industrial Estate.
53	Severn Tunnel Junction	Exclude. The land leading up to and including the Railway Station and its carpark is brownfield land immediately adjacent to the existing settlement boundary. It is however considered that it is inappropriate to include the station land as part of Rogiet settlement boundary given its linear and peripheral nature in relation to the existing settlement. There is an approved application to extend carpark (DM/2020/00817) - the proposed carpark area south of the railway line to remain outside the settlement boundary as the railway line acts as a natural boundary and development on land south of the railway is considered to have a visual impact upon the openness and character of amenity land and open countryside to the south. There is a consideration to include Railway Terrace and land south of Progress Industrial estate within the settlement boundary up to the residential terrace. The land is in within an area of flood risk so there would be no potential for residential development but the inclusion could offer potential for employment development on the existing brownfield which is in close proximity to the railway station and existing settlement boundary edge, although much of this is operational railway land. Exclude for this purpose and exclude Railway Terrace as it is too peripheral and its addition would be incongruous visually.
54	Starling Close	Include. It appears that the residential curtilages of No's 8, 9, 11 and 12 Starling Close (No. 10 is within the settlement boundary) is an anomaly, whereby the residential properties were part of an historic allocation where the boundary has not been redrawn

		around the housing as constructed. As a result, the named properties within Starling Close are outside Rogiet's settlement boundary, although the rest of development within Starling Close is within the boundary. It would be logical and will round off Rogiet's settlement boundary along this section to include the named excluded properties within Starling Close. The inclusion is not considered to affect the setting of the listed buildings to the south or the area of amenity importance to the west, as the area to be included is already in situ developed/brownfield residential curtilage.
131	Land adjacent to Ifton Industrial Estate / Cheeseman's Industrial Estate	Change proposed on Candidate Site CS0255. Site to be included in the settlement boundary / Adjust boundary to include protected employment site EA2q at Cheeseman's Industrial Estate.
132	The Paddocks, Land adjacent to Rogiet Road	Change proposed on Candidate Site CS0256. Refer to comments in relation to item 51.

Rogiet

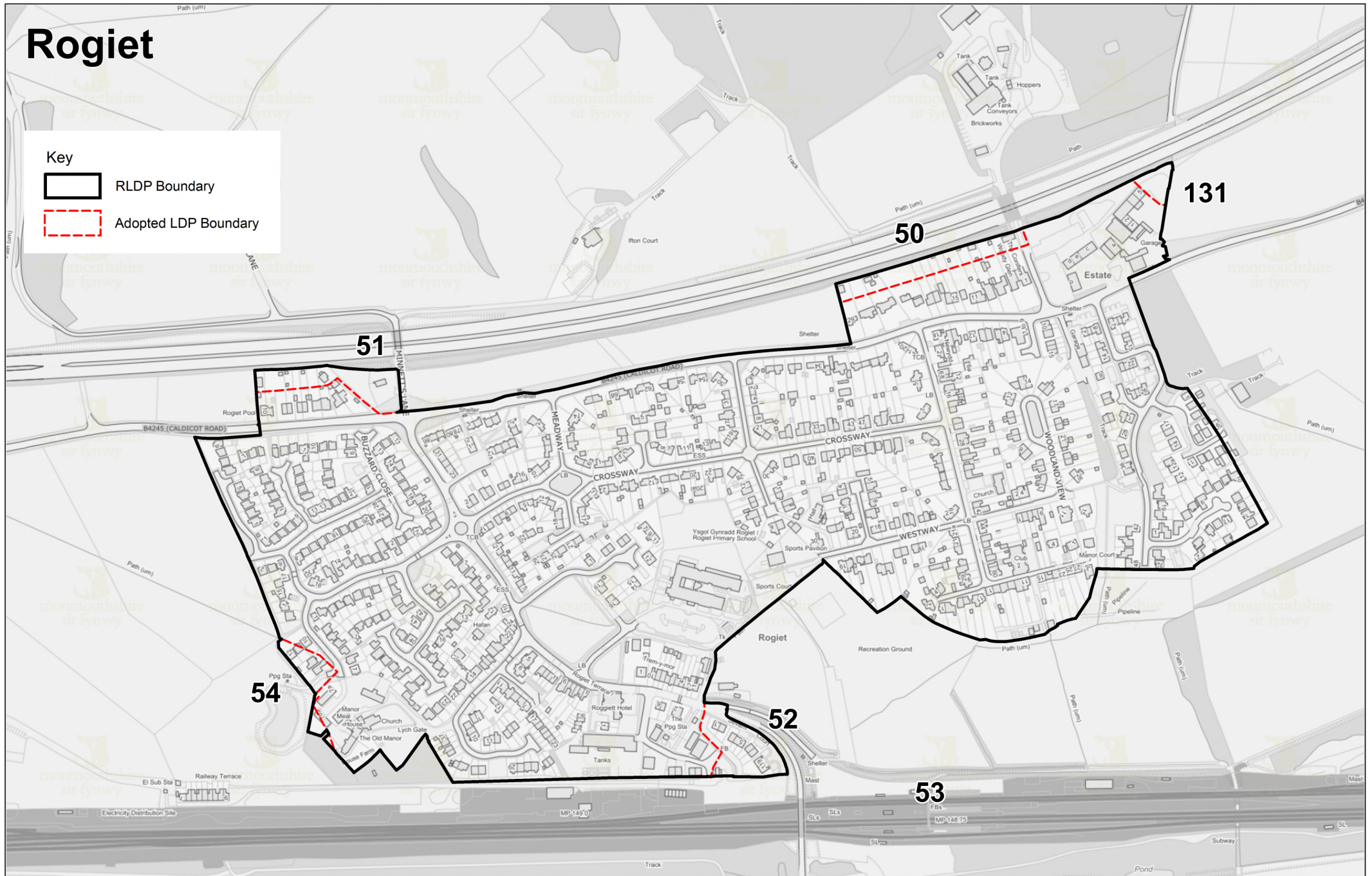
Key



RLDP Boundary



Adopted LDP Boundary




Penperlleni

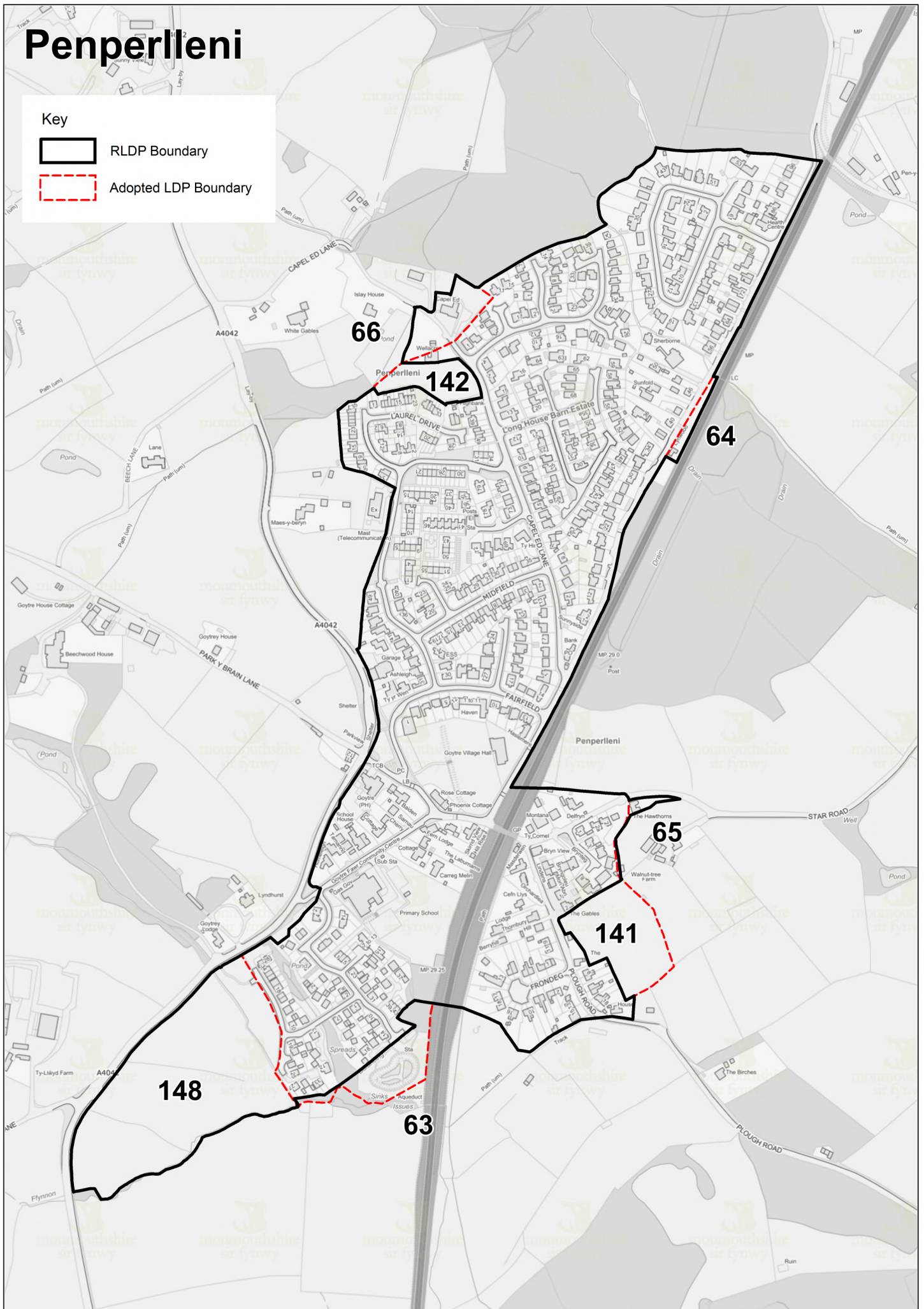
Ref	Address	Comment related to change
63	Land south of Close Telyn Penperlleni	Exclude. Visually the open space forms a transition between the recently built housing site to its north and the open countryside to the south and east – exclude this area as it cannot be developed and is amenity land (and contains surface water drainage features) that must be maintained as open and do not form a logical edge to the settlement visually or functionally.
64	Lynwood Newtown Road Penperlleni	Include Lynwood and its curtilage as it reads as part of Newtown Road; exclude tree belt to south.
65	The Hawthorns Star Rd Penperlleni	Include. Visually the dwelling and its well defined (hedged) curtilage relate well to the wider settlement and the form would not be prejudiced by its inclusion. Exclude paddock and dwelling (Walnut Tree Farm) to south as more isolated, peripheral.
66	Well Acre- Church	Include. Visually the curtilage of Well Acre relates well to the property and wider settlement (currently the settlement boundary runs arbitrarily through the curtilage). Include church and curtilage as it relates well to existing village form. Exclude more isolated, peripheral scout hut to north-west.
141	Plough Road	Adjust boundary to remove field to the East of Plough Road.
142	Capel Ed Lane	Adjust boundary to remove field to the West of Capel Ed Lane.
148	Land West of Trem yr Ysgol	Adjust boundary to include Residential Allocation HA12.

Penperlleni

Key

 RLDP Boundary

 Adopted LDP Boundary





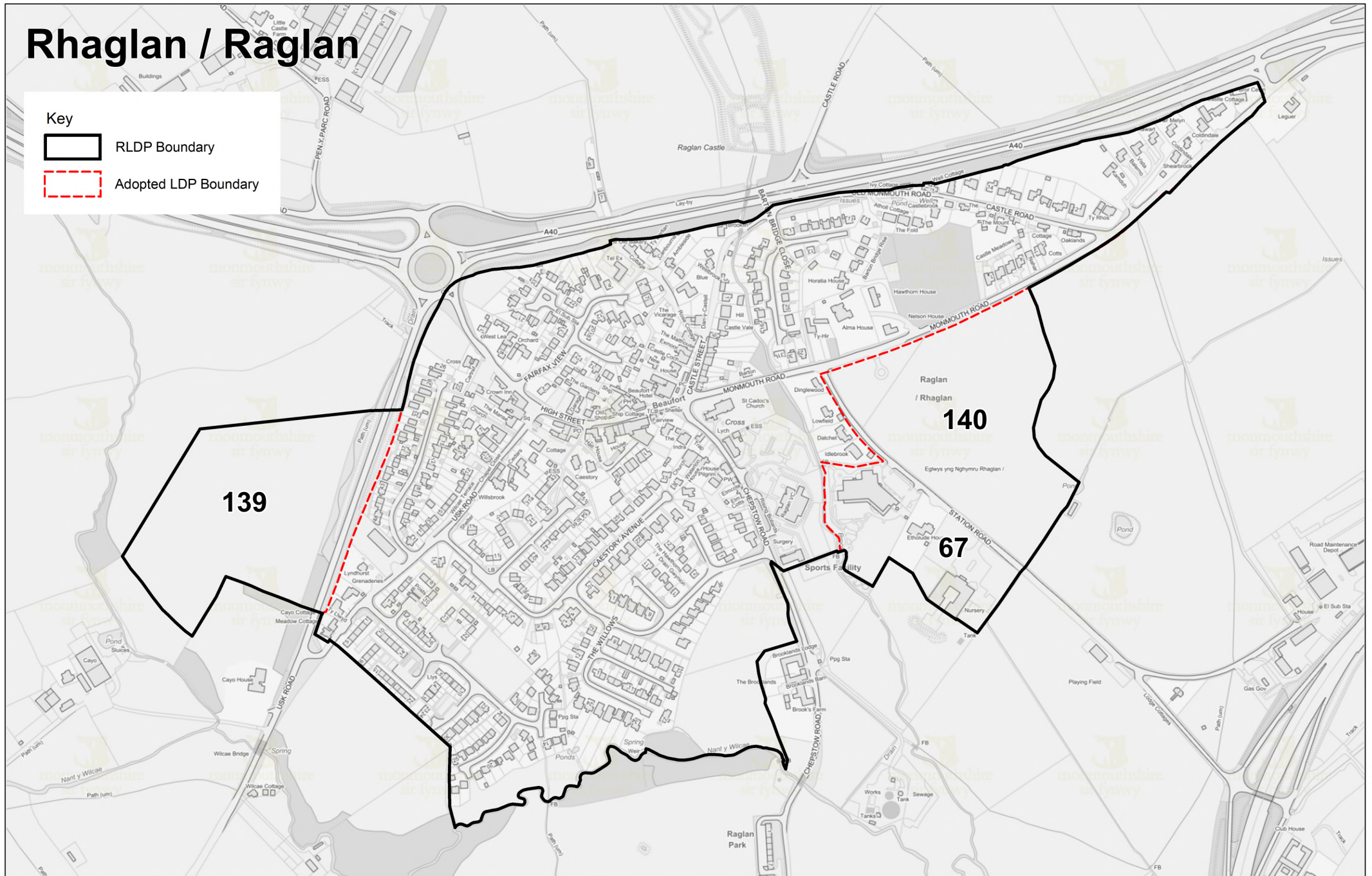
Raglan

Ref	Address	Comment related to change
67	Station Rd	Include school, dwelling and nursery site as they form a logical part of the built form along the south-western side of Station Road. Exclude rear part of nursery grounds as largely undeveloped and relates well to open land to south.
139	Land West of Raglan	Adjust boundary to include Industrial and Business Site EA1j / Identified Potential Waste Management Site E3b.
140	Land south of Monmouth Road	Adjust boundary to include Residential Allocation HA10.

Rhaglan / Raglan

Key

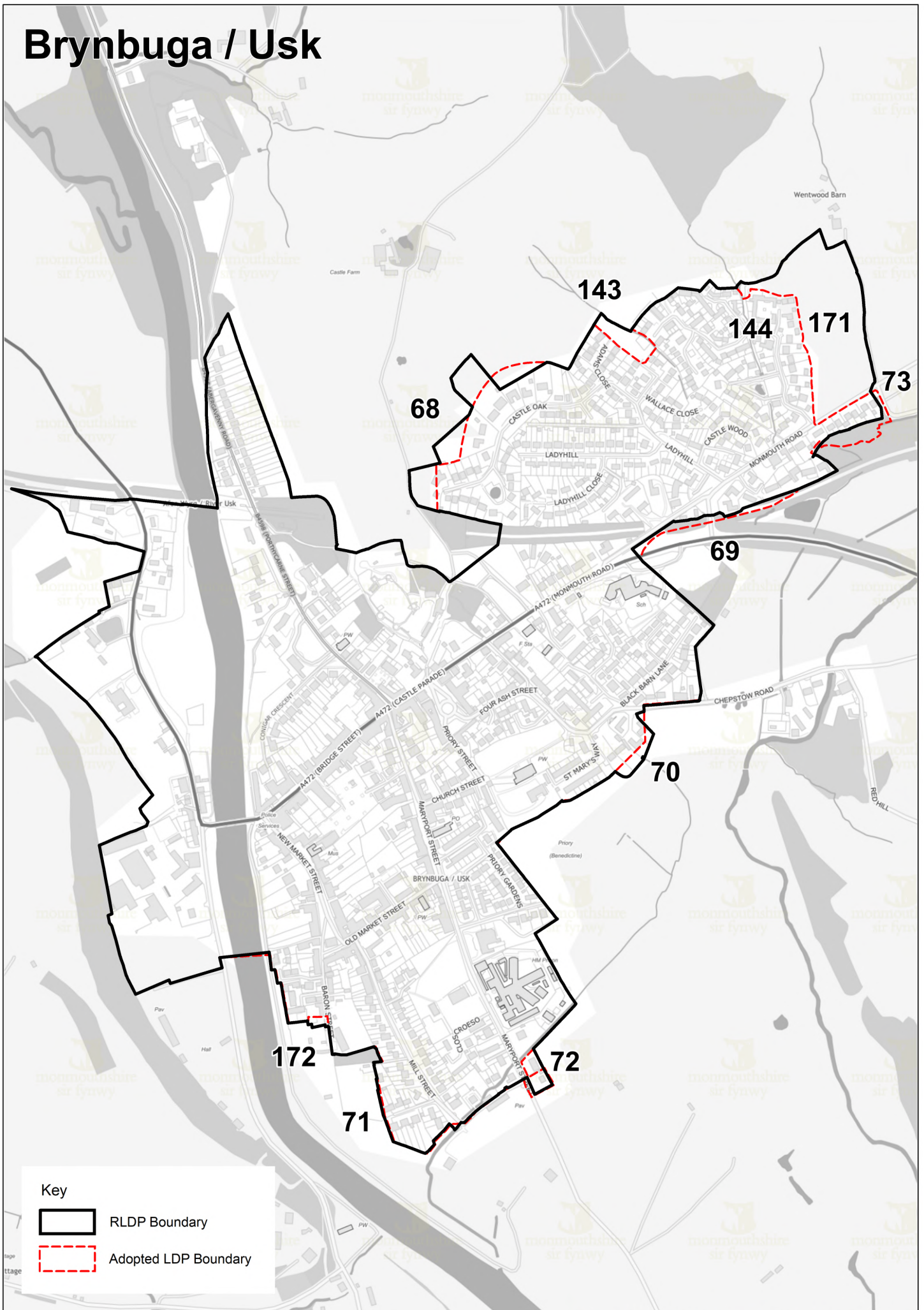
-  RLDP Boundary
-  Adopted LDP Boundary



Usk

Ref	Address	Comment related to change
68	Castle Oak	Include to follow logical, on the ground landscape features (rear boundaries of residential curtilages of modern dwellings). Residential curtilages: Curtilages should generally be included within the boundary and inclusion would not and inclusion would not harm the form and character of the settlement.
69	Land north-east of Usk School Monmouth Rd	Adjust settlement boundary to exclude open space along Monmouth Road- follow logical, on the ground landscape features (rear boundaries of residential curtilages of new dwellings). Defined Features on the Ground: Where possible settlement boundaries should follow a defined feature on the ground (field boundary, road, stream, wall or fence).
70	Land south of Four Ash St	Adjust settlement boundary to include all of the curtilages of these dwellings; current boundary runs through middle of gardens. Follow logical, on the ground landscape features (rear boundaries of residential curtilages of dwellings etc). Defined Features on the Ground: Where possible settlement boundaries should follow a defined feature on the ground (field boundary, road, stream, wall or fence). Include these domestic curtilages as this would not harm character of area/ Conservation Area.
71	Land west of Mill St	Adjust settlement boundary to include all of the curtilages of these dwellings; current boundary omits western fringes of these gardens. Follow logical, on the ground landscape features (rear boundaries of residential curtilages of dwellings etc). Defined Features on the Ground: Where possible settlement boundaries should follow a defined feature on the ground (field boundary, road, stream, wall or fence). Include these domestic curtilages as this would not harm character of area/ Conservation Area.
72	Millbrook House Maryport St	Adjust settlement boundary to include this property as neighbour to south is included. Follow logical, on the ground landscape features (rear boundaries of residential curtilages of dwellings etc). Defined Features on the Ground: Where possible settlement boundaries should follow a defined feature on the ground (field boundary, road, stream, wall or fence). Include this dwelling / domestic curtilage as this would not harm character of area.
73	Taliesin Monmouth Rd	Adjust settlement boundary to follow logical, on the ground landscape features (rear boundaries of residential curtilages of new dwellings). Residential curtilages: Curtilages should generally be included within the boundary and inclusion would not harm the form and character of the settlement.
143	Trelawney Close	Adjust boundary to include Area of Amenity Important AAI0229.
144	Cassia Drive	Adjust boundary to include Area of Amenity Important AAI0230.
171	Land east of Burrium Gate	Adjust boundary to include Residential Allocation HA11.
172	North of Willows Nursey	Include residential curtilage within boundary.

Brynbuga / Usk



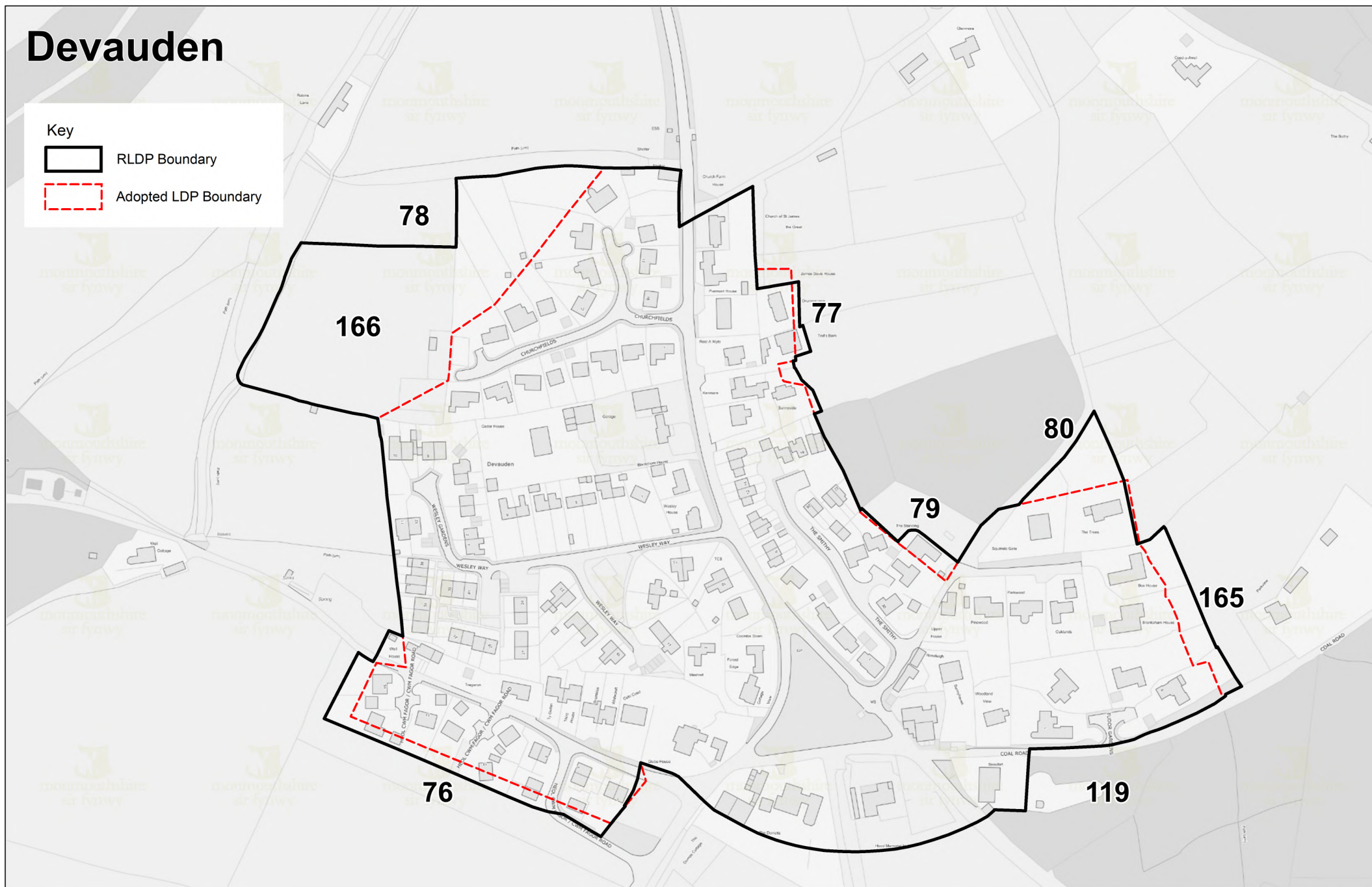
Devauden

Ref	Address	Comment related to change
76	Box House to Percus House	Include. Current settlement boundary excludes the eastern parts of the curtilages of these new dwellings; the eastern boundaries are well enclosed by means of enclosure / vegetation so all of the gardens can be included without prejudice to the form or character of the village. Inclusion of the built form would not harm the wider designated landscape. Also include utility building to north of road. Exclude open space to south of the new dwellings as it is viewed in context of open countryside to south.
77	Land east of Drumnacarra etc	Include. Current settlement boundary runs across the rear gardens and through Te Arn; they are well enclosed to the east and can be included without harm to landscape.
78	Land north and west of Churchfields Devauden	Include area to north that are gardens of properties in Churchfields. Exclude / remove land to west. Current settlement boundary runs across the rear gardens of 9-15 Churchfields excluding the northern parts of the gardens; they are well enclosed to the north and can be included without harm to landscape. Land to west that forms part of a field and is viewed as open countryside.
79	Ridgeway House	Include. Current settlement boundary excludes the property which reads as part of the settlement; include the dwelling itself but because it has such a large curtilage exclude that and draw boundary reasonably close to the rear of the dwelling; inclusion of the built form would not harm the landscape.
80	Squirrel Gate and The Trees	Include. Current settlement boundary excludes the northern parts of the curtilages of these two dwellings; the northern boundaries are well enclosed by mature vegetation so all of the gardens can be included without prejudice to the form or character of the village. Inclusion of the built form would not harm the wider designated landscape.
119	Land at Coal Lane Valley	No settlement boundary change in this location. It is considered the settlement has a logical edge in this location.
165	North of Coal Road	Include residential curtilages within boundary.
166	Land at Churchfields	Adjust boundary to include Residential Allocation HA14.

Devauden

Key

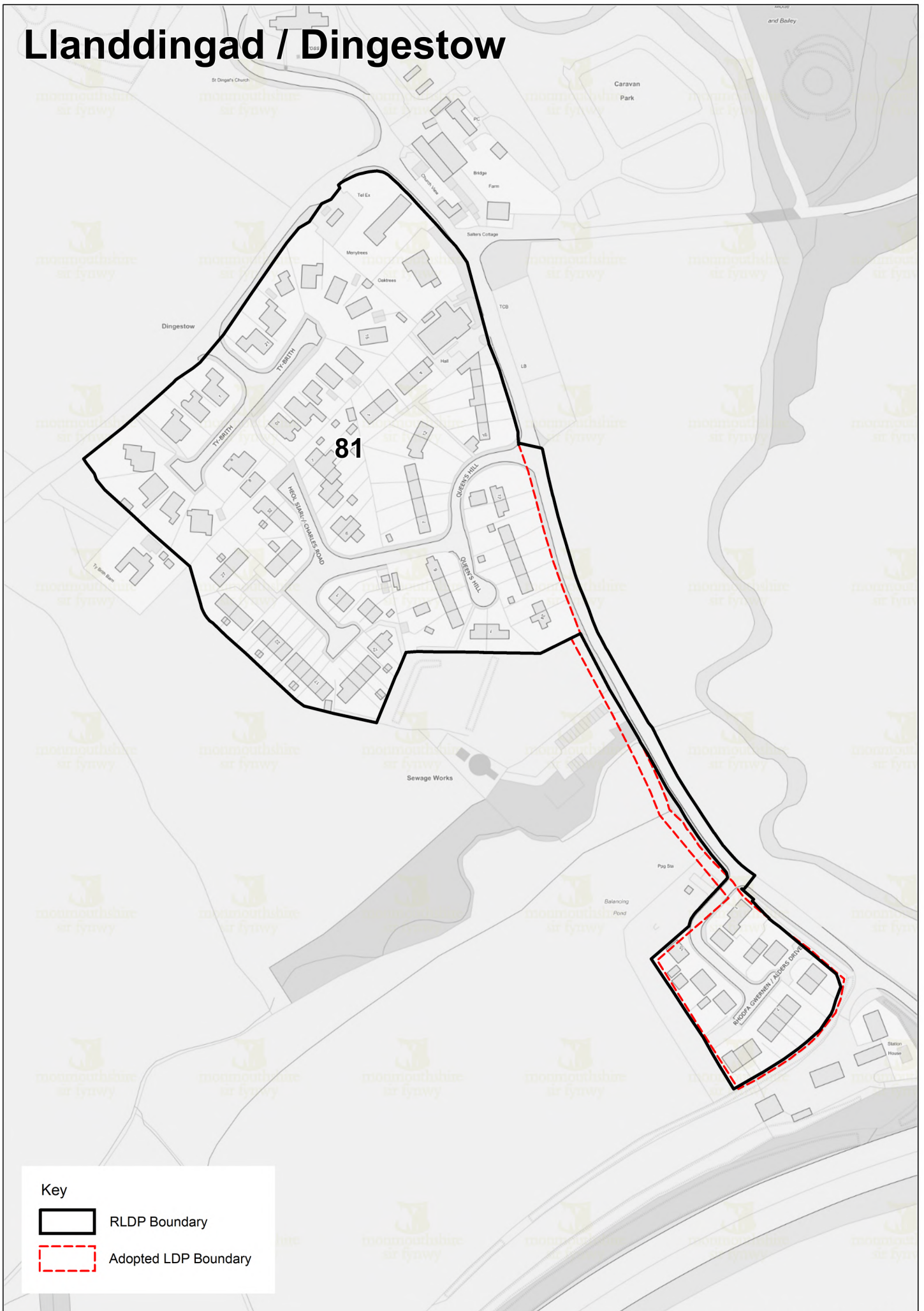
- RLDP Boundary
- Adopted LDP Boundary



Dingestow

Ref	Address	Comment related to change
81	Dingestow	No changes to boundaries identified in current LDP. Allocation SAH11 iii) completed so this can continue to be included in the settlement boundary. Adjust boundary to follow the lines of the road.

Llanddingad / Dingestow



Little Mill

Ref	Address	Comment related to change
82	Land north and west of Cae Melin	Include. Current settlement boundary excludes this parking area in front of the small terrace at Cae Melin; this can be logically included as there is a strong boundary formed by the estate road. The settlement boundary runs arbitrarily through the equipped children's play area to the west of the small terrace and the settlement boundary can be re-drawn to include all of the play area as it forms part of the fabric of the village. The boundary can be formed by the estate road, Cae Melin, to the immediate north. Inclusion would not harm the landscape character of the area.
83	Land rear of Glanynant to Mullberry Berthon Rd	Include. Current settlement boundary excludes these parts of the gardens of these properties and it makes visual and functional sense to include them inside the settlement boundary. Scope for development is very limited (i.e. householder development only) as in an area of flood risk. Inclusion would not harm the landscape character of the area.
84	Land rear of Millbrook Place and Corn Mill Orchard	Include. Current settlement boundary excludes these parts of the gardens of these properties and it makes visual and functional sense to include them inside the settlement boundary. Scope for development is very limited (i.e. householder development only) as in an area of flood risk. Inclusion would not harm the landscape character of the area. Exclude area between the two curtilages which is unrelated an open in character.
85	Land rear of Village Hall	Include. Current settlement boundary excludes enclosed play spaces around the hall while the hall itself is inside the settlement boundary. The land for inclusion is well screened to the south. Include enclosed play spaces as they read as part of the wider community facility and settlement. Inclusion would not harm the wider AAI designation.
133	Mulberry House, Berthon Road	Change proposed on Candidate Site CS0233. Bring driveway and lawn into boundary.
169	Land East of Little Mill	Adjust boundary to include Residential Allocation HA15.
170	Land North of Little Mill	Adjust boundary to include Residential Allocation HA16.

Felin Fach / Little Mill

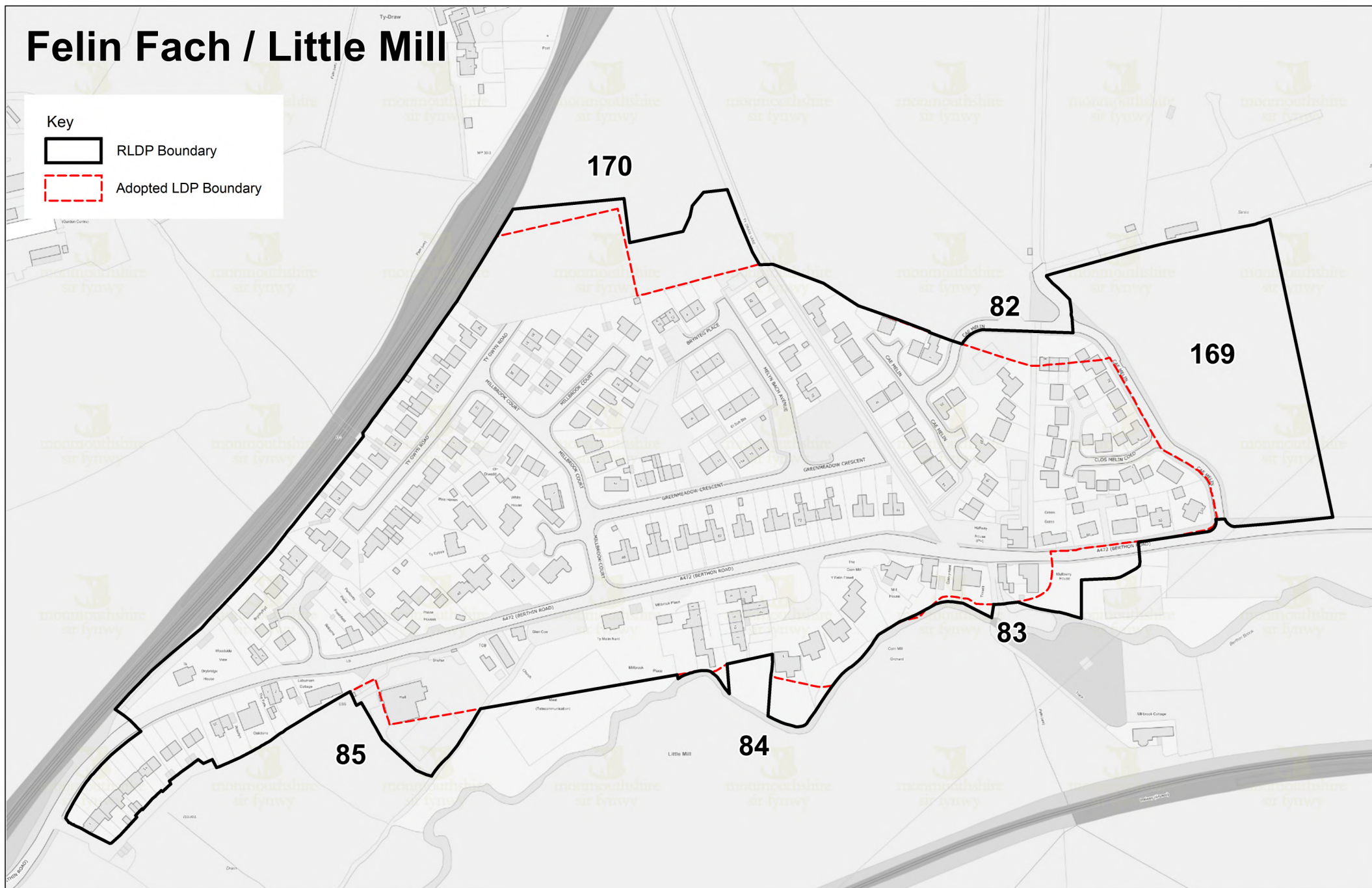
Key



RLDP Boundary



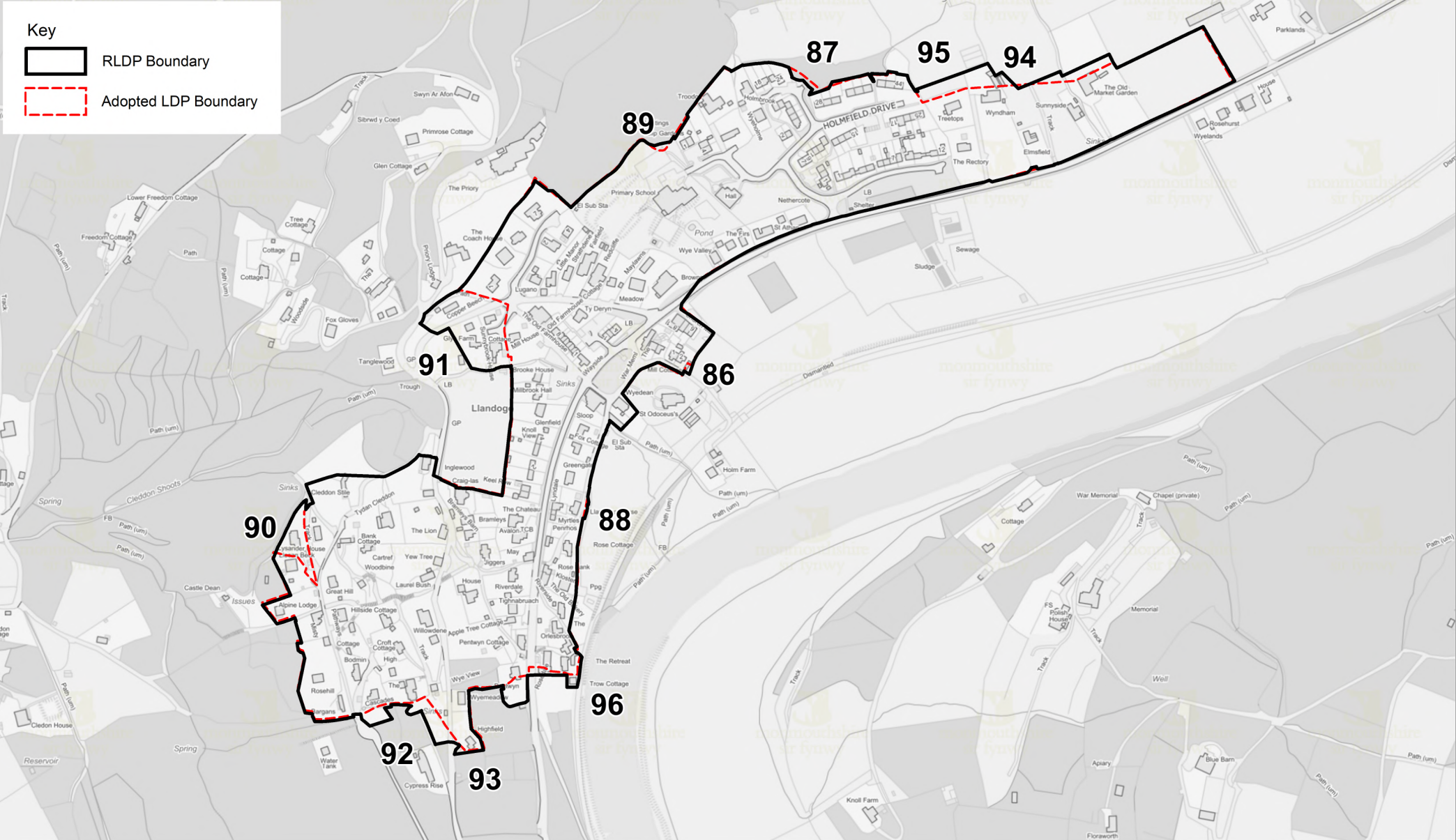
Adopted LDP Boundary



Llandogo

Ref	Address	Comment related to change
86	2 Church View	Include garage; may have been previous drafting error; or later addition not picked up in previous reviews of settlement boundary.
87	32-34 Holmfield Drive	Include. Boundaries of rear gardens are not accurately reflected in current drafting of settlement boundary and can be accommodated inside boundary without causing harm to landscape or character/appearance of Conservation Area.
88	Llandogo House Church Road	Include. Minor tidying up to include area as forming part of built up area – settlement boundary does not currently follow edge of road.
89	Llandogo Primary School	Include. Tidying up exercise to include small area excluded that is clearly part of school grounds and forms a sensible boundary for settlement.
90	Lysander Cottage	Include. Current settlement boundary seems to be arbitrarily drawn and excludes this dwelling even though it is adjacent to others that are inside and would form a logical edge to the settlement boundary. Inclusion would not harm then landscape and Conservation Area.
91	Smithy Road	Include. Current settlement boundary seems to be arbitrarily drawn and excludes a cluster of dwellings to west; boundary can be drawn more logically to include these and not harm then landscape and Conservation Area.
92	South boundary Cascades etc	Include as current boundary cuts arbitrarily through curtilages.
93	South boundary to Wyemeadow	Include logical boundary for Settlement boundary based on edge of curtilage; runs through midst of curtilage at present.
94	The Old Market Garden	Redraft boundary to reflect current features on the ground such as hedgerows and gardens; exclude more open land to north of Old Market Garden
95	Treetops- Wyndham House	Garden areas can be included without prejudicing the landscape of character / appearance of the Conservation Area.
96	Trow Cottage and The Retreat	Include. Current settlement boundary does not logically follow garden boundary of The Retreat and omits Trow Cottage.

Llandogo



Llanellen

Ref	Address	Comment related to change
97	Ty Llew House	Include all of the dwelling – currently the settlement boundary cuts through the house itself. Inclusion would not harm landscape character.
145	Land adjacent to Llanellen Court Farm	Adjust boundary to include Residential Allocation HA17.
168	North Llanellen	This area was previously allocated under policy SAH11(vii) in the adopted LDP but has not been brought forward for development, therefore, remove the allocated LDP housing site SAH11(vii) that has not been brought forward due to lack of delivery.

Llanelen / Llanellen

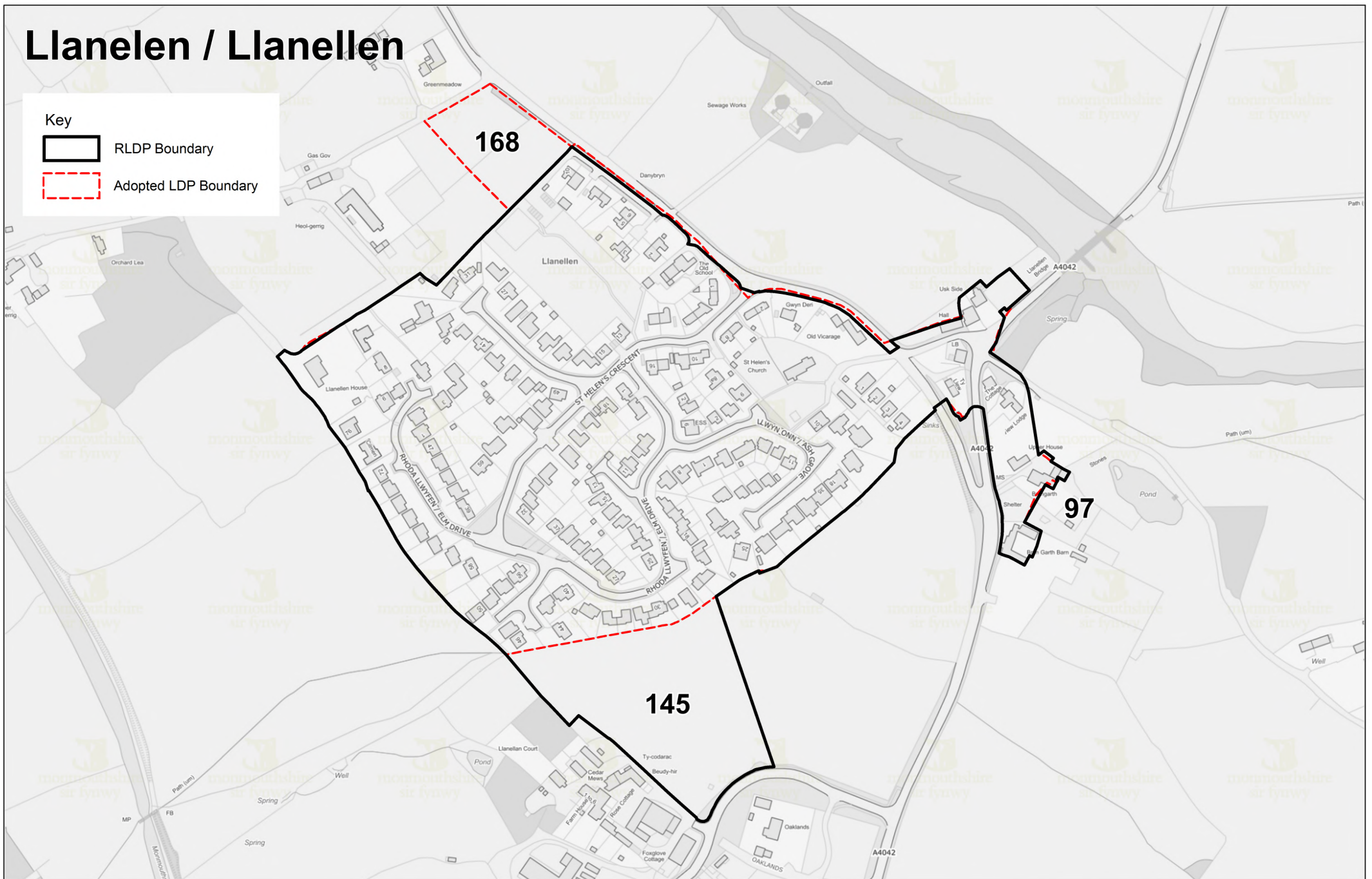
Key



RLDP Boundary



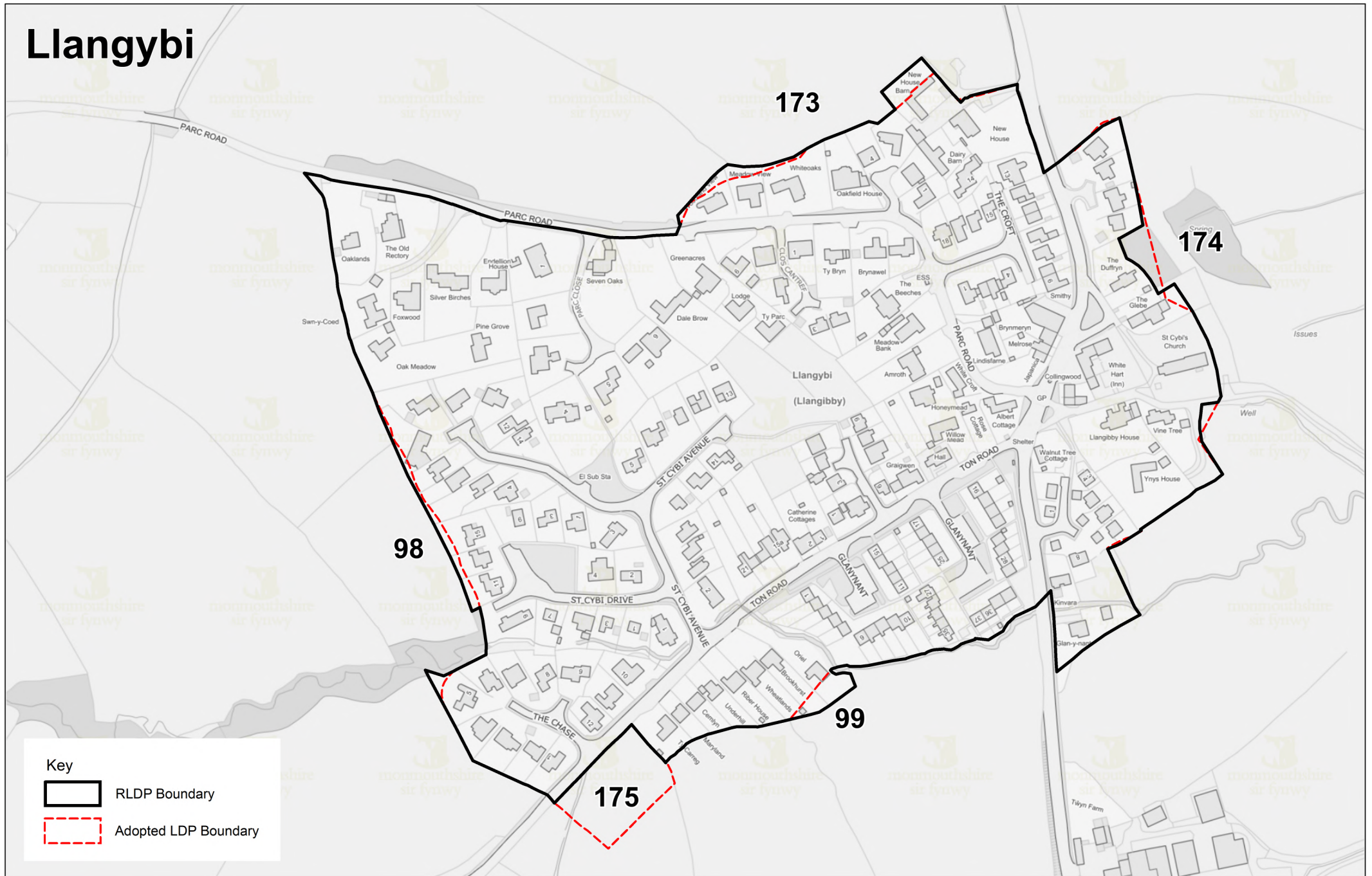
Adopted LDP Boundary



Llangybi

Ref	Address	Comment related to change
98	Land at St Cybi Rise	Include gardens of dwellings – current settlement boundary excludes the rearmost part of them. Inclusion would not harm landscape character-well enclosed to west by treeline/ vegetation.
99	Land at Ton Rd	Include gardens of dwellings – current settlement boundary excludes the rearmost part of them. Inclusion would not harm landscape character-well enclosed to west by treeline/ vegetation.
173	North of Llangybi	Include residential curtilage within boundary.
174	East of Llangybi	Adjust boundary to follow residential curtilage as currently cuts through the field.
175	South of The Chase	This area was previously allocated under policy SAH11(viii) in the adopted LDP but has not been brought forward for development, therefore, remove the allocated LDP housing site SAH11(viii) that has not been brought forward due to lack of delivery.

Llangybi



Llanover

Ref	Address	Comment related to change
100	Llanover	While Llanover did not previously have a development boundary in the adopted LDP, policy S2 of the RLDP identifies Llanover as being located in a main rural settlement. As a result, a settlement boundary has been drawn for the settlement of Llanover.

Llanover / Llanover

100

Key

- RLDP Boundary
- Adopted LDP Boundary

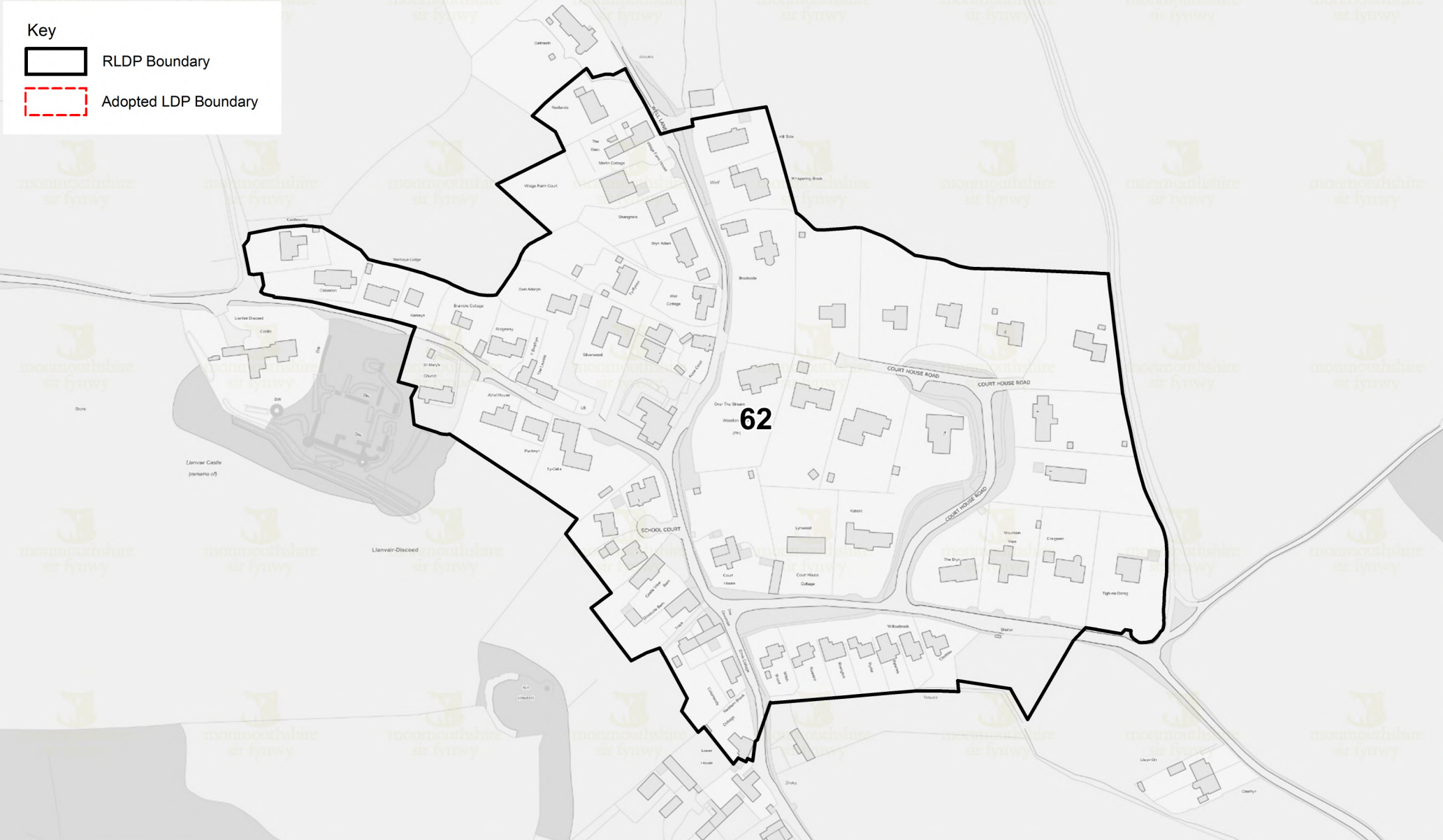
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Nid wrth Raddfa / Not to scale

Llanvair Discoed

Ref	Address	Comment related to change
62	Llanvair Discoed	While Llanvair Discoed did not previously have a settlement boundary in the adopted LDP, policy S2 of the RLDP identifies Llanvair Discoed as being located in a main rural settlement. As a result, a settlement boundary has been drawn for the settlement of Llanvair Discoed.

Llanfair Discoed / Llanvair Discoed



Mathern and Pwllmeyric

Mathern

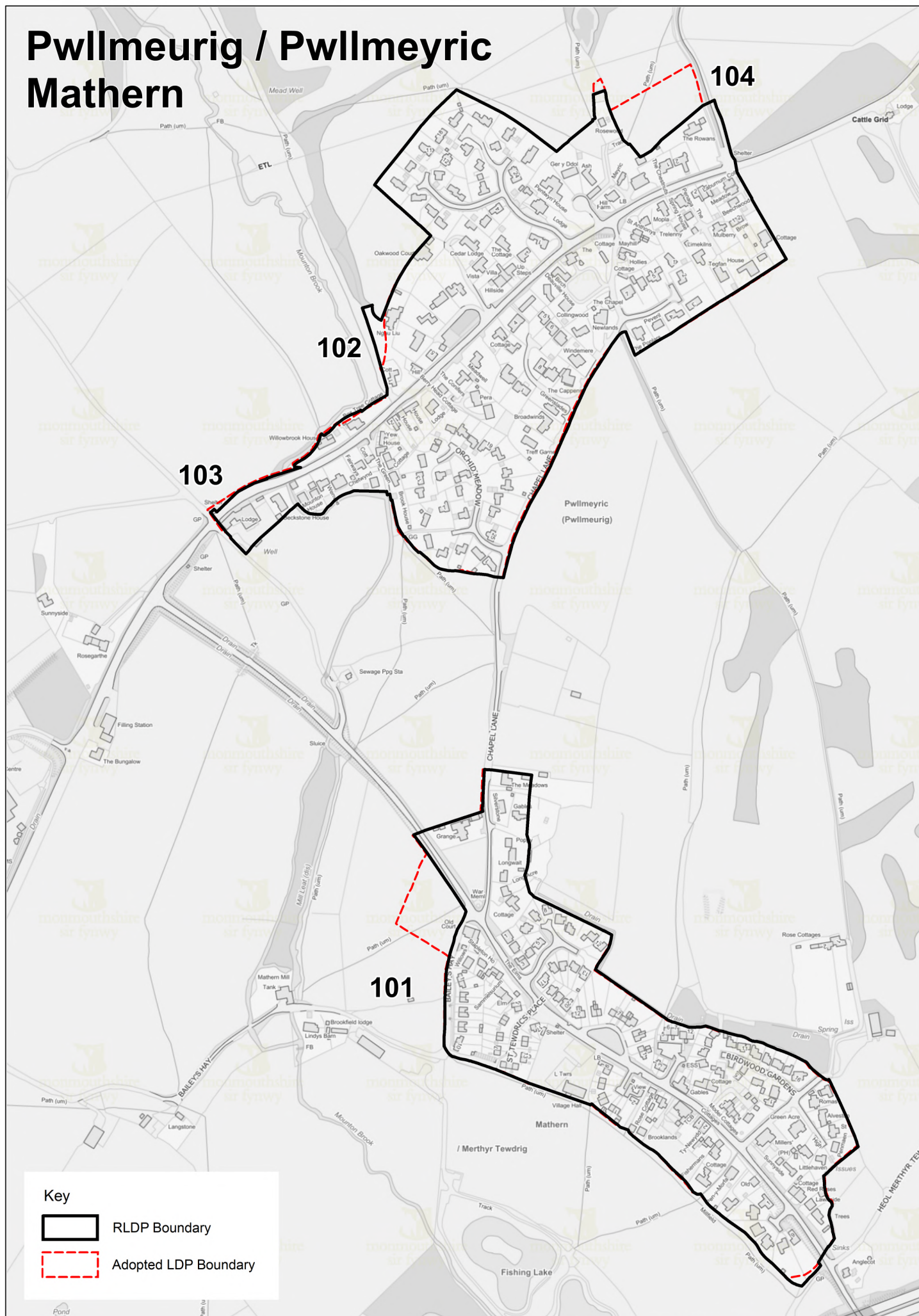
Ref	Address	Comment related to change
101	Mathern	This area was previously allocated under policy SAH11(xi) in the adopted LDP but has not been brought forward for development, therefore, remove the allocated LDP housing site SAH11(xi) that has not been brought forward due to lack of delivery.

Pwllmeyric

Ref	Address	Comment related to change
102	Brook Cottage	Include the curtilage of these properties – currently the settlement boundary omits the area to the north of Brook House. Inclusion would not harm landscape character; this area has a strong western boundary formed by tree / hedge line.
103	Mounton Brook Lodge	Include curtilage of Beckstone House. Exclude green space. Include all of the curtilage of Beckstone House defined by a wall to separate it from the fields to south. Inclusion would not harm landscape character including the integrity of the Green Wedge; this area has a strong boundary formed by a wall. Green space alongside A48 to north does not need to be inside settlement boundary– follow carriageway edge.
104	Rosewood	Exclude most northerly part of the land within the settlement boundary as it is separated by a wall from the brownfield land to south and relates more coherently with the open countryside to its north, east and west. This area was previously allocated under policy SAH11(xiii) in the adopted LDP but has not been brought forward for development, therefore, remove the allocated LDP housing site SAH11(xiii) that has not been brought forward due to lack of delivery.

Pwllmeurig / Pwllmeyric

Mathern



Key

- RLDP Boundary
- Adopted LDP Boundary

Shirenewton / Mynyddbach

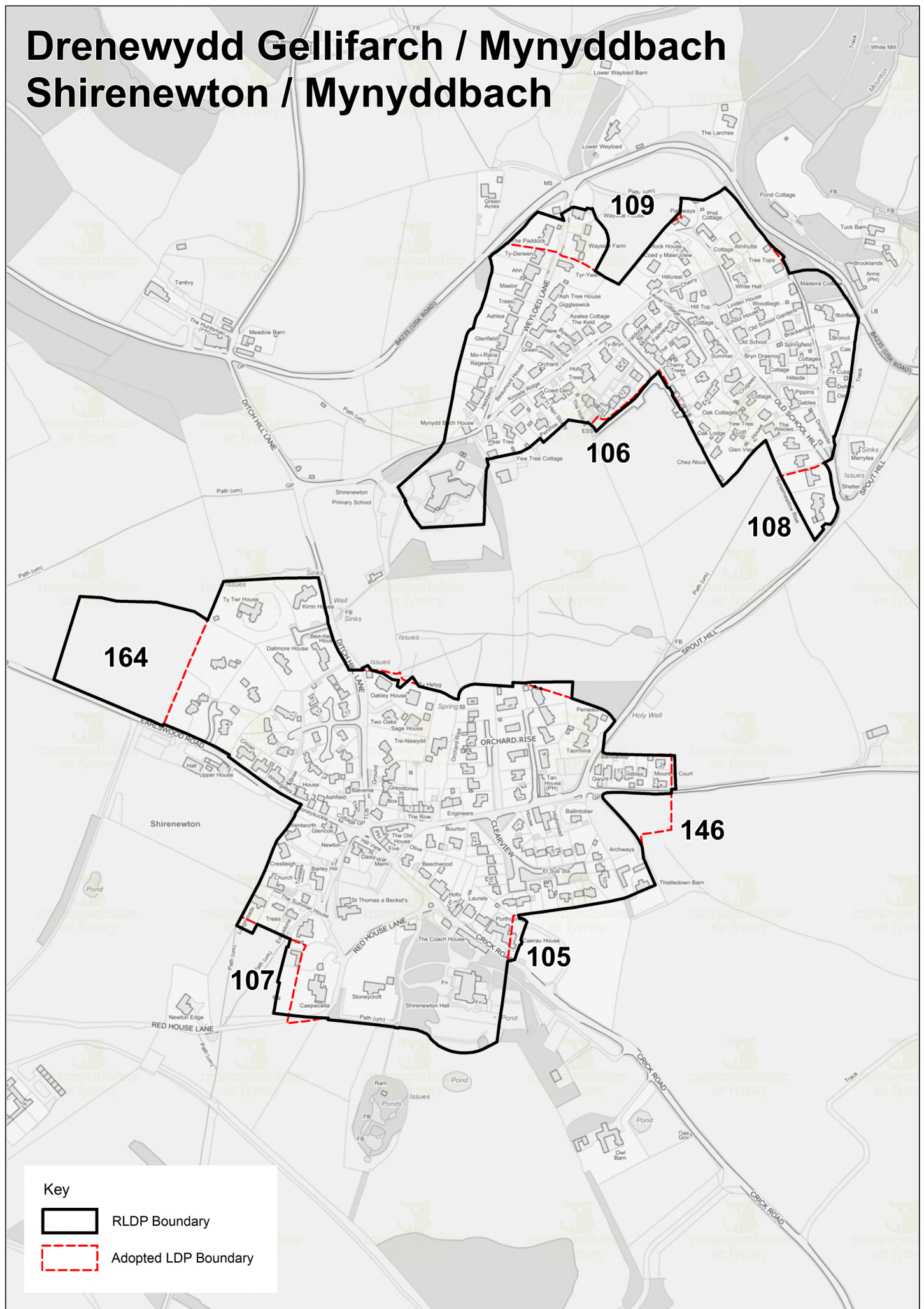
Mynyddbach

Ref	Address	Comment related to change
106	Garage block Blethyn Close	Include all of garage block and forecourt as it forms an intrinsic part of the built form of the settlement. Current settlement boundary runs through the building.
108	Vyne Court Hallam House School Hill	Include these two dwellings inside settlement boundary as it looks like an anomaly that they are not included – they form an intrinsic part of the built form of the settlement on that western side of School Road. Current settlement boundary runs through the building.
109	Wayside House etc Weyloed Lane	Include these three dwellings and immediate curtilage as they represent an intrinsic part of the built form of the settlement on the northern edge of Weyloed Lane. Their inclusion need not harm the settlement edge or AONB to north.

Shirenewton

Ref	Address	Comment related to change
105	Caerau House	Include all of dwelling as settlement boundary runs through it and include immediate curtilage but not all to avoid rounding off opportunity at gateway to village which could be harmful to Conservation Area/ setting of listed hall opposite.
107	The Chantry	Include all of enclosed curtilage of dwelling as it forms part of built up part of village and is well defined / enclosed from open land to west. Inclusion would not harm the character or appearance of the Conservation Area.
146	North of Thistledown Barn	Boundary to be reduced and brought in line with the access road.
164	Land west of Redd Landes	Adjust boundary to include Residential Allocation HA18.

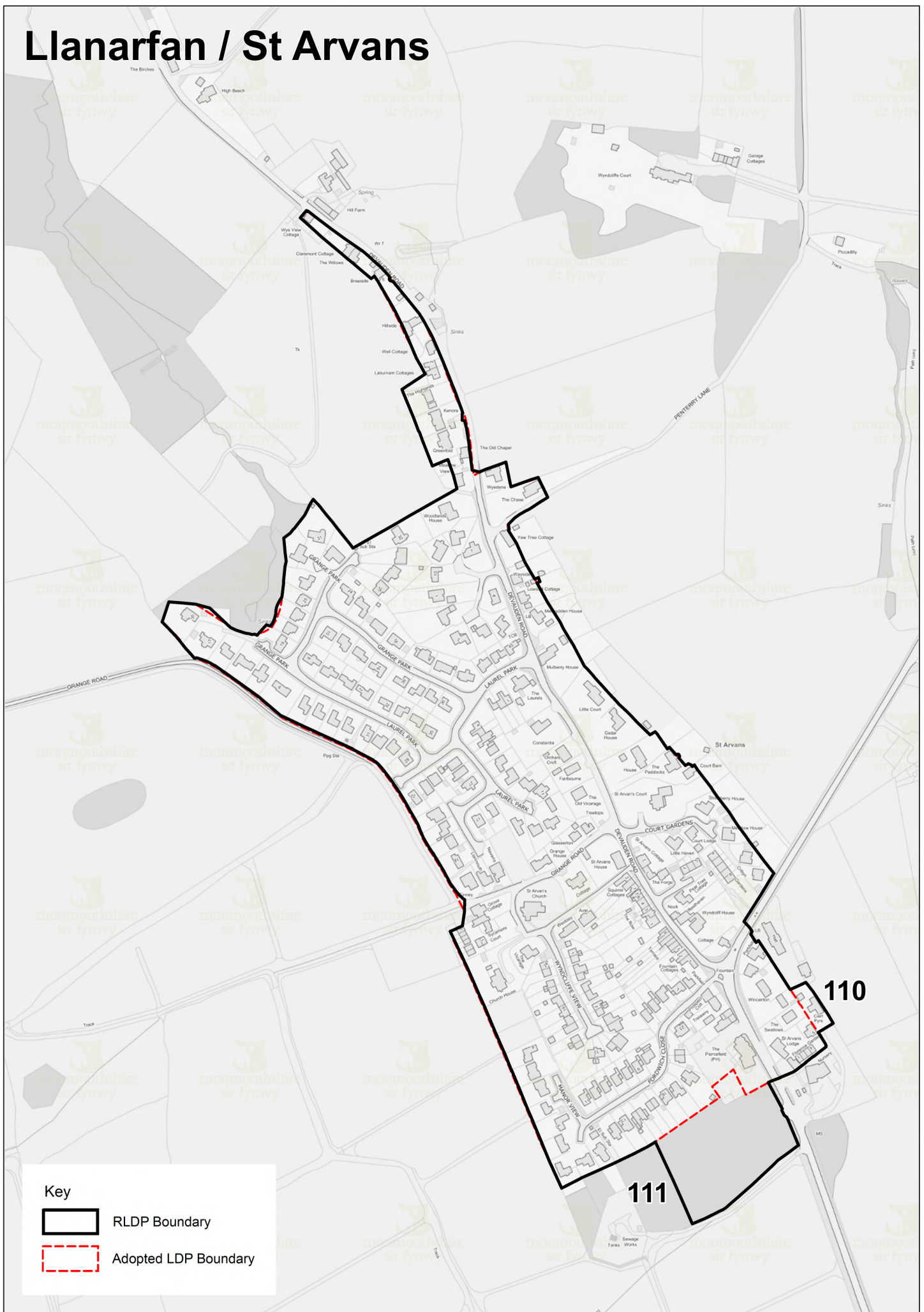
Drenwydd Gellifarch / Mynyddbach Shirenewton / Mynyddbach



St Arvans

Ref	Address	Comment related to change
110	Cwrt Pyrs St	Include the dwelling and curtilage as they are well defined/ contained and represent an intrinsic part of the built form of the settlement on the south-eastern edge of St Arvans. Would not harm the settlement edge, Conservation Area or National Landscape (AONB) (or setting of parkland).
111	Land south of Fordwich Close	Adjust boundary to include Residential Allocation HA13.

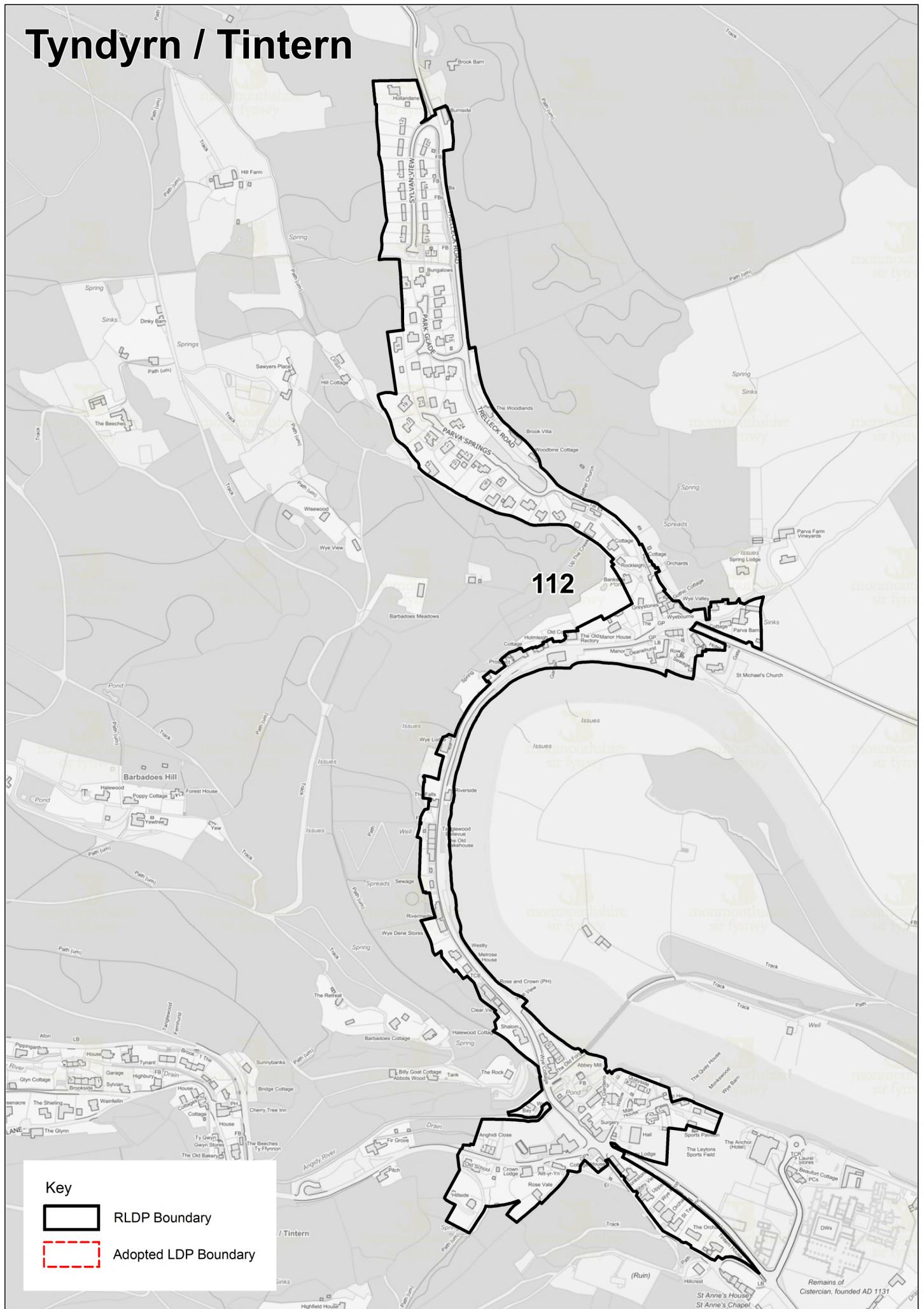
Llanarfan / St Arvans



Tintern

Ref	Address	Comment related to change
112	Tintern	While Tintern did not previously have a development boundary in the adopted LDP, policy S2 of the RLDP identifies Tintern as being located in a main rural settlement. As a result, a settlement boundary has been drawn for the settlement of Tintern.

Tyndyrn / Tintern



Trellech

Ref	Address	Comment related to change
113	Churchwood House	Include garden and dwelling – current settlement boundary passes through the dwelling itself; may have been previous drafting error; would not harm landscape character or setting of Conservation Area.
114	Court Farm	Exclude Scheduled Ancient Monument, Tump Terret from the settlement boundary. Include gardens of two dwellings formed via rural building conversions – current settlement boundary does not take account of these; inclusion would not harm landscape character or setting of the Conservation Area as they are bounded on their western edge by hedgerow.
115	Stone View Cottage	Include gardens of dwellings – current settlement boundary runs through Stone View Cottage and does not take account of these; inclusion would not harm landscape character, Conservation Area or setting of the Scheduled Ancient Monument as they form an intrinsic part of the built up area of the village.
116	The Oaks- Castle Comfort Catbrook Rd	Include gardens of dwellings – current settlement boundary excludes them and omits runs through the dwelling, Castle Comfort. Inclusion would not harm landscape character, Conservation Area setting or setting of the Scheduled Ancient Monumnet to west as they are well enclosed. Exclude southern part of garden (including garage and car port) as this would erode the character of the edge of settlement if it led to a rounding off opportunity.

Tryleg / Trellech

This map illustrates the boundaries for the Tryleg / Trellech area, divided into four numbered sections: 113, 114, 115, and 116. The map features a detailed street network, including Roman Way, B4293 (Monmouth Road), and Catbrook Road. Key landmarks such as Trellech Primary School, St Nicholas's Church, and the Trellech Methodist Church are clearly marked. The map also shows various residential properties, public facilities like a GP and a telephone exchange, and natural features like ponds and a sewage works. A legend in the bottom left corner defines the boundary types: a solid black line for the RLDP Boundary and a dashed red line for the Adopted LDP Boundary. The map is overlaid with a grid of yellow squares, each containing the text 'monmouthshire ar fyw'.

Key

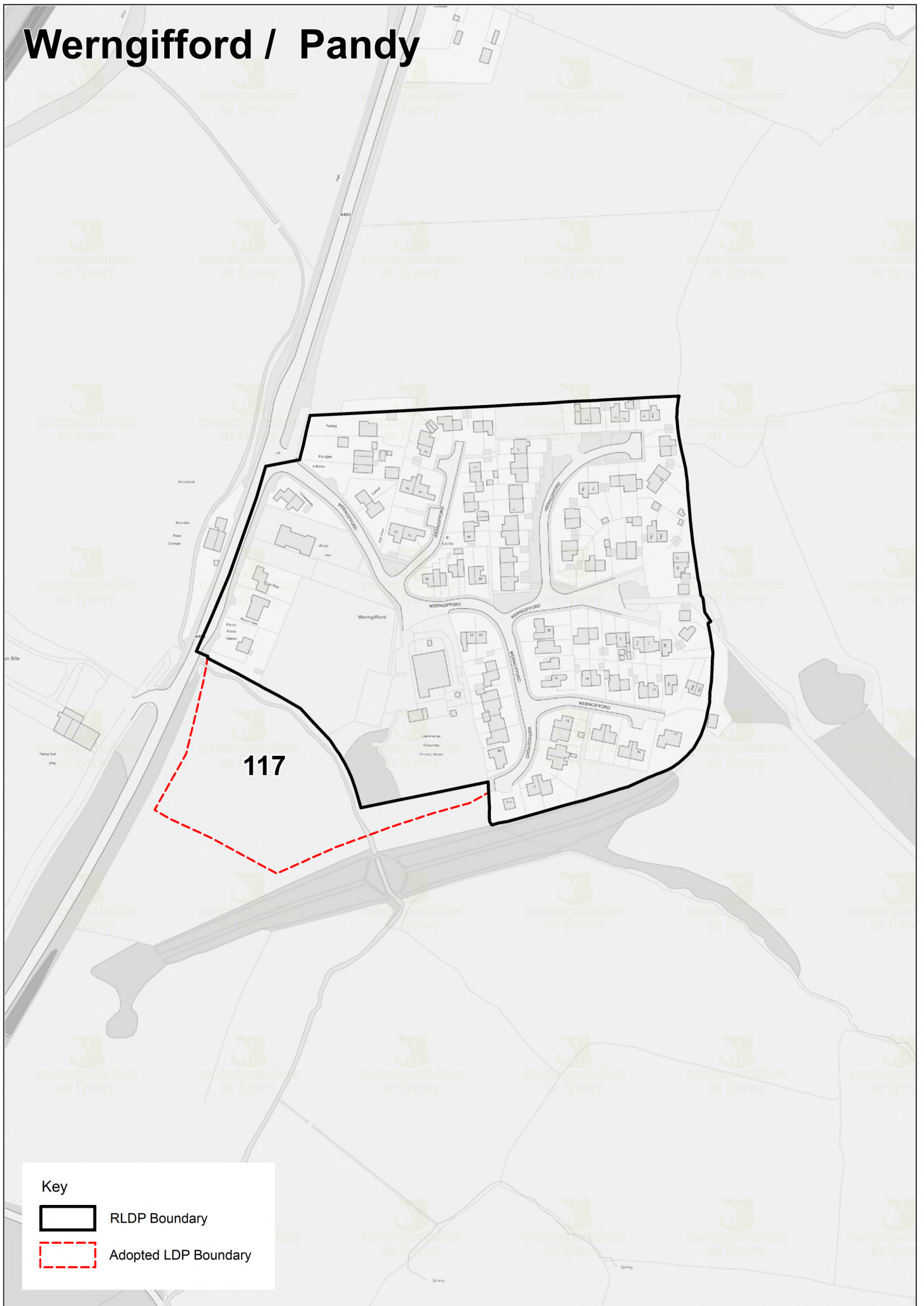
- RLDP Boundary
- Adopted LDP Boundary

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Werngifford / Pandy

Ref	Address	Comment related to change
117	Werngifford	This area was previously allocated under policy SAH11(xvi) in the adopted LDP but has not been brought forward for development, therefore, remove the allocated LDP housing site SAH11(xvi) that has not been brought forward due to lack of delivery.

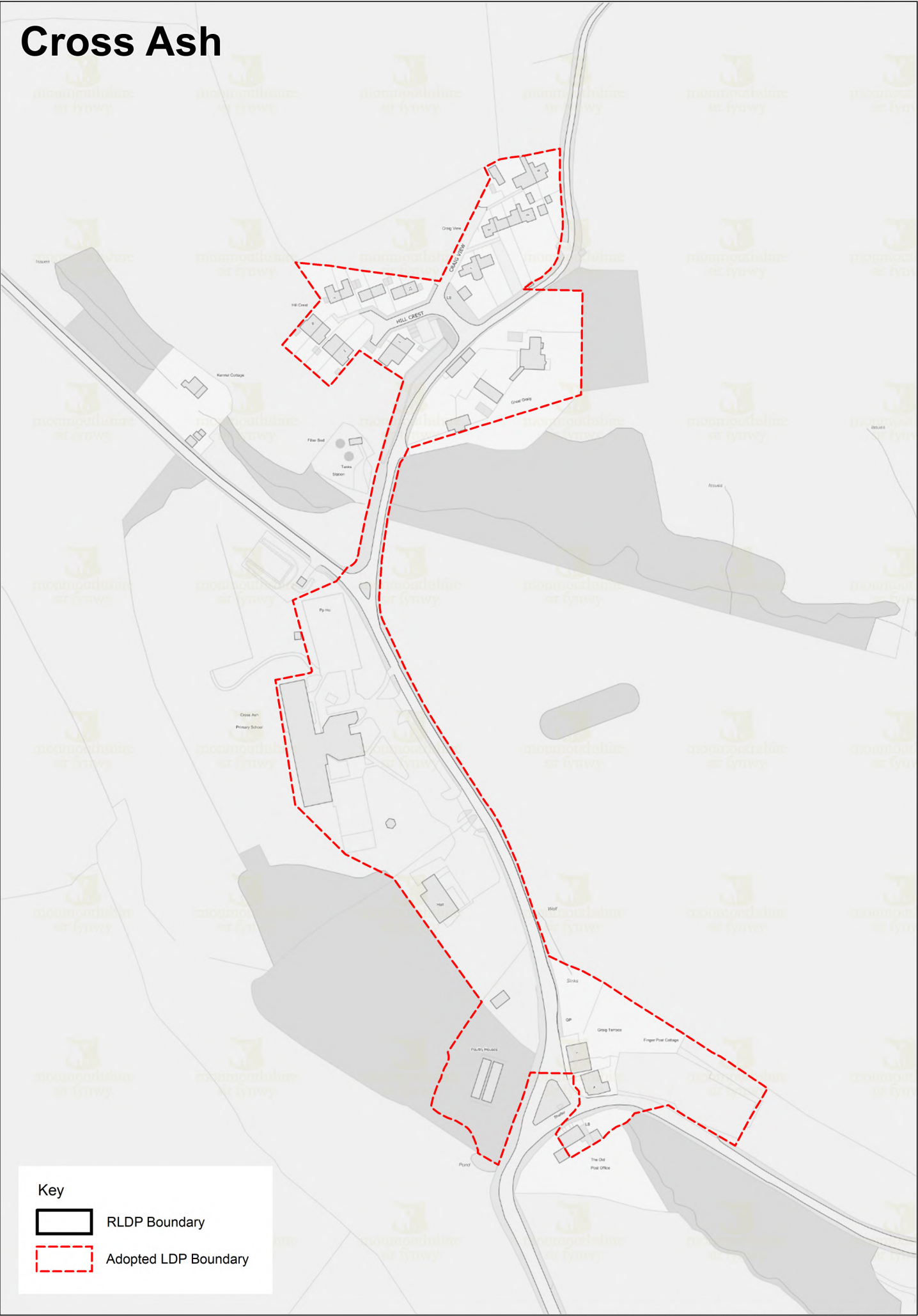
Werngifford / Pandy



Cross Ash

Ref	Address	Comment related to change
		While Cross Ash previously had a settlement boundary in the adopted LDP the settlement of Cross Ash is now identified in policy S2 as a minor rural settlement and the settlement boundary has therefore been deleted.

Cross Ash



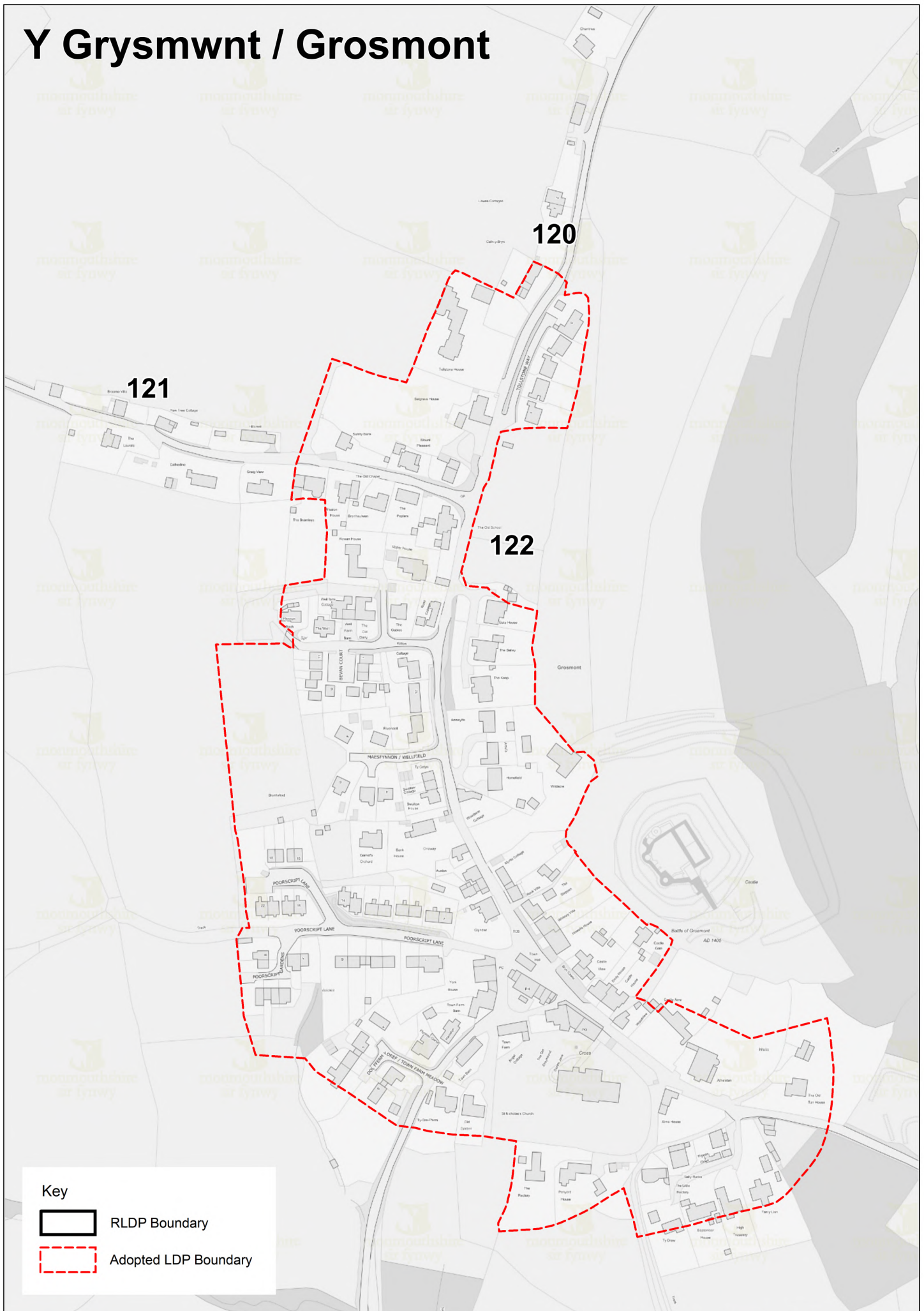
Key

- RLDP Boundary
- Adopted LDP Boundary

Grosmont

Ref	Address	Comment related to change
120	1 Lawn Cottages	While Grosmont previously had a settlement boundary in the adopted LDP the settlement of Grosmont is now identified in policy S2 as a minor rural settlement and the settlement boundary has therefore been deleted.
121	The Laurels	While Grosmont previously had a settlement boundary in the adopted LDP the settlement of Grosmont is now identified in policy S2 as a minor rural settlement and the settlement boundary has therefore been deleted.
122	Land adjacent Castle Aspect	While Grosmont previously had a settlement boundary in the adopted LDP the settlement of Grosmont is now identified in policy S2 as a minor rural settlement and the settlement boundary has therefore been deleted.

Y Grysmwnt / Grosmont



Key

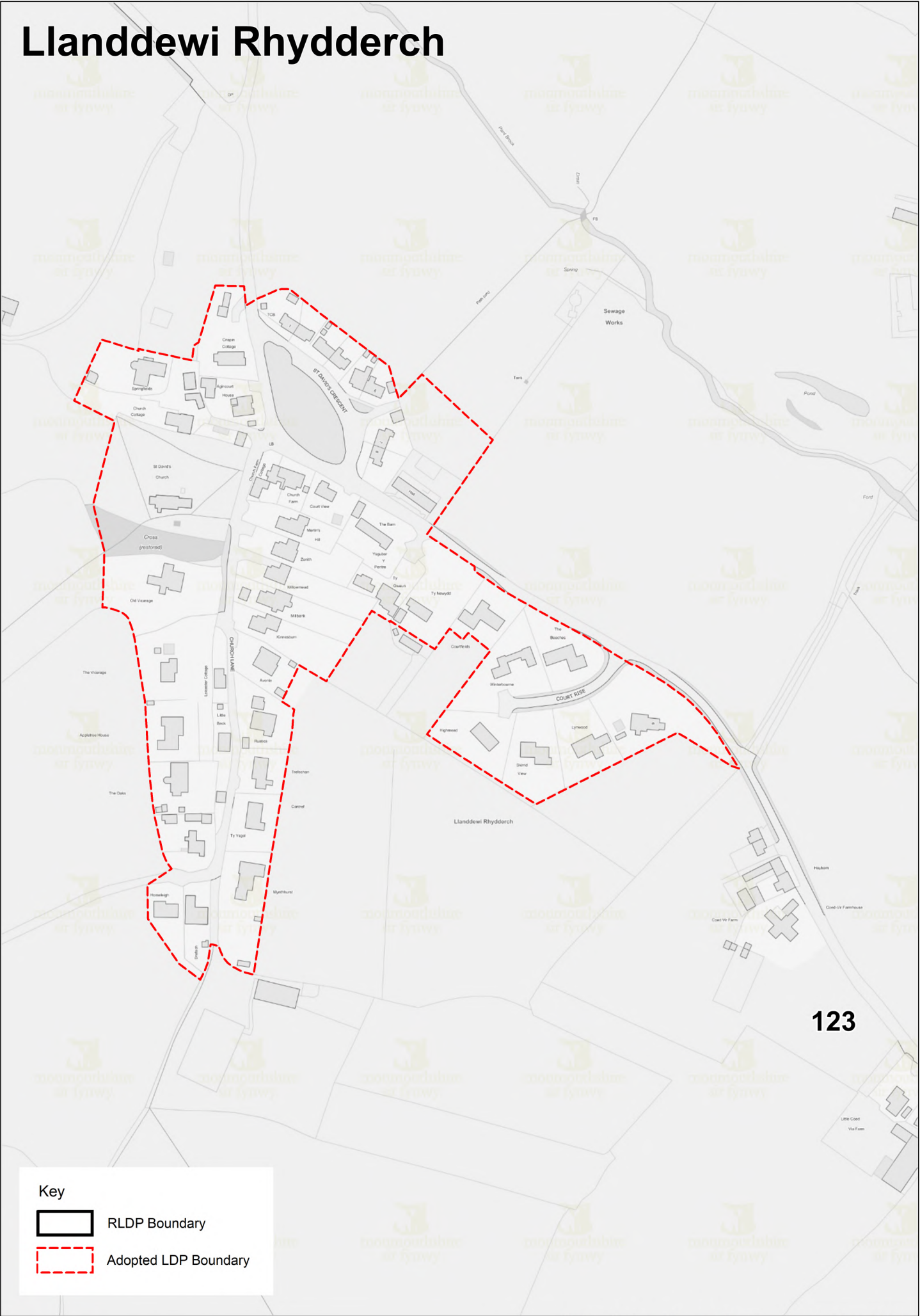
- RLDP Boundary
- Adopted LDP Boundary

Llanddewi Rhydderch

Llanddewi Rhydderch

Ref	Address	Comment related to change
123	South East of Llanddewi Rhydderch	While Llanddewi Rhydderch previously had a settlement boundary in the adopted LDP the settlement of Llanddewi Rhydderch is now identified in policy S2 as a minor rural settlement and the settlement boundary has therefore been deleted.

Llanddewi Rhydderch



123


Llanishen

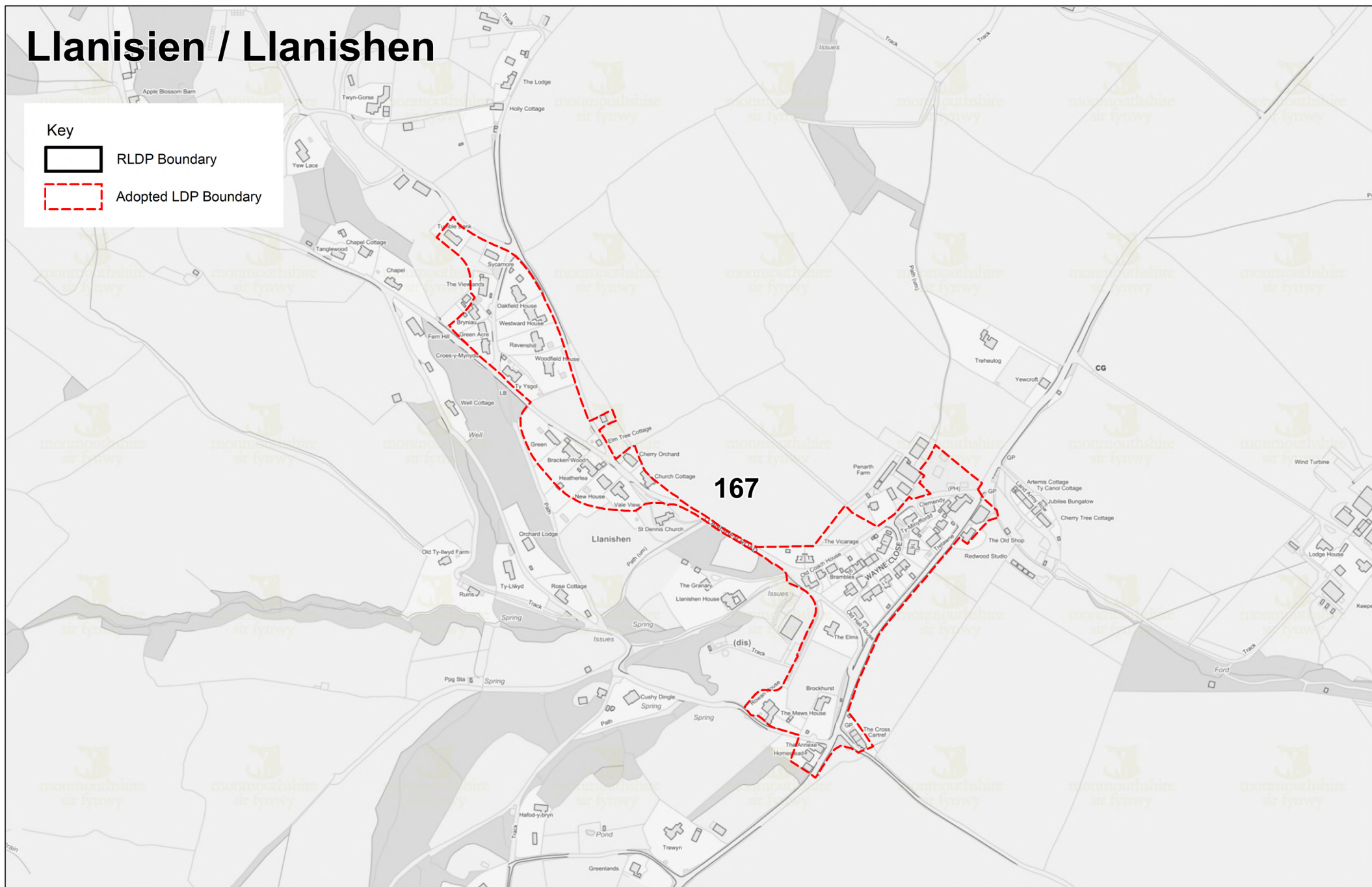
Ref	Address	Comment related to change
167	Llanishen	While Llanishen did not previously have a development boundary in the adopted LDP, policy S2 of the RLDP identifies Llanishen as being located in a main rural settlement. As a result, a settlement boundary has been drawn for the settlement of Llanishen.

Llanisien / Llanishen

Key

 RLDP Boundary

 Adopted LDP Boundary



Penallt

Ref	Address	Comment related to change
127	Highcroft	While Penallt previously had a settlement boundary in the adopted LDP the settlement of Penallt is now identified in policy S2 as a minor rural settlement and the settlement boundary has therefore been deleted.
128	Trevellyan	While Penallt previously had a settlement boundary in the adopted LDP the settlement of Penallt is now identified in policy S2 as a minor rural settlement and the settlement boundary has therefore been deleted.

[illegible]

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