



Monmouthshire Replacement Local Development Plan

2018-2033

Areas of Amenity Importance Review

October 2024 (Updated October 2025)



monmouthshire
sir fynwy

TABLE OF CONTENTS

1.	Introduction.....	1
2.	Methodology	3
3.	Section 3 – Tables and Maps by settlement	7
	Abergavenny and Llanfoist	7
	Chepstow	13
	Monmouth.....	17
	Caldicot	22
	Caerwent and Crick.....	26
	Magor with Undy	28
	Portskewett and Sudbrook.....	31
	Rogiet.....	33
	Penperlleni.....	35
	Raglan	37
	Usk.....	39
	Devauden.....	41
	Dingestow	43
	Little Mill	45
	Llandogo	47
	Llanellen.....	49
	Llangybi.....	51
	Llanover	53
	Llanvair Discoed	55
	Mathern and Pwllmeyric.....	57
	Shirenewton / Mynyddbach.....	59
	St Arvans	61
	Tintern	63
	Trellech.....	65
	Werngifford / Pandy.....	67
	Broadstone / Catbrook.....	69
	Cross Ash.....	71
	Grosmont.....	73
	Llanarth.....	75
	Llanddewi Rhydderch / Llanvapley.....	77
	Llanishen	79
	Mitchel Troy	81
	Monkswood	83
	Penallt.....	85
	Penpergwm / The Bryn	87

AREAS OF AMENITY IMPORTANCE REVIEW

1. Introduction

- 1.1. This review of Areas of Amenity Importance (AAI) has been prepared as part of the evidence base to inform the Monmouthshire Replacement Local Development Plan (RLDP) which covers the period 2018-2033.
- 1.2. The Areas of Amenity Importance Review provides the background and justification of the Areas of Amenity Importance (AAI) included within the Deposit RLDP as designations under Policy CI4 Areas of Amenity Importance. Policy CI4 in the Plan ensures development proposals that lead to the loss of Areas of Amenity Importance will not be permitted.

Types of Areas of Amenity Importance

- 1.3. Across Monmouthshire Areas of Amenity Importance (AAI) play an important role in the built environment by enhancing the quality of life and the health and well-being of residents. They also provide benefits through their contribution to ecology, recreation, the cultural/historic environment, landscape and wider environmental benefits. Areas of Amenity Importance are identified on the Proposals and Inset Maps.
- 1.4. The review of AAI includes Formal and Informal Recreational Space (exclusions include golf courses, recreational water bodies, indoor sports, leisure centres or car parks associated with recreational uses), Equipped Children's Play Areas along with Amenity Open Space, the types of AAI are listed against each of the categories:
 - **Formal Recreational Space**- an area which is marked and laid out for formal active recreational purposes. It includes areas such as pitches, greens, courts, athletic tracks and training areas. It includes facilities which are ancillary to the open space, such as changing rooms and toilets, where these contribute to the use of the open space. Exclusions to this category include golf courses, recreational water bodies, indoor sports, leisure centres or car parks associated with recreational uses.
 - **Informal Recreational Space**- an area which although not specifically marked out for formal active recreational activities, can accommodate informal active recreation and informal children's play.
 - **Equipped Children's Play Areas** - a public area which is specifically intended for children's play. It must include fixed play activities such as swings and slides and a grassed or surfaced play space which is of sufficient size to allow for children's play
 - **Amenity Open Space** - an area which does not have a defined recreational value but has particular value to the amenity of the surrounding area. It includes grassed areas, woodland areas including scrub (in the built-up area only) and ornamental gardens.

Areas excluded from AAI

- 1.5. The grounds of all primary schools within the County are now fenced as a result these have been removed from the AAI review as they are not publicly accessible spaces and do not fulfil the criteria for an AAI. These areas were consequently not assessed as part of this review but are safeguarded separately under Strategic Policy

S15 relating to Community and Recreation Facilities within the Plan. The four secondary schools within the County are however included as all of the secondary schools are linked to Leisure Centres, the grounds and facilities are therefore not completely confined to education use but are also used by members of the public. These spaces are considered to have general amenity value and have therefore been assessed as part of this review.

- 1.6. Other spaces that are privately owned and not accessible to the public have also been excluded from AAI, this includes areas classified as garden curtilage and private grounds/paddocks. Some of these spaces were previously designated in the Adopted Local Development Plan (2014) but it is not considered appropriate to roll these forward. Any spaces that were previously designated but have not been designated in the RLDP have been included in the settlement tables for clarity, to show where a change has been made.
- 1.7. A separate Open Space Study (2024) is available which represents a quantitative analysis of open space provision across Monmouthshire and assesses the provision with the benchmark standards endorsed by Fields In Trust.

Why designate AAI?

- 1.8. Areas of Amenity Importance often come under pressure for development. There are limited opportunities outside of site allocations to increase the amount of recreational and open space, and therefore it is imperative that existing AAI's are preserved and protected from loss and inappropriate development.

2. Methodology

- 2.1. The methodology set out below provides an assessment framework for reviewing both the designated Areas of Amenity Importance and any additional areas that have been identified. There is no definitive, nationally recognised process for the assessment, designation and review of local open space designations in Replacement Local Development Plans. Accordingly, the following approach is based on best practice adopted by other local planning authorities for similar processes.

Background Evidence

- 2.2. A number of studies were undertaken as part of the evidence base for the Adopted LDP, these studies were used in the review as a starting point to supplement the site survey work and to both help identify additional areas of amenity importance and to provide qualitative information where this is available. In addition to this Supplementary Planning Guidance has been prepared since adoption of the LDP which has also fed into this review. The following documents have been used during the course of the review:

- Monmouthshire Open Space Study (December 2008)
- Monmouthshire Green Space Study (September 2010)
- Landscape Sensitivity and Capacity of Main Settlements (October 2009) and Landscape Sensitivity and Capacity Study: Main Villages and H4 Settlements (June 2010)
- Ecological Connectivity Study (May 2010)
- South Wales RIGS Audit (August 2012)
- Green Infrastructure Supplementary Planning Guidance (April 2015)
- Landscape Sensitivity Study Update (October 2020)
- Open Space Study (2024)

Review Process

- 2.3. For consistency the same person undertook the desk top assessment of both the designated and possible Areas of Amenity Importance. Site visits were undertaken by at least two planning officers as much of the assessment is subjective in nature.
- 2.4. **Step 1 – Desk Top Assessment** – the relevant sections of an assessment form were completed using mapping data/information obtained from:
- Relevant evidence base studies/information sources
 - OS maps
 - Aerial photography
 - Google Street View
 - Planning history searches
 - Previous site survey information if available
 - Adopted LDP proposals and constraints maps
- 2.5. **Step 2 – Site Survey and Appraisal** – site surveys were undertaken to verify/supplement the desktop work and provide further detail on the ground.
- 2.6. **Step 3 – Overall Conclusions** – drawing on the assessments against each of the criteria, an overall conclusion was made in respect of the following options:

Existing Designations:

- Remain designated as an Area of Amenity Importance as per existing boundaries
- Remain designated as an Area of Amenity Importance with modified boundaries
- Delete designation as an Area of Amenity Importance

Proposed Designations:

- Should be designated as an Area of Amenity Importance as per the boundaries on the maps in Section 3 of the review
- 2.7. Justification for the decision was recorded, together with proposed boundaries/modifications/deletions shown clearly on an accompanying map digitised in GIS. Boundary amendments were required in some instances due to drafting errors or to the inclusion of private land, i.e. domestic gardens, or parking/hard standing within the boundaries of the sites.
- 2.8. **Step 4 – Consistency Check** – All members of the Planning Policy team undertook a consistency check of each of the sites to ensure that the assessment was consistent.
- 2.9. Criteria from the Adopted LDP Policy relating to Areas of Amenity Importance (DES2) were utilised in order for an area of land to remain designated (in full or in part), or to be designated, as an Area of Amenity Importance. The criteria related to:
- Visual/environmental amenity value,
 - Townscape/landscape character value,
 - Recreational value,
 - Cultural/historical value, and
 - Nature conservation value
- 2.10. **Visual/environmental amenity value**- an area of land has particularly significant visual/environmental amenity value if it performs a major role or makes a major contribution to the following functions:
- Important strategic gap.
 - Maintains important vistas.
 - Provides the setting of important frontages.
 - Provides an important open space within the built-up area.
- 2.11. **Townscape/landscape character value** – an area of land has particularly significant townscape/landscape value if it has a strong relationship to adjacent/linked areas in terms of making a major contribution to the following functions:
- The character of the locality.
 - Relieving the monotony of the built form.
- 2.12. **Recreational value** – an area of land has particularly significant recreational value if it performs a major role as a venue for formal/informal sport, general recreation and as a community space in terms of the following functions:
- Actual usage and facilities available.
 - Relationship to general open space requirements (as set out in Policy CRF2 of the LDP).
- 2.13. **Cultural/historical value** – an area of land has particularly significant cultural/historical value if it makes a major contribution as a place of social importance due to the presence of:

- Archaeological/heritage features (e.g. designated heritage assets, historic sites) and local historic associations.
- Features of geological conservation interest.
- Distinctive/memorable landscape features.

2.14. **Nature Conservation Value** – an area of land has particularly significant nature conservation value if:

- It is a European/locally designated wildlife site e.g. SPA, SAC, SSSI, SINC, etc.
- It has priority habitats and/or species identified in the National or Local Biodiversity Action Plans¹.
- It has a strong relationship to adjacent/linked areas of nature conservation value in terms of making a major contribution to the wider ecological network.

Geographical Extent of the Review

2.15. To ensure a comprehensive audit of the County was surveyed, the review was broken down into settlement areas in accordance with the Sustainable Settlements Appraisal (SSA) and those areas where there was an existing AAI designation within the Adopted LDP, with the following settlements surveyed.²

- **Primary Settlements** – Abergavenny inc. Llanfoist, Chepstow, Monmouth inc. Wyesham, Caldicot inc. Severnside settlements of Caerwent, Crick, Magor Undy, Portskewett, Sudbrook, Rogiet.
- **Rural Secondary Settlements** – Usk, Raglan, Penperlleni.
- **Main Rural Settlements** – Devauden, Dingestow, Little Mill (inc. Monkswood³), Llandogo, Llanellen, Llangybi, Llanover, Llanvair Discoed, Mathern, Pwllmeyric, Shirenewton/Mynyddbach, St Arvans, Tintern, Trellech, Werngifford/Pandy.
- **Minor Rural Settlements** Broadstone, Catbrook, Cross Ash, Grosmont, Llanarth, Llanddewi Rhydderch, Llanishen, Llanvapley, Mitchel Troy and Penallt,.

2.16. The review focusses on Areas of Amenity Importance that were previously included in the Adopted LDP. It does not therefore cover all areas that may be deemed of amenity importance in open countryside locations. Any newly identified AAIs are either located within settlement boundaries or are closely linked to settlements.

Review Findings

2.17. Section 3 provides the outcome of the assessment work and sets the findings out in table format. The tables provide the following information:

- **AAI ID** – This provides the reference number for the relevant Area of Amenity Importance. This ID can be cross referenced on the overarching settlement maps.
- **Site Name** – The site name used for the purposes of the AAI review, where a specific area has a formal name this has been used. Many sites do not have

¹ Biodiversity Action Plans were not available at the time of the review.

² Some of the settlements within the Minor Rural Settlements listed in the SSA were not surveyed due to a sparse population with little/ no public open space provision. In addition, there are some rural areas surveyed and quantified that are not recognised as minor rural settlement within the RLDP settlement hierarchy (Policy S2) such as Monkswood.

³ While Monkswood is not listed in the settlement hierarchy the provision in this area relates to an important formal facility for the wider local community including Little Mill and has therefore been surveyed.

formal names and have therefore been given a relevant name that helps identify their location.

- **Previous Designation** – Whether the AAI was previously designated in the Adopted LDP.
- **Recommendation** – A summary of the recommendation made which is generally classified as remain, remain with boundary amendments, delete, merge or do not designate.
- **Justification** – A justification is provided for the decision made in relation to the outcome of the AAI.

- 2.18. Supplementary overarching maps of settlements are provided beneath each of the tables which identify the RLDP Areas of Amenity Importance, the Adopted LDP Areas of Importance (DES2) sites and the Settlement Boundaries (where appropriate).
- 2.19. Sites that were considered within the AAI review that were not previously designated and were not considered appropriate to be included as AAI in the RLDP are not included on the maps in Section 3. Some of these relate to sites submitted as Candidate Sites for Protection, the boundaries considered can be viewed in the Candidate Sites Register for those not taken forward as AAI.

3. Section 3 – Tables and Maps by settlement

Abergavenny and Llanfoist

Abergavenny

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0001	Llantilio Pertholey Primary School	Yes	Delete	Delete the grounds of the school from the designation. Primary School Playing fields should be deleted from this designation as they are not publicly accessible spaces and do not fulfil the criteria for an AAI designation. These areas are safeguarded under the Community and Recreation Facilities policies within the Plan
AAI0002	Gwent Road (1)	Yes	Remain with Boundary Amendments	Good quality outdoor sports facilities; should be merged with AAI0003 (Gwent Road 2)
AAI0003	Gwent Road (2)	Yes	Merge with AAI0003	Merged with AAI0002 (Gwent Road 1)
AAI0004	Ysgol Gymraeg	Yes	Delete	Delete the grounds of the school from the designation. Primary School Playing fields should be deleted from this designation as they are not publicly accessible spaces and do not fulfil the criteria for an AAI designation. These areas are safeguarded under the Community and Recreation Facilities policies within the Plan
AAI0005	Old Hereford Road	Yes	Remain	Important equipped play area for a range of ages on the edge of settlement but easily accessible to the built-up area, therefore, should remain designated as AAI.
AAI0006	Delafield Road	Yes	Remain	Important in local context and plays a role in protecting views towards the Bloreng, therefore should remain designated as AAI.
AAI0007	Cresta Road Recreation Ground	Yes	Remain	Important in local area, with recreational value should remain designated as AAI.
AAI0008	Harold Road Junior School	Yes	Delete	Delete the grounds of the school from the designation. Primary School Playing fields should be deleted from this designation as they are not publicly accessible spaces and do not fulfil the criteria for an AAI designation. These areas are safeguarded under the Community and Recreation Facilities policies within the Plan
AAI0009	Abergavenny Cricket Ground	Yes	Remain	Very important facilities for the settlement should remain designated as AAI.
AAI0010	King Henry VIII School	Yes	Remain with Boundary Amendments	Designation to remain with boundary amendment.
AAI0011	Abergavenny Thursday FC & Youth Centre	Yes	Remain	Good facilities- well used. Youth Centre undergoing refurbishment and skate park busy at time of survey should remain designated as AAI.

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0012	Bailey Park	Yes	Remain	Important facility in Abergavenny with wide range of uses remain designated as AAI.
AAI0013	Clos Bury Chapel	Yes	Remain	Play area and open space important in the local area.
AAI0014	Ross Road	Yes	Delete	Delete designation as site is privately owned. Planning history on site for B1 use and recording studio.
AAI0015	Pen-y-Fal	Yes	Remain with Boundary Amendments	Green corridor with limited use other than for dog walkers.
AAI0016	Swan Meadows	Yes	Remain	Boundary should be amended to exclude domestic gardens and designated as AAI.
AAI0017	Union Road East	Yes	Delete	Very poor facility in a poor location. No links directly from Union Road East, can only be accessed via a service road for the garages of the houses backing onto it. Does not meet criteria for designation as AAI but will contribute toward general open space requirements.
AAI0018	Castle Meadows (1)	Yes	Remain with Boundary Amendments	Linda Vista Gardens should be excluded and designated as a separate AAI. An area to the south of the car park to be included and the boundary amended slightly around the industrial estate. The area to the east of the site to be omitted but included with AAI0019, Castle Meadows (2), as has more in common with this natural area.
AAI0019	Castle Meadows (2)	Yes	Remain with Boundary Amendments	Amend boundaries to exclude residential properties and southern area with no public access. Include area to the west which has more in common with Castle Meadows (2) than with AAI0018, Castle Meadows (1).
AAI0020	Hastings Close	Yes	Remain	Good usable space, well screened from the road with a few uses. (Dog walkers welcome) remain designated as AAI.
AAI0021	De Cantelupe Close	Yes	Delete	No real use. Dog walkers can't access, doesn't link to anything. As outside the development boundary does not meet the criteria for designation as AAI.
AAI0022	St Davids Road	No	Do Not Designate	Does not meet criteria for designation as AAI but will contribute toward general open space requirements.
AAI0023	Dan-y-Deri	No	New Designation	Play area is larger than a Local Area of Play and with surrounding green space makes a positive contribution to open space in the area.
AAI0024	Old Barn Way	No	New Designation	Usable space benefitting the local area should be designated as AAI and will contribute to the provision of open space.
AAI0025	Rother Avenue	No	Do Not Designate	Important to surrounding houses but does not meet criteria for designation as AAI. Will contribute toward general open space requirements.

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0026	Underhill Crescent	No	Do Not Designate	Important to surrounding houses but does not meet the criteria for designation as AAI. Will contribute toward general open space requirements.
AAI0027	Hillside (Area 1)	No	Do Not Designate	Does not meet criteria for designation as AAI. Will contribute toward general open space requirements.
AAI0028	Hillside (Area 2)	No	New Designation	Large green space with walkway between adjacent estates. Important in the local context.
AAI0029	Avenue Crescent	No	Do Not Designate	Limited usage & role. Does not meet criteria for designation as AAI but will contribute toward general open space requirements.
AAI0030	Knoll Road	No	Do Not Designate	Only acts as a green buffer to the road. Does not meet criteria for designation as AAI but will contribute toward general open space requirements.
AAI0031	Old Hereford Road Verge	No	Do Not Designate	Well-kept but no real amenity value, grass verge. Does not meet criteria for designation as AAI but will contribute toward general open space requirements.
AAI0032	Highfield Crescent	No	Do Not Designate	Important for houses fronting on to the space, but only of limited use. Does not meet the criteria for designation as AAI but will contribute toward general open space requirements.
AAI0033	Park Close	No	Do Not Designate	Important for houses fronting on to the space, but only of limited use. Does not meet the criteria for designation as AAI but will contribute toward general open space requirements.
AAI0034	Croesonon Parc	No	New Designation	The green corridor (Gavenny Valley) shouldn't be designated but the remainder of the site should be designated as AAI.
AAI0035	St Helens Road	No	New Designation	Important in local context. Pleasant open space in densely developed area.
AAI0036	Cae Pen-y-dre Close	No	Do Not Designate	Limited function- provides buffer adjacent the road/roundabout. Does not meet criteria for designation as AAI but will contribute toward general open space requirements.
AAI0037	Uskside	No	New Designation	Mound for castle, with footpath through. Although limited uses area is well used and provides the setting for the Scheduled Ancient Monument therefore it should be designated as AAI.
AAI0038	Holywell Crescent	No	Do Not Designate	Limited amenity value. Does not meet criteria for designation as AAI but will contribute toward general open space requirements.
AAI0039	Belmont Crescent	No	Do Not Designate	Limited role other than providing a buffer between roads. Does not meet criteria for designation as AAI but will contribute toward general open space requirements.

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0040	Plas Derwen	No	New Designation	Whilst privately owned it scores highly against some criteria. Provides a green entrance to the town with mature trees and well maintained.
AAI0041	Deri Farm	No	New Designation	Large enough area to be designated as AAI and will contribute towards the provision of Open Space.
AAI0042	Clos Y Pinwydd	No	Do Not Designate	Area does not meet the criteria to be designated as AAI. However, the site will contribute to open space requirements.
AAI0043	29 Castle Street	No	Do Not Designate	Site is a privately owned residential garden with no public access.
AAI0044	Linda Vista Gardens	No	New Designation	Linda Vista Gardens should be excluded from the Castle Meadows designation and designated as a separate AAI area.
AAI0319	Charles Crescent	No	New Designation	Important amenity space, therefore, should be designated as AAI and will also contribute towards the provision of Open Space.
AAI0321	Gavenny Valley	No	Do Not Designate	Surveyed in its entirety. Apart from Croesonen Parc, which will be designated separately, the site is mostly private, inaccessible and considered Open Countryside. It will, therefore, not be designated AAI nor contribute towards Open Space provision.

Llanfoist

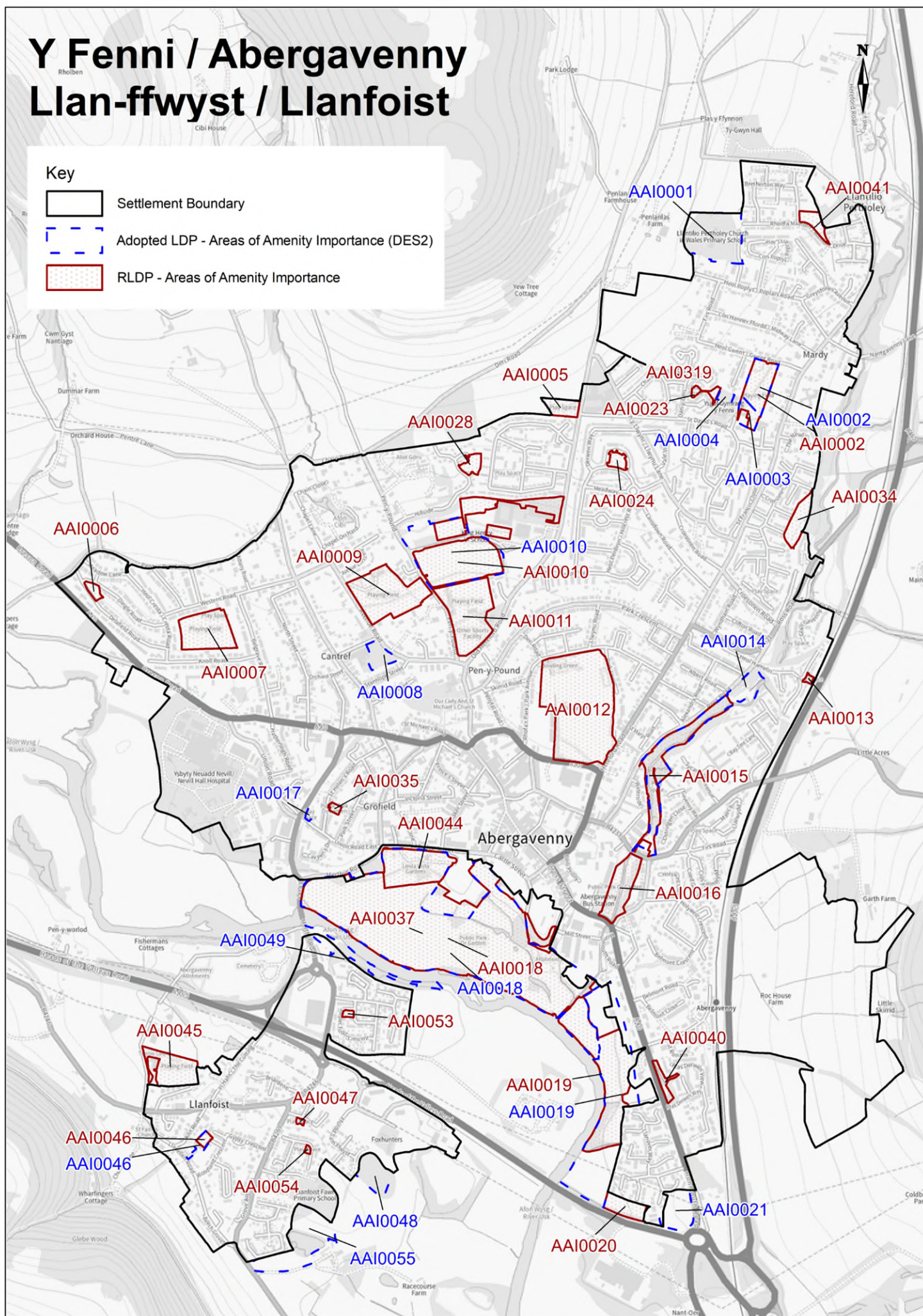
AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0046	Former Llanfoist School	Yes	Remain with Boundary Amendments	Retain designation with boundary amendments as southern end now developed for residential.
AAI0055	Grove Farm	No	Do Not Designate	Large open area with some amenity value should not be designated as AAI as outside development boundary. But will contribute towards the provision of Open Space.
AAI0045	Llanfoist Recreation Ground	Yes	Remain	Should remain designated as AAI, although outside development boundary, important formal amenity space.
AAI0047	St Faiths Close	Yes	Remain	Local play area with usable formal space. Important in the local context therefore to remain designated as AAI.
AAI0048	Land east of Westgate	Yes	Delete	Outside of the development boundary and whilst an important wildlife habitat it has no real amenity value. Will be protected by other designations for its biodiversity value.

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0049	Land adjacent River Usk	No	Do Not Designate	Millennium Copse, and grassed area adjacent to river, of informal amenity value. Used by dog walkers, etc. but outside the development boundary so not to be designated as AAI.
AAI0050	Land at junction of Woodland	No	Do Not Designate	No amenity value, verges only. Does not meet the criteria for designation as AAI but will contribute toward general open space requirements.
AAI0051	Land opposite Beech Grove	No	Do Not Designate	Limited use- grassed area only. Does not meet the criteria for designation as AAI but will contribute toward general open space requirements.
AAI0052	Llanfoist open space	No	Do Not Designate	No amenity use, verge only. Does not meet the criteria for designation as AAI but will contribute toward general open space requirements.
AAI0053	Jasper Tudor Crescent	No	New Designation	Site provides a valuable amenity and play area within a new residential development.
AAI0054	Clos Thomas Hill	No	New Designation	Site provides a valuable amenity and play area within a new residential development.

Y Fenni / Abergavenny Llan-ffwyst / Llanfoist

Key

-  Settlement Boundary
-  Adopted LDP - Areas of Amenity Importance (DES2)
-  RLDP - Areas of Amenity Importance



Chepstow

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0056	Woolpitch Wood	Yes	Remain with Boundary Amendments	Area should remain designated as it is an important open space and recreation area within a built-up area. However, area outside of the tree belt should be deleted as it is not accessible and serves no real amenity value. An area to the south of the site should be included as it is part of the site and would appear to be a boundary drawing error. (see 23- Woolpitch Wood Boundary Change assessment)
AAI0057	Huntfield Road	Yes	Remain	Limited recreation value but high biodiversity/nature conservation value.
AAI0058	Stuart Avenue	Yes	Remain	Large area of accessible green space in the built-up area with a children's play area.
AAI0059	Chepstow Comprehensive School And Leisure Centre	Yes	Remain	On edge of settlement but important community space with high recreational value
AAI0060	The Mount	Yes	Delete	The Chepstow Conservation Area Appraisal singles out the Mount and notes that the house and its surroundings form a cohesive group of considerable historic and architectural importance. The designated area, however, is not open to public use and is for the amenity of the properties located at the Mount. The decision has been made to exclude garden curtilages from the designation and as such the Mount should be de-designated.
AAI0061	Welsh Street	Yes	Delete	Should not be designated as AAI as provides no formal amenity and is located outside of the development boundary. Whilst currently in a neglected state it provides a green lung in the built-up area and will contribute towards open space provision.
AAI0062	Dell Primary School	Yes	Delete	Delete the grounds of the school from the designation. Primary School Playing fields should be deleted from this designation as they are not publicly accessible spaces and do not fulfil the criteria for an AAI designation. These areas are safeguarded under the Community and Recreation Facilities policies within the Plan.
AAI0063	Castle Dell	Yes	Remain with Boundary Amendments	Important in terms of heritage, townscape and landscape, include the area around the Castle as no reason the ground to exclude this area from the designation.
AAI0064	Enterprise House	Yes	Delete	Unable to assess the area as there is no access and it is surrounded by buildings. Should be deleted as does not meet requirements to be designated as AAI.
AAI0065	Hardwick Playing Fields	Yes	Remain	An important recreation and open space resource in the built-up area.
AAI0066	Bulwark Road	Yes	Remain	Well used recreational space.

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0067	St Marys School	Yes	Delete	Delete the grounds of the school from the designation. Primary School Playing fields should be deleted from this designation as they are not publicly accessible spaces and do not fulfil the criteria for an AAI designation. These areas are safeguarded under the Community and Recreation Facilities policies within the Plan
AAI0068	Chepstow Town Football Club	Yes	Remain	Important for its recreational value due to the football club but the children's play area is of limited value as too remote from the houses.
AAI0069	Chepstow Athletic Club	Yes	Delete	Delete the grounds of Chepstow Athletic Club from the designation as it is private and not publicly accessible spaces and does not fulfil the criteria for an AAI designation. These areas are safeguarded under the Community and Recreation Facilities policies within the Plan.
AAI0070	Pembroke School	Yes	Delete	Delete the grounds of the school from the designation. Primary School Playing fields should be deleted from this designation as they are not publicly accessible spaces and do not fulfil the criteria for an AAI designation. These areas are safeguarded under the Community and Recreation Facilities policies within the Plan
AAI0071	Strongbow Road	Yes	Remain	Important features throughout much of the site therefore should be designated as AAI and will contribute to the provision of open space. Amend boundary to remove private garden.
AAI0072	Chepstow Rugby Club	Yes	Remain	High value as a recreational space and publicly accessible sports pitch.
AAI0073	Thornwall School	Yes	Delete	Delete the grounds of the school from the designation. Primary School Playing fields should be deleted from this designation as they are not publicly accessible spaces and do not fulfil the criteria for an AAI designation. These areas are safeguarded under the Community and Recreation Facilities policies within the Plan
AAI0074	Summerhouse Lane Play Area	Yes	Remain with Boundary Amendments	Important as a local area of play. Boundary should be extended to include the whole of the area.
AAI0075	Alice Crescent	Yes	Remain	Designated as a Scheduled Ancient Monument, but also reasonable amount of usable space for the local community.
AAI0076	Warren Slade	Yes	Delete	Delete area as outside of development boundary and not formal amenity space, remove Thornhill football pitch as identified as AAI separately.
AAI0077	Wallwern Wood	No	New Designation	Important open space with recreational value. Provides a buffer with views towards Wye Valley AONB.
AAI0078	Castlewood	No	Do Not Designate	Does not meet criteria for designation as AAI but will contribute toward general open space requirements.

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0079	Alcove Wood	No	New Designation	Important space within the built-up area. Good legibility and natural surveillance
AAI0080	Mounton Rd Green Buffer	No	New Designation	Important green corridor linking to open countryside & informal recreation area.
AAI0081	The Promenade	No	New Designation	Very important area of open space bordering the River Wye, good links to the town, very well used. Start of two national trails.
AAI0082	Bridge Street Walled Garden	No	New Designation	A small but important community space in a built-up area.
AAI0083	St Lawrence Road	No	Do Not Designate	No amenity value other than as a screen from the main road and as a walkway/cycleway. Does not meet criteria for designation as AAI but will contribute toward general open space requirements.
AAI0084	Fairview	No	Do Not Designate	No amenity value other than as a screen from the main road and as a walkway/cycleway. Does not meet criteria for designation as AAI but will contribute toward general open space requirements.
AAI0085	Striguil Road	No	New Designation	Important area of open space, functions as a local green for informal play.
AAI0086	Bulwark Community Centre	No	New Designation	Important space, with wider value as linked to the Community Centre.
AAI0087	Burnt Barn Social Club	No	Do Not Designate	Private- Grassed area now fenced off and accessible only to users of Club
AAI0088	The Warren (Off Alpha Road)	No	New Designation	Large area, acts as a link between the AAI designation at Strongbow Road and open space at Warren Slade to the south.
AAI0089	Bulwark Avenue	No	New Designation	Important usable green lung in the built-up area. Provides linkages between housing estates. Should be designated as AAI and will contribute to open space provision.
AAI0090	Bishops Close	No	New Designation	Important usable green lung in the built-up area.
AAI0091	Fountain Way	No	New Designation	Open grassed area, provides green lung in the built up area.
AAI0092	Thornwell Football Pitch	Yes	Remain	Very important amenity space with multiple function so can be designated as AAI and will also contribute towards the provision of Open Space.
AAI0304	Raglan Way	No	Do Not Designate	Small area of green space does not meet criteria for designation as AAI but will contribute toward general open space requirements.
AAI0311	Fairfield Mabey	No	New Designation	Large amenity value so should be designated as AAI and will contribute towards Open Space provision.
AAI0318	Mabey Drive	No	New Designation	Large amenity value so should be designated as AAI and will contribute towards Open Space provision.

[illegible]

Nid wrth Raddfa / Not to scale

Monmouth

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0093	Lancaster Way	Yes	Delete	Limited usage due to topography. Site is outside the development, therefore, does not meet the criteria for designation as AAI.
AAI0094	Haberdashers Monmouth School	Yes	Delete	Delete the grounds of the school from the designation as it is not a publicly accessible space. The area is safeguarded under the Community and Recreation Facilities policies within the Plan.
AAI0095	Vauxhall Fields- Area 1	Yes	Delete	Site is outside the settlement boundary and does not provide any formal recreation uses so does not meet the criteria to be designated as an Area of Amenity Importance. Will contribute toward general open space requirements.
AAI0096	Vauxhall Fields- Area 2	Yes	Delete	Value due to designations on site and as a green lung. Acts as a woodland buffer between the residential area and the road, makes an important contribution to open space in the locality in this way. Does not meet the criteria for designation as AAI but will contribute toward general open space requirements.
AAI0097	Vauxhall Fields- Area 3	Yes	Delete	Has no general amenity value as is not available to the public.
AAI0098	Vauxhall Fields- Area 4	Yes	Delete	Has no general amenity value as it is part of the school. The area is safeguarded under the Community and Recreation Facilities policies within the Plan.
AAI0099	Vauxhall Fields- Area 5	Yes	Delete	Only a footpath next to the river, limited use.
AAI0100	Vauxhall Fields- Area 6	Yes	Delete	No access, private land.
AAI0101	Vauxhall Fields- Area 7	Yes	Delete	Footpath alongside the river, has no links to the wider area for walking.
AAI0102	Vauxhall Fields	Yes	Remain with Boundary Amendments	Very important area. Multi-functional use. Important links through to the town centre. Extensive views into and out of the town. Area as plotted includes development such as the farm, the old poultry sheds and barracks which should be excluded from the boundary.
AAI0103	Rockfield Community Centre	Yes	Remain	Good facilities, important in the local context.
AAI0104	Wheatfield Paddocks	Yes	Delete	Inaccessible, private
AAI0105	Monmouth School & Leisure Centre (including CSP018)	Yes	Remain with Boundary Amendments	Major recreational role as well as open space for the town as a whole. Boundary to be amended to exclude car park, road and leisure centre building as a result of recent redevelopment of the site. Grassed areas between the car parks (CSP018) will contribute to Open Space.

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0106	Chippenham Recreation Ground	Yes	Remain	Very important multi-functional green space
AAI0107	Cappers Place	Yes	Remain with Boundary Amendments	Limited use, only aimed at young children, however, has good permeability and links to the wider surrounding area. Important in local context.
AAI0108	Elstob Way	Yes	Remain	Large area of green within the built-up area, offering opportunities for informal recreation and general community use.
AAI0109	Portal Road	Yes	Remain	Important as a buffer between the residential area and the Link road.
AAI0110	Monmouth School Playing Fields	Yes	Delete	The playing fields are not publicly accessible, as a consequence do not fulfil the criteria for designation as AAI.
AAI0111	Wyesham Road Community Woodland	Yes	Remain	Important informal open space in the local area, unique in type.
AAI0112	Kymin View Primary School	Yes	Delete	Delete the grounds of the school from the designation. Primary School Playing fields should be deleted from this designation as they are not publicly accessible spaces and do not fulfil the criteria for an AAI designation. These areas are safeguarded under the Community and Recreation Facilities policies within the Plan
AAI0113	Woodland View	Yes	Remain	Important amenity space for local residents
AAI0114	Wyesham Road	Yes	Remain	Important in local context
AAI0115	Tudor Road	Yes	Remain	Well used, important local space
AAI0116	Kemble Road	No	New Designation	Well-equipped play areas for both young and older children. Large pond with wildflowers adjacent, good linkages.
AAI0117	Willow Drive	No	New Designation	Provides green space in this area of the development linking the houses to the Rockfield Community Centre at the centre of the site.
AAI0118	Patterson Way	No	New Designation	Provides green space in this area of the development linking the houses to the Rockfield Community Centre at the centre of the site.
AAI0119	Kingswood Road	No	New Designation	Provides green space in this area of the development linking the houses to the Rockfield Community Centre at the centre of the site.
AAI0120	Hendre Close	No	New Designation	Important space for the local area.
AAI0122	Monnow Vale	No	New Designation	Important in locality, large green lung in the built-up area
AAI0123	Kings Fee	No	New Designation	Important open space within local area, provides links through the residential area

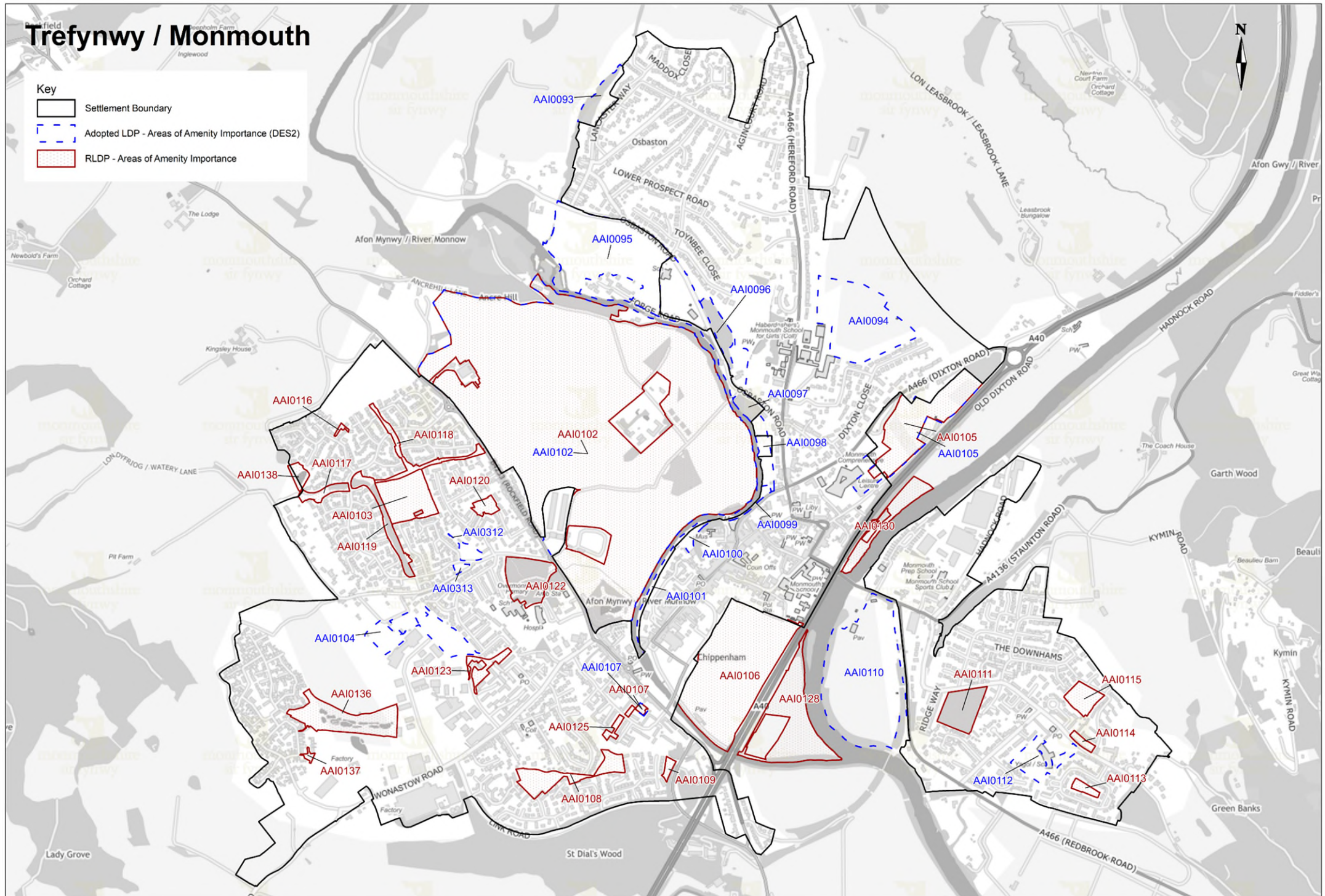
AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0124	Carbonne Close	No	Do Not Designate	Only value is as an open space to relieve the monotony of the built up area. Does not meet the criteria for designation as AAI but will contribute toward general open space requirements.
AAI0125	Clawdd Du	No	New Designation	Important area of green within the built-up area.
AAI0126	Goldwire Lane	No	Do Not Designate	No real value beyond the immediate houses that back onto it. Does not meet the criteria for designation as AAI but will contribute toward general open space requirements.
AAI0127	Portal Road Boundary Extension	No	Do Not Designate	Private, no public access.
AAI0128	Chippenham Mead Millennium Field	No	New Designation	Important accessible wild area and orchard with opportunities for informal recreation
AAI0129	Wyebridge Street	No	Do Not Designate	Whilst an important green area at the entrance to the town centre the area has an extant planning permission for a car park (DC/2016/00041 and DM/2021/00392 NMA) which is currently under construction.
AAI0130	Monmouth Rowing Club	No	New Designation	Scores highly against all indicators. At time of survey was very well used.
AAI0131	Monmouth Boys School Sports Fields	No	Do Not Designate	The grounds of the school are not a publicly accessible space. The area is safeguarded under the Community and Recreation Facilities policies within the Plan.
AAI0132	Staunton Road Woodland Walk	No	Do Not Designate	Important in terms of designations but not necessarily in terms of use. Acts as a woodland buffer between the residential area and the road, makes an important contribution to open space in the locality in this way. Does not meet the criteria for designation as AAI but will contribute toward general open space requirements.
AAI0133	The Oak	No	Do Not Designate	Does not meet the criteria for designation as AAI but will contribute toward general open space requirements.
AAI0134	Wyesham Road	No	Do Not Designate	Doesn't fulfil any specific amenity function. Does not meet the criteria for designation as AAI but will contribute toward general open space.
AAI0135	Acer Way	No	Do Not Designate	Should not be designated as AAI but will contribute to Open Space Provision.
AAI0136	Wonastow Road Strategic Open Space & Allotments	No	New Designation	Very important area of Strategic Open Space linking the Wonastow Road housing site to the wider area both open countryside, employment and residential areas. Provides open space, the highlight of which relates to a wetland site/active travel route that can be enjoyed by residents across Monmouth.
AAI0137	Opulus Way	No	New Designation	Provides green space buffer between housing and employment areas along with opportunities for ecological connectivity.

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0138	Shrewsbury Avenue	No	New Designation	Large enough to be designated as AAI and will contribute towards Open Space provision.
AAI0308	Tri-Wall Factory	No	Do Not Designate	Private and inaccessible cannot be designated as AAI nor contribute to the provision of Open Space.
AAI0312	Chartist Rise	No	Do Not Designate	Site is not publicly accessible so is unable to be designated as AAI.
AAI0313	Watery Lane (CSP020 Land at Cornpoppy Ave)	No	Do Not Designate	Private and inaccessible so cannot be designated as AAI.

Trefynwy / Monmouth

Key

- Settlement Boundary
- Adopted LDP - Areas of Amenity Importance (DES2)
- RLDP - Areas of Amenity Importance



Caldicot

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0139	Caldicot Rugby Club	Yes	Remain	Very important facility, range of pitches & play area which looks recently refurbished.
AAI0140	Shakespeare Drive	Yes	Remain	Important informal amenity area in the local context, therefore, should be designated as AAI and will contribute towards the provision of open space.
AAI0141	Kipling Road	Yes	Remain	A useful area of open space within the built-up area.
AAI0142	Birbeck Road	Yes	Remain	Important space in local area, good facilities.
AAI0143	Land Adjacent to M48 (SLA2) Sandy Lane Area 2	Yes	Delete	As currently drawn the designation is too large to be meaningful as constitutes a number of different land uses. Area 2 should be deleted as an AAI designation as whilst it serves as an informal link along the northern boundary of the settlement main purpose is as a buffer between the residential area and the motorway.
AAI0144	Elan Way Greenspace (SLA4)	Yes	Remain with Boundary Amendments	Retain designation with boundary amendments.
AAI0145	Land Off Of Church Road (SLA6)	Yes	Delete	As currently drawn the designation is too large to be meaningful as constitutes a number of different land uses. Area 6 should be deleted as an AAI designation as it is private land and serves no amenity purpose.
AAI0146	Sandy Lane Woods (SLA7)	Yes	Delete	As currently drawn the designation is too large to be meaningful as constitutes a number of different land uses. Area 7 should be deleted as an AAI designation as it is located outside the development boundary of the settlement.
AAI0147	Sandy Lane (SLA8)	Yes	Delete	As currently drawn the designation is too large to be meaningful as constitutes a number of different land uses. Area 8 should be deleted as a designation as it is located outside the development boundary of the settlement.
AAI0148	King George's Field	Yes	Remain	Very important in the locality, wide range of uses and features.
AAI0149	Caldicot Castle	Yes	Remain with Boundary Amendments	Very valuable open space, historic value. Very well used community asset. Grounds of castle to be included but castle itself excluded from designation.
AAI0150	Caldicot Comprehensive School & Leisure Centre	Yes	Remain with Boundary Amendments	Part of this designation is now Asda supermarket and School redevelopment, therefore requires amendments to the boundary.
AAI0151	Caldicot Pill Nature Reserve- Area 1	Yes	Remain with Boundary Amendments	Should remain designated but with amended boundary to exclude houses and road.

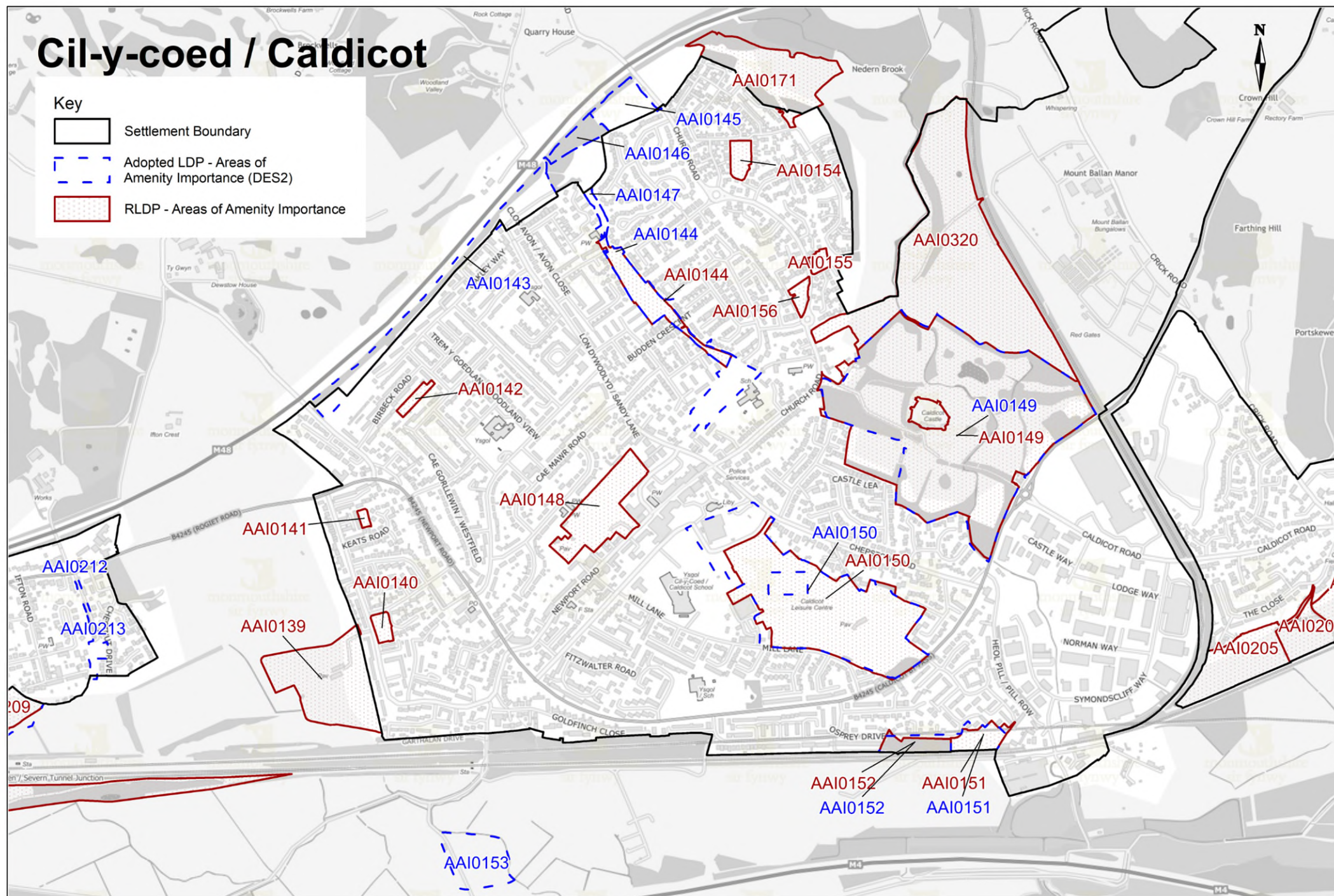
AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0152	Caldicot Pill Nature Reserve-Area 2	Yes	Remain with Boundary Amendments	Publicly accessible space next to a built-up area with high conservation value. Minor amendments to the boundary needed to exclude the road.
AAI0153	Caldicot Levels	Yes	Delete	Not accessible to public, no amenity value, outside of development boundary.
AAI0154	Heol Sirhowy	No	New Designation	Good useable amenity space, site should be designated AAI.
AAI0155	Heol Towy	No	New Designation	Well-equipped children's play area with usable open space.
AAI0156	Llantony Secunda Manor	No	New Designation	Good amenity space with links through. Useable space in the built-up area.
AAI0157	Avon Close	No	Do Not Designate	Walkway only, no amenity value. Does not meet the criteria for designation as AAI but will contribute toward general open space requirements.
AAI0158	Cas Troggy	No	Do Not Designate	No assessment undertaken- inaccessible
AAI0159	Ash Grove	No	Do Not Designate	Site does meet the criteria to be designated as AAI it will, however, contribute to open space requirements.
AAI0160	Willow Close	No	Do Not Designate	Nice aspect for those houses fronting on to it. No real amenity use. Does not meet the criteria for designation as AAI but will contribute toward general open space requirements.
AAI0161	Longcroft Road	No	Do Not Designate	Provides a walkway only, no real other function. Does not meet the criteria for designation as AAI but will contribute toward general open space requirements.
AAI0162	Newport Road	No	Do Not Designate	Grass verge, limited amenity function. Does meet the criteria for designation as AAI but will contribute toward general open space requirements.
AAI0163	The Avenue	No	Do Not Designate	Important for houses which front onto it, but no real general amenity value. Does not meet the criteria for designation as AAI but will contribute toward general open space requirements.
AAI0164	Station Road	No	Do Not Designate	Important for adjacent properties only, acts as a verge, although is well maintained. Does not meet the criteria for designation as AAI but will contribute toward general open space requirements.
AAI0165	Cobb Crescent	No	Do Not Designate	Houses back onto the space, serves no real amenity function. Does not meet the criteria for designation as AAI but will contribute towards general open space requirements.
AAI0166	Stafford Road	No	Do Not Designate	Limited importance other than to break up the area. Does not meet the criteria for designation as AAI but will contribute toward general open space requirements.

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0167	Durand Road- 1	No	Do Not Designate	Limited function, only attractive to those houses that back onto the green. Does not meet the criteria for designation as AAI but will contribute toward general open space requirements.
AAI0168	Durand Road- 2	No	Do Not Designate	Acts as a small green for those houses fronting on to it. Limited role and function. Does not meet the criteria for designation as AAI but will contribute toward general open space requirements.
AAI0169	Linnet Road	No	Do Not Designate	Limited role and function, gap between houses only. Does not meet the criteria for designation as AAI but will contribute toward general open space requirements.
AAI0170	Denny View	No	Do Not Designate	Green area of limited use. Useful only for houses fronting onto it. Does not meet the criteria for designation as AAI but will contribute toward general open space requirements.
AAI0171	Church Road	No	New Designation	Large area with good amenity function north of development can be designated as AAI and will contribute to the provision of Open Space but smaller green areas throughout the development will only contribute towards Open Space Provision.
AAI0172	Crick Road	No	Do Not Designate	As currently inaccessible, cannot be designated as AAI. Site to be reassessed as construction of the site progresses.
AAI0320	West of Disused Railway Line	No	New Designation	Should be designated AAI due to its size, contribution to local amenity and location inside of the development boundary.

Cil-y-coed / Caldicot

Key

-  Settlement Boundary
-  Adopted LDP - Areas of Amenity Importance (DES2)
-  RLDP - Areas of Amenity Importance

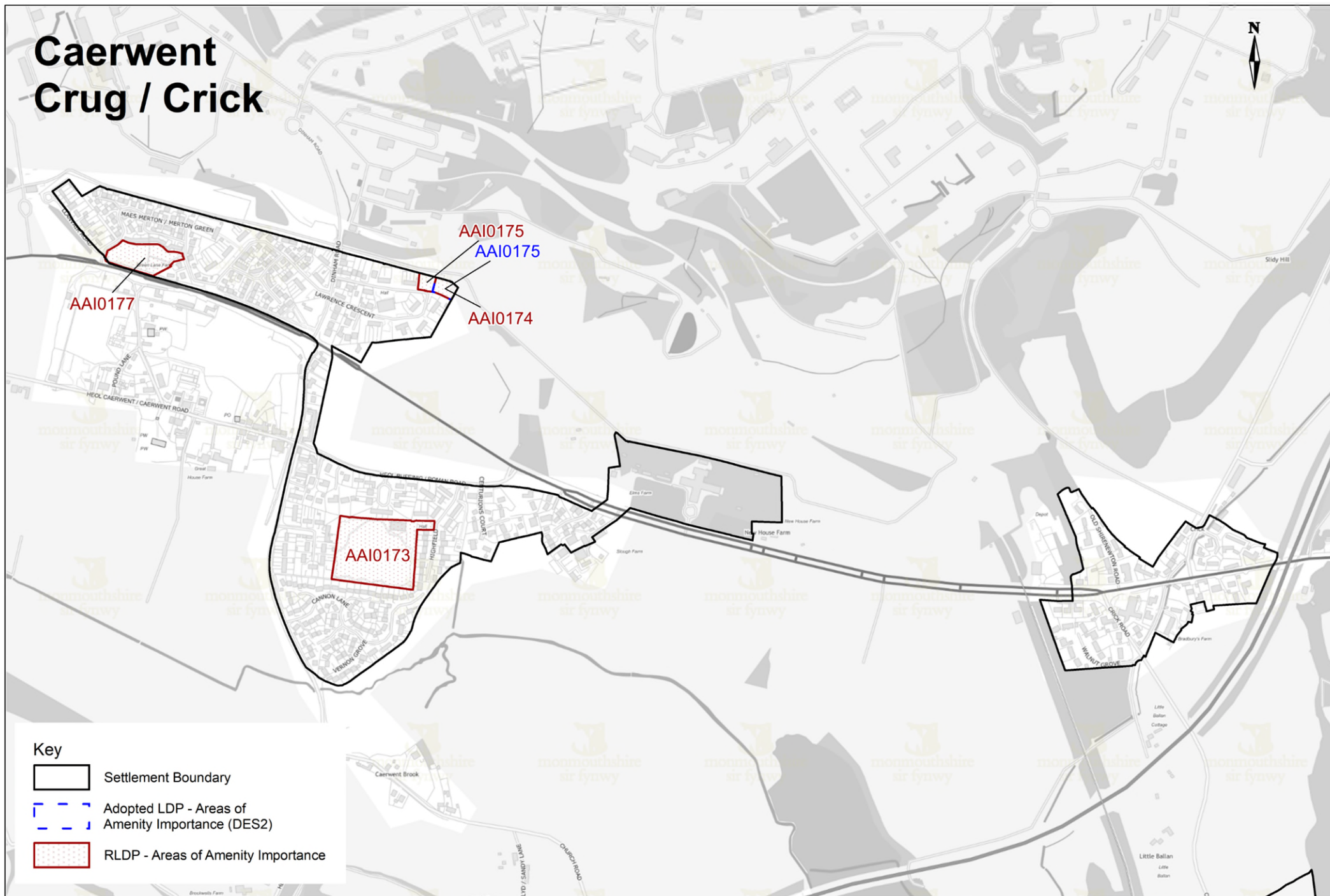


Caerwent and Crick

Caerwent

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0173	Highfield Recreation Ground	Yes	Remain	Key space in Caerwent. Well equipped and can be used by all age groups for multiple uses.
AAI0174	Lawrence Crescent	Yes	Remain with Boundary Amendment	Whilst not a good quality play area it serves an important function in the area (Boundary amendment to create a single designation covering AAI0174 and AAI0175).
AAI0175	Lawrence Crescent	No	New Designation	Should be designated as the neighbouring area remains designated, has no practical use when viewed in isolation. (Boundary amendment to create a single designation covering AAI0174 and AAI0175).
AAI0176	Kilpale Close	No	Do Not Designate	Too small, Local Area of Play.
AAI0177	Merton Green	No	New Designation	Important in local context, good play area and general open space

Caerwent Crug / Crick



Magor with Undy

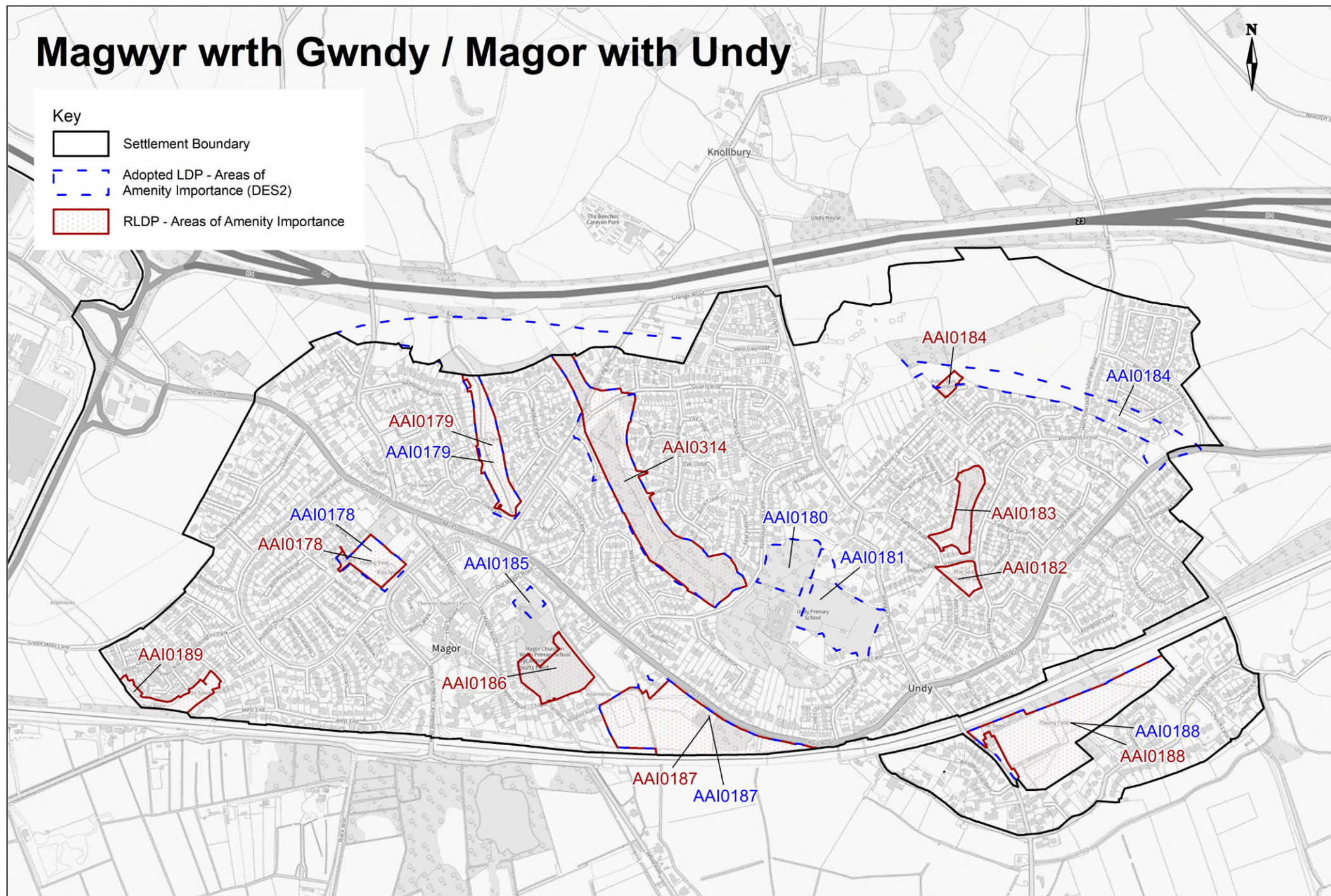
AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0178	Blenheim Avenue	Yes	Remain with Boundary Amendments	Important in the local area, but current boundary excludes part of the site. Boundary should be amended to include a second play area and the land backing onto the houses to the north west of the site.
AAI0179	Cowleaze	Yes	Remain with Boundary Amendments	Very important space for whole community. Area north of the Development Boundary should be excluded from the designation as despite scoring highly overall this part of the designation is open countryside, and a decision has been made to exclude such areas from Amenity Open Space. Also, a minor amendment to the boundary is required to exclude part of a house and its curtilage. Mill Common woods are now subject to a separate designation (AAI0314)
AAI0180	Pennyfarthing Lane	Yes	Delete	The area is not a usable space. Does not meet the criteria for designation as AAI but will contribute toward general open space requirements.
AAI0181	Undy Primary School	Yes	Delete	Delete the grounds of Undy School from the designation. Primary School Playing fields should be deleted from this designation as they are not publicly accessible spaces and do not fulfil the criteria for an AAI designation. These areas are safeguarded under the Community and Recreation Facilities policies within the Plan.
AAI0182	St Mellons Close	Yes	Remain	Important in the local context
AAI0183	Land between St Mellons Close & Rockfield Rise	Yes	Remain	Acts as an accessible green lung within the built-up area.
AAI0184	Rockfield	Yes	Remain with Boundary Amendments	Only the play area should be included under the AAI designation. The remainder of the area is private farmland and constitutes the edge of the settlement. Does not fulfil an amenity role and has no logical boundary as plotted. This area is also part of an allocated LDP housing site which has permission for development. The loss of this area will be compensated for as part of the development.
AAI0185	Rear Chestnut Close & Magor Primary School	Yes	Delete	Not accessible, but should still be protected under a separate designation for school playing fields
AAI0186	Magor Primary School & Sycamore Terrace Play Area	Yes	Remain	Important multi-use green space. Large well equipped play area. Should be designated as AAI.
AAI0187	Magor Community Centre	Yes	Remain with Boundary Amendments	Very important area of open space in the settlement. Minor amendment needed to the boundary to exclude houses and gardens to the north of the site.

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0188	Undy Playing Fields	Yes	Remain with Boundary Amendments	Very important for local community as a venue for formal sport. Boundary should be extended to the east to include the whole of the site.
AAI0189	Kensington Park	No	New Designation	Very important green space in a densely developed area.
AAI0191	St Bride's Close	No	Do Not Designate	Important to the surrounding houses as open space but not large enough to be of general use. Does not meet the criteria for designation as AAI but will contribute toward general open space requirements.
AAI0192	Pennyfarthing Lane (Tump House)	No	Do Not Designate	The area is not accessible, as it is part of the grounds of the Primary School. Does not meet the criteria for designation as AAI but will contribute toward general open space requirements.
AAI0194	St Anne's Crescent	No	Do Not Designate	Has benefit as an open space but no real amenity value in terms of use. Does not meet the criteria for designation as AAI but will contribute toward general open space requirements.
AAI0195	St Stephens Place	No	Do Not Designate	Purely a link through from the housing site to the main road. Does not meet the criteria for designation as AAI but will contribute toward general open space requirements.
AAI0196	Rockfield Grove	No	Do Not Designate	Grass verge on entrance to housing site, no amenity value in terms of use. Does not meet the criteria for designation as AAI but will contribute toward general open space requirements.
AAI0197	Pembroke Court	No	Do Not Designate	Private, not accessible. Does not meet the criteria for designation as AAI
AAI0310	Land North of Magor	No	Do Not Designate	Area of no formal amenity value and outside of development boundary therefore considered open countryside and should not be designated as AAI but will contribute towards the provision of open space.
AAI0314	Mill Common Woods	Yes	Remain with Boundary Amendments	While this was previously linked to Cowleaze (AAI0179) it is now a separate AAI. Provides an important space for the whole community. Should remain designated as AAI with amended boundaries and will contribute to Open Space Provision.
AAI0315	Sir Howel Crescent	No	Do Not Designate	Not large enough and not enough amenity value to be designated as AAI but will contribute to the overall Open Space provision.
AAI0316	Land Off The Elms	No	Do Not Designate	Not enough amenity value to be designated as AAI but will contribute towards the provision of Open Space.
AAI0317	Silurian Road / Land to the North of Magor (CSP022)	No	Do Not Designate	Area of no formal amenity value and outside of development boundary therefore considered open countryside and should not be designated as AAI but will contribute towards the provision of open space.

Magwyr wrth Gwndy / Magor with Undy

Key

-  Settlement Boundary
-  Adopted LDP - Areas of Amenity Importance (DES2)
-  RLDP - Areas of Amenity Importance



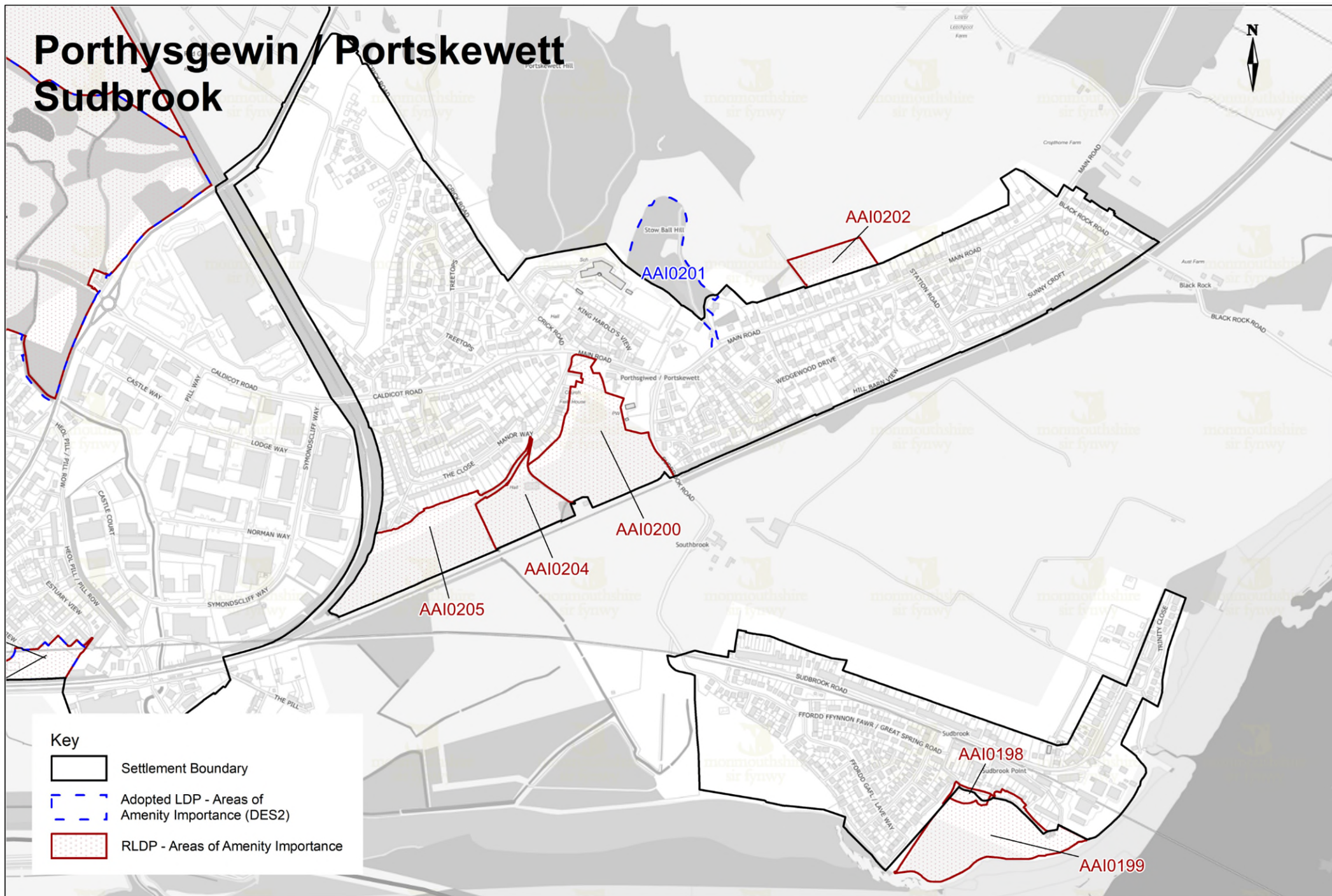
Portskewett and Sudbrook

Portskewett

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0200	Harold Park	No	New Designation	Valuable amenity space in settlement with good links through the site, connecting the community hall to the church and the rest of the village.
AAI0201	Stow Ball Hill	No	Do Not Designate	While can be used, predominantly just a wooded area on the edge of the settlement. No links through. Does not meet the criteria for designation as AAI but will contribute toward general open space requirements.
AAI0202	Richards' Quest	No	New Designation	Play equipment of good quality, seating provided. Good quality and valuable open space for local community to use.
AAI0203	Hill Barn View	No	Do Not Designate	Left over space, cut through use only. Does not meet the criteria for designation as AAI but will contribute toward general open space requirements.
AAI0204	Portskewett Recreation Ground	No	New Designation	Important local facility, used by a range of ages
AAI0205	The Cornfield	No	New Designation	Very important facility in the local area, well used by all age groups & well maintained by the local community.
AAI0305	Great Spring Road	No	Do Not Designate	Not large enough or enough amenity importance to be designated as AAI but will contribute to the general Open Space provision.
AAI0306	Lave Way	No	Do Not Designate	Too small to be designated as AAI but would contribute towards Open Space provision.

Sudbrook

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0198	Sudbrook Fort Play Area	Yes	Remain	Very important play area for local children
AAI0199	Sudbrook Recreation Ground	Yes	Remain	Important space on edge of settlement.



Rogiet

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0206	Rogiet Countryside Park	Yes	Remain	Part of Gwent Levels outside of the settlement, this area to remain designated as AAI as very important to the local area.
AAI0207	Starling Close	Yes	Remain	Good space on edge of settlement, important as part of wider strategic gap. Good amenity space for local residents.
AAI0208	Seaview Terrace	Yes	Remain with Boundary Amendments	Site boundary needs to be amended to exclude the new affordable housing development.
AAI0209	Rogiet Playing Field – Area 2	Yes	Remain	Very important local facility
AAI0210	Rogiet Playing Field – Area 3	Yes	Delete	Only purpose is as a grass verge and footpath link. Does not meet the criteria for designation as AAI but will contribute toward general open space requirements.
AAI0211	Caldicot Road	Yes	Delete	Private land, not accessible. Provides landscape buffer to M4 but no other use. Does not meet the criteria for designation as AAI.
AAI0212	Cheeseman's Trading Estate	Yes	Delete	Neglected area, no use for amenity space. Would look better if developed. Does not meet the criteria for designation as AAI but will contribute toward general open space requirements.
AAI0213	Ifton Lane	Yes	Delete	Area of open space, important to neighbouring houses only. Walk way only, which is already a PROW. Does not meet the criteria for designation as AAI but will contribute toward general open space requirements.

Rogiet

Key



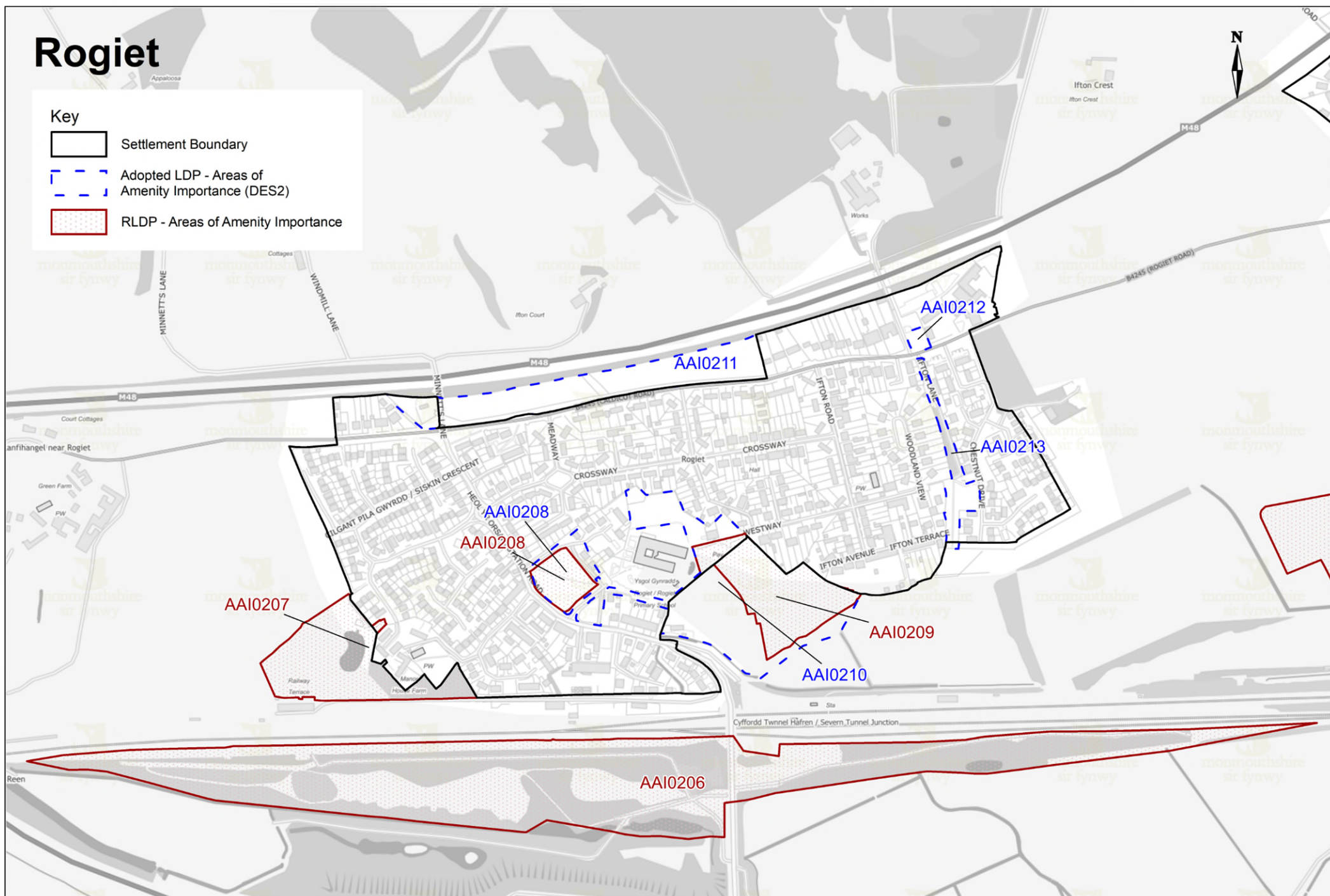
Settlement Boundary



Adopted LDP - Areas of Amenity Importance (DES2)



RLDP - Areas of Amenity Importance



Penperlleni

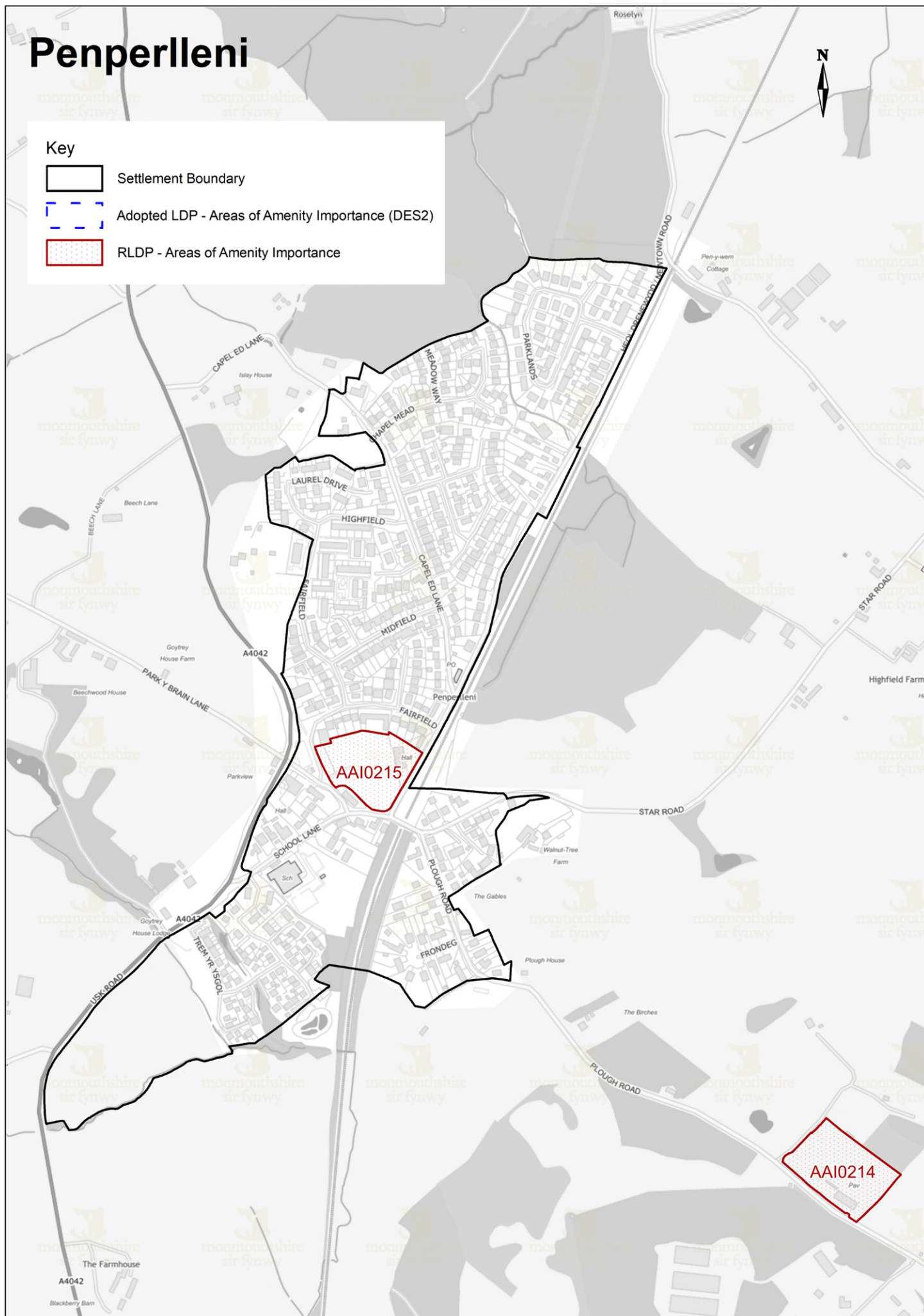
AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0214	Goytre Football Club	No	New Designation	Important local facility, well-kept and maintained to a high standard. Should be designated as AAI and will contribute to the provision of Open Space.
AAI0215	Penperlleni Recreation Ground	Yes	Remain	Important local facility

Penperlleni



Key

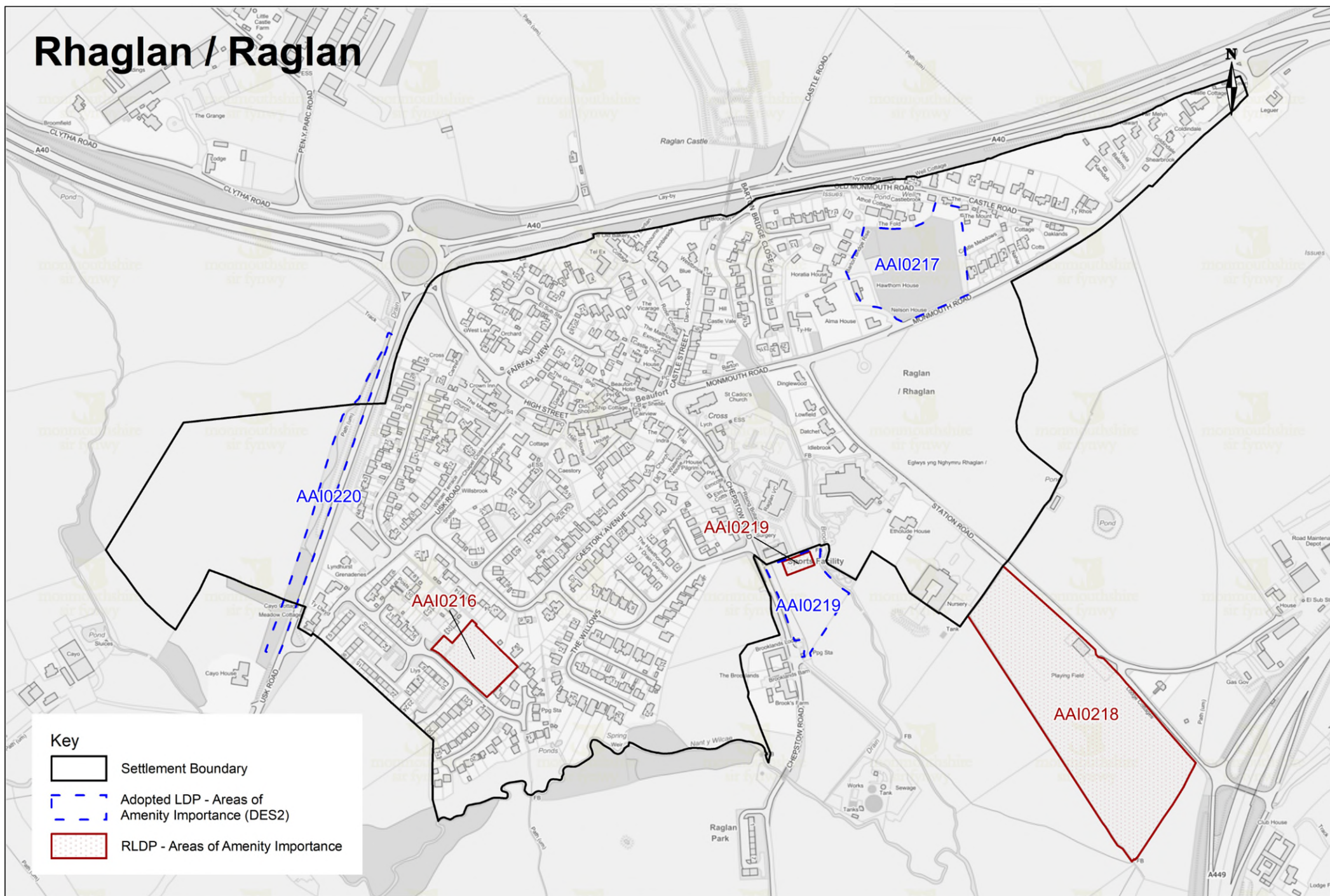
-  Settlement Boundary
-  Adopted LDP - Areas of Amenity Importance (DES2)
-  RLDP - Areas of Amenity Importance



Raglan

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0216	Prince Charles Road Recreation Ground	Yes	Remain	Good quality children's play area with large, grassed area. Important local facility
AAI0217	Monmouth Road	Yes	Delete	Private, not accessible, therefore cannot be designated as AAI.
AAI0218	Raglan Playing Pitches	Yes	Remain	Important local facility, only pitches in Raglan.
AAI0219	Chepstow Road	Yes	Remain with Boundary Amendments	Tennis Court/Basketball Court should be included as an important local facility. Remainder relates to an overgrown area on edge of settlement with no real amenity value.
AAI0220	Usk Road Open Space	Yes	Delete	Grass verge outside boundary of the settlement

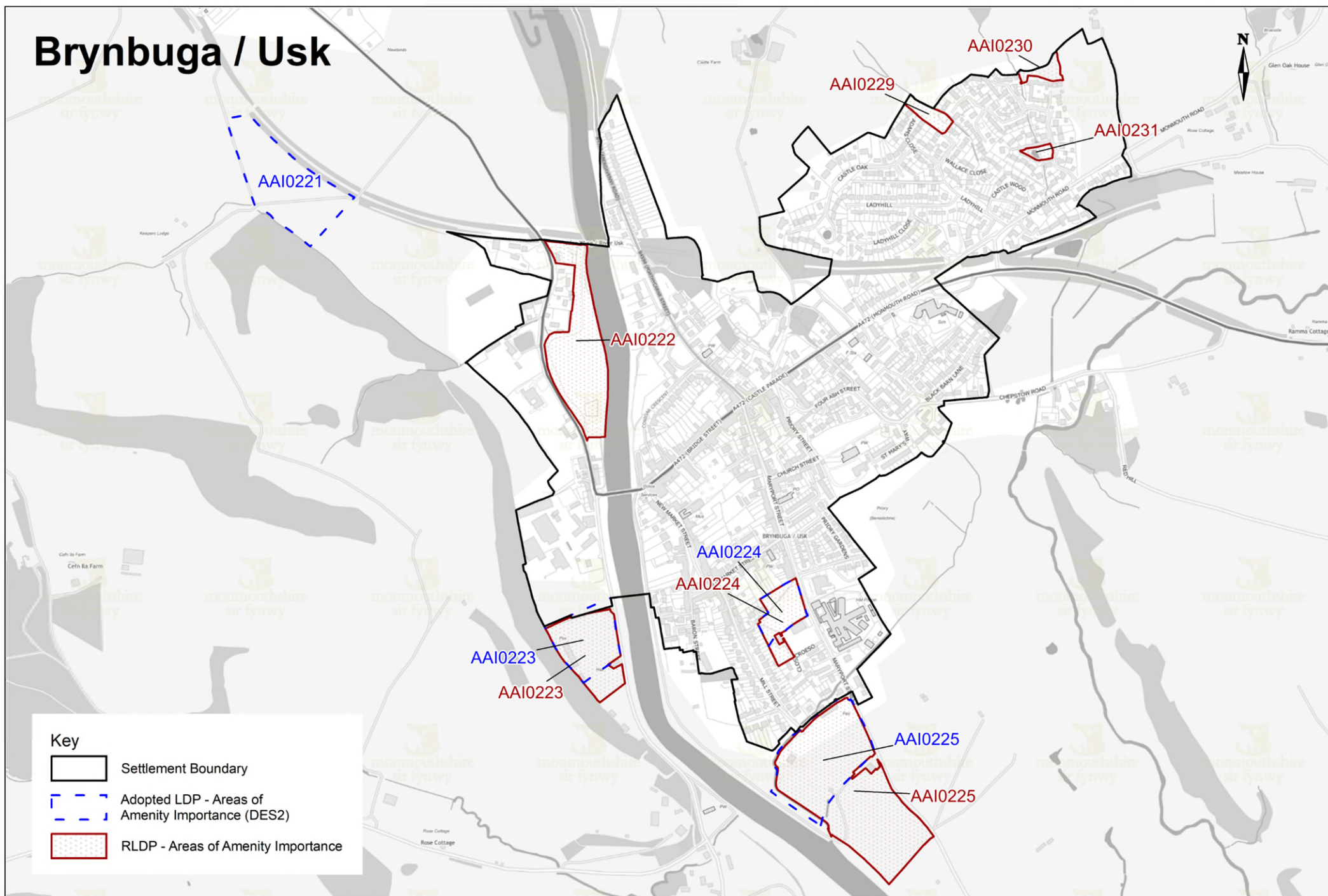
Rhaglan / Raglan



Usk

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0221	Land adj. Disused Railway Line	Yes	Delete	Not assessed as far removed from the settlement, not accessible and has no real amenity value.
AAI0222	Usk Island	Yes	Remain	Important open space and recreation area on the edge of the settlement.
AAI0223	Usk Rugby Club	Yes	Remain with Boundary Amendments	Important recreational area on edge of settlement. Adjacent training pitch to be included within the boundary of the designation. Minor amendments also needed to boundary to rectify drafting errors.
AAI0224	Millennium Field	Yes	Remain with Boundary Amendments	Important open space in the built-up area. Boundary should be amended to include the children's play area and the grassed area around the hall.
AAI0225	Usk Athletic Club	Yes	Remain with Boundary Amendments	Very important facility. Boundary should be extended to include the Roger Edwards Field.
AAI0226	Wye Embankment	No	Do Not Designate	Essentially a foot path, albeit well used at the time of the survey, therefore will not be designated as AAI but will contribute to the provision of open space.
AAI0227	Usk Castle	No	Do Not Designate	Whilst scoring highly against a number of indicators it is a private house which is opened to the public and for weddings but at the owner's discretion. It is also as a Scheduled Ancient Monument and covered by other policies, therefore will not be designated as AAI but will contribute to open space provision.
AAI0228	Castle Oak Pond	No	Do Not Designate	Not accessible, of no amenity value, there not to be designated as AAI.
AAI0229	Trelawney Close	No	New Designation	Large open space within built up area.
AAI0230	Cassia Drive	No	New Designation	Children's play area with some albeit limited green space on edge of development
AAI0231	Burrium Gate	No	New Designation	Small open space which provides a valuable green lung in the built-up area.
AAI0232	Monmouth Road	No	Do Not Designate	Whilst providing a green entrance to the town, just a large grass verge, therefore, not to be designated as AAI but will contribute towards the provision of open space.
AAI0235	Llanbadoc Island	No	Do Not Designate	Good well maintained play area with grass surrounding but outside of the development boundary and only occupies a small area of plot therefore not to be designated as AAI but will contribute to the provision of open space.
AAI0307	Coed Y Paen	No	Do Not Designate	Site not accessible therefore cannot be designated as AAI or contribute to Open Space provision.

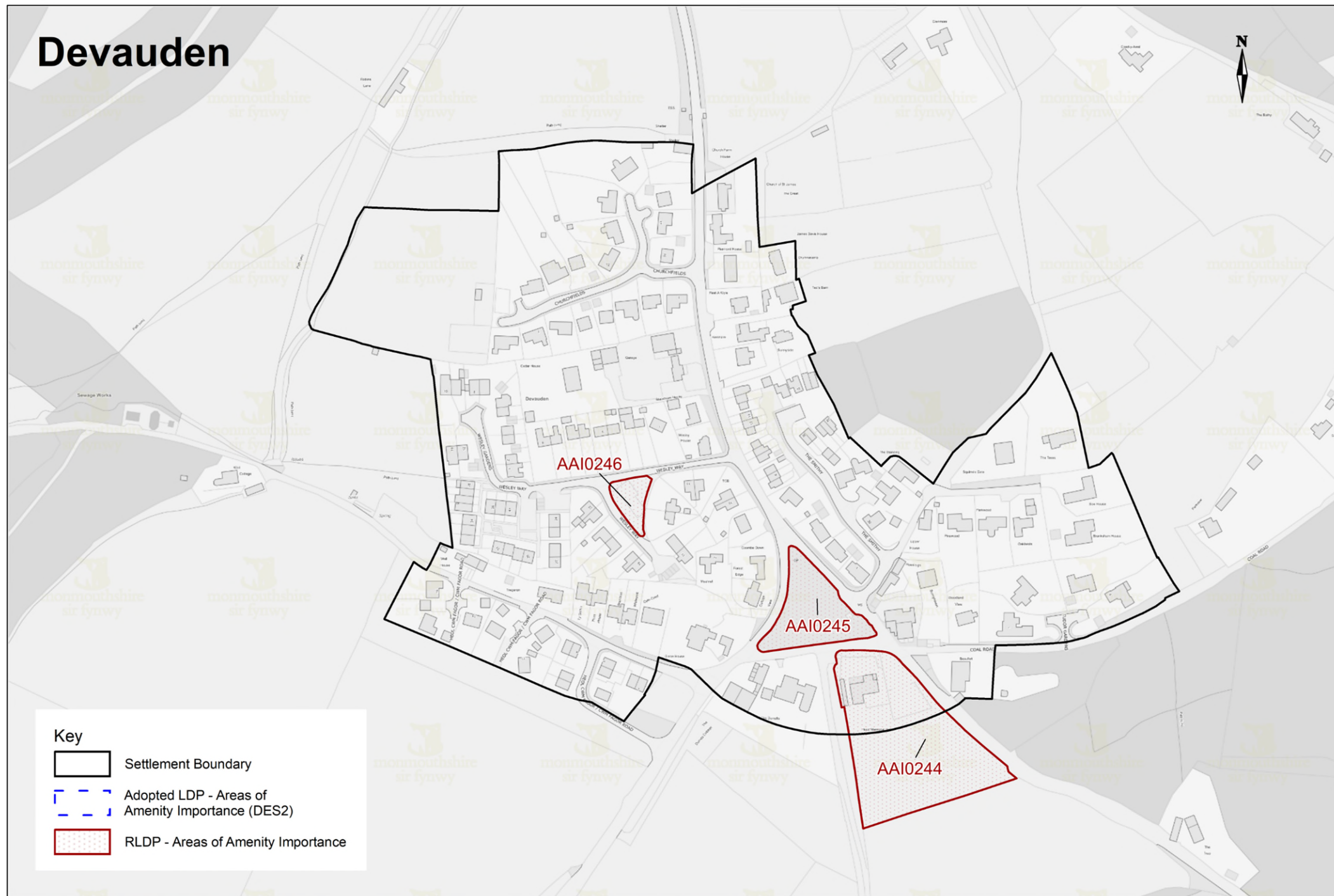
Brynbuga / Usk



Devauden

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0244	Hood Memorial Hall	Yes	Remain	Very important formal local amenity facility, should be designated as AAI.
AAI0245	Devauden Amenity Greenspace	Yes	Remain	Informal village green, important for local community should remain designated as AAI.
AAI0246	Wesley Way	Yes	Remain	Small formal amenity, but important to the local area, should be designated as AAI.

Devauden



Key

- Settlement Boundary
- Adopted LDP - Areas of Amenity Importance (DES2)
- RLDP - Areas of Amenity Importance

Dingestow

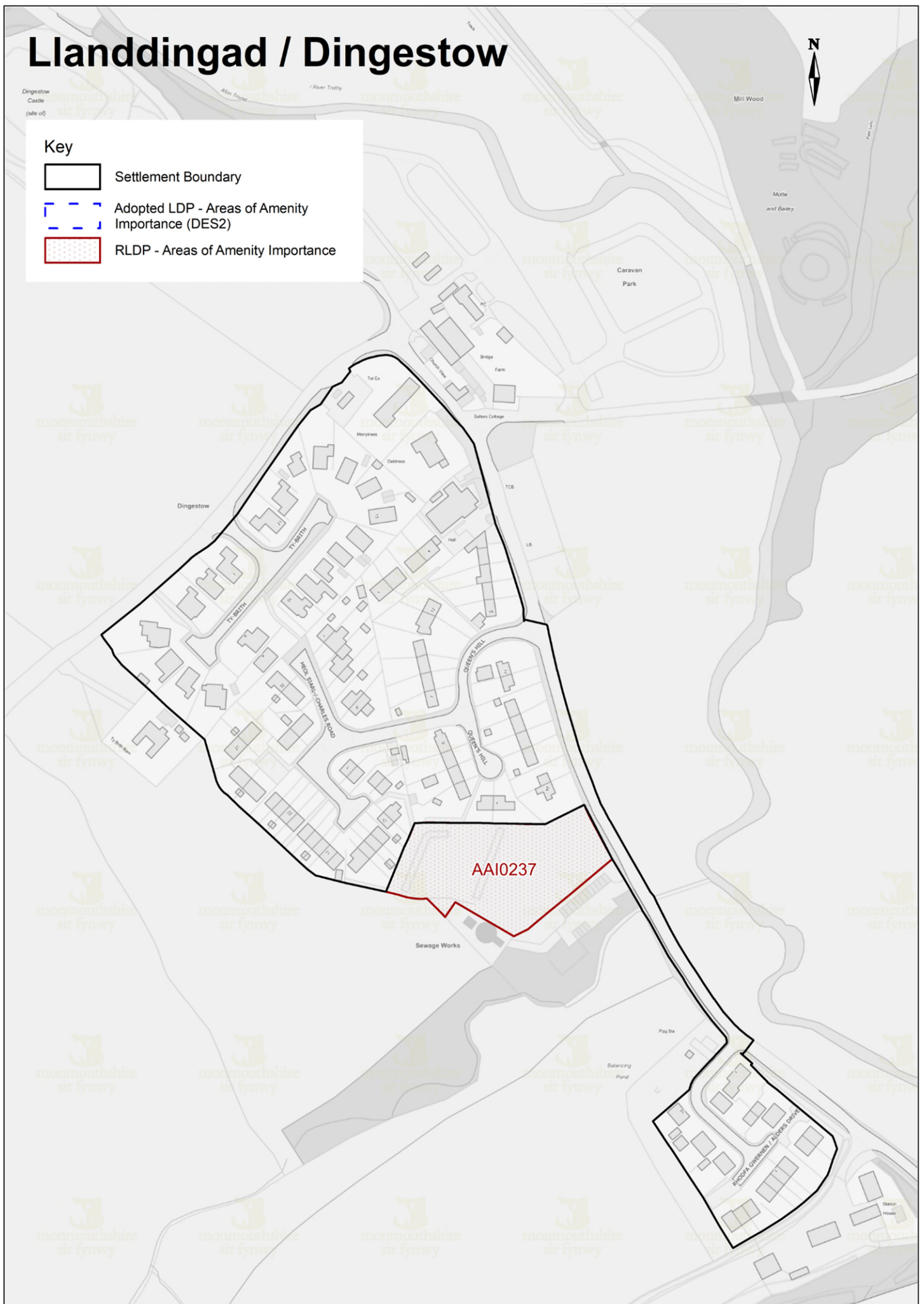
AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0236	Land Opposite Village Hall	No	Do Not Designate	Not assessed as now the car park for the village hall.
AAI0237	Dingestow Recreation Ground	No	New Designation	Important well-equipped facility and open space for local community should be designated as AAI.
AAI0238	Dingestow Castle	No	Do Not Designate	Site is outside the village settlement boundary and is a scheduled ancient monument so protected under this designation.

Llanddingad / Dingestow

Dingestow
Castle
(site of)

Key

-  Settlement Boundary
-  Adopted LDP - Areas of Amenity Importance (DES2)
-  RLDP - Areas of Amenity Importance



Little Mill

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0248	Berthon Road Recreation Ground	Yes	Remain	Very important formal local amenity facility, should be designated as AAI.
AAI0249	Brynteg Place Open Space	No	New Designation	Important in the local area, should be designated as AAI.
AAI0250	Melyn Bach Avenue	No	Do Not Designate	Small site does not meet the criteria for designation as AAI but will contribute toward general open space requirements.

Felin Fach / Little Mill

Key

-  Settlement Boundary
-  Adopted LDP - Areas of Amenity Importance (DES2)
-  RLDP - Areas of Amenity Importance



Llandogo

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0254	Hudnalls View	Yes	Remain	Important in the local context, appears well used for informal play should be designated as AAI.
AAI0255	Land adjoining dismantled Railway	No	Do Not Designate	Not assessed, part of open countryside, no natural boundaries
AAI0256	Cleddon Shoots	No	Do Not Designate	Not assessed, part of open countryside, no natural boundaries
AAI0257	Millennium Hall	No	New Designation	Important local facility, should be designated as AAI; to include the adjacent play area (previously designated with the school) and Holmfield Drive as they act as one area both visually and in usage.
AAI0258	Riverside	No	Do Not Designate	Not assessed, part of open countryside, no natural boundaries

Llandogo



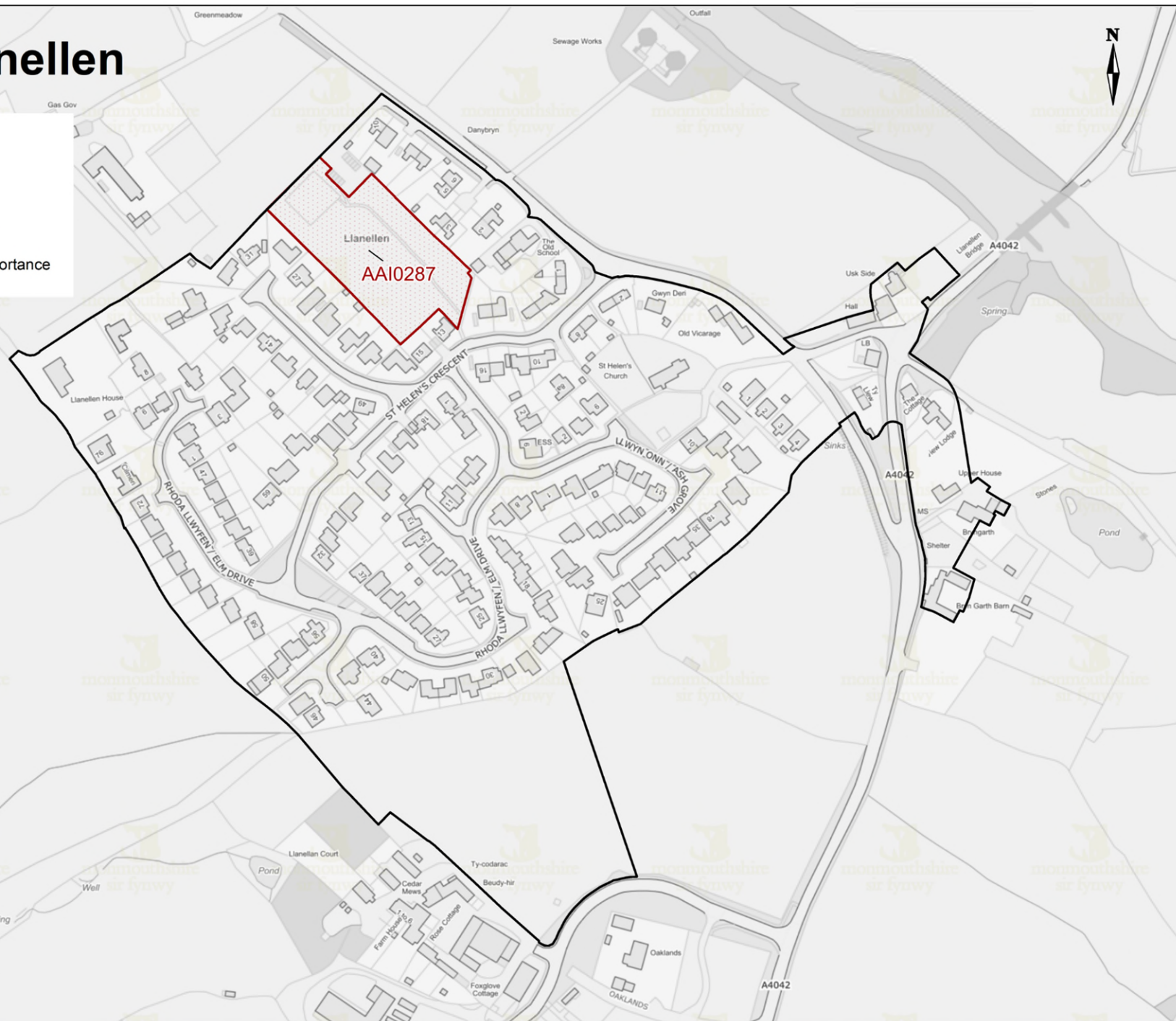
Llanellen

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0287	Llanellen Recreation Ground	Yes	Remain	Good open space with variety of uses to service the local community. Site should remain designated as AAI per the existing designation boundaries.

Llanelen / Llanellen

Key

-  Settlement Boundary
-  Adopted LDP - Areas of Amenity Importance (DES2)
-  RLDP - Areas of Amenity Importance



Llangybi

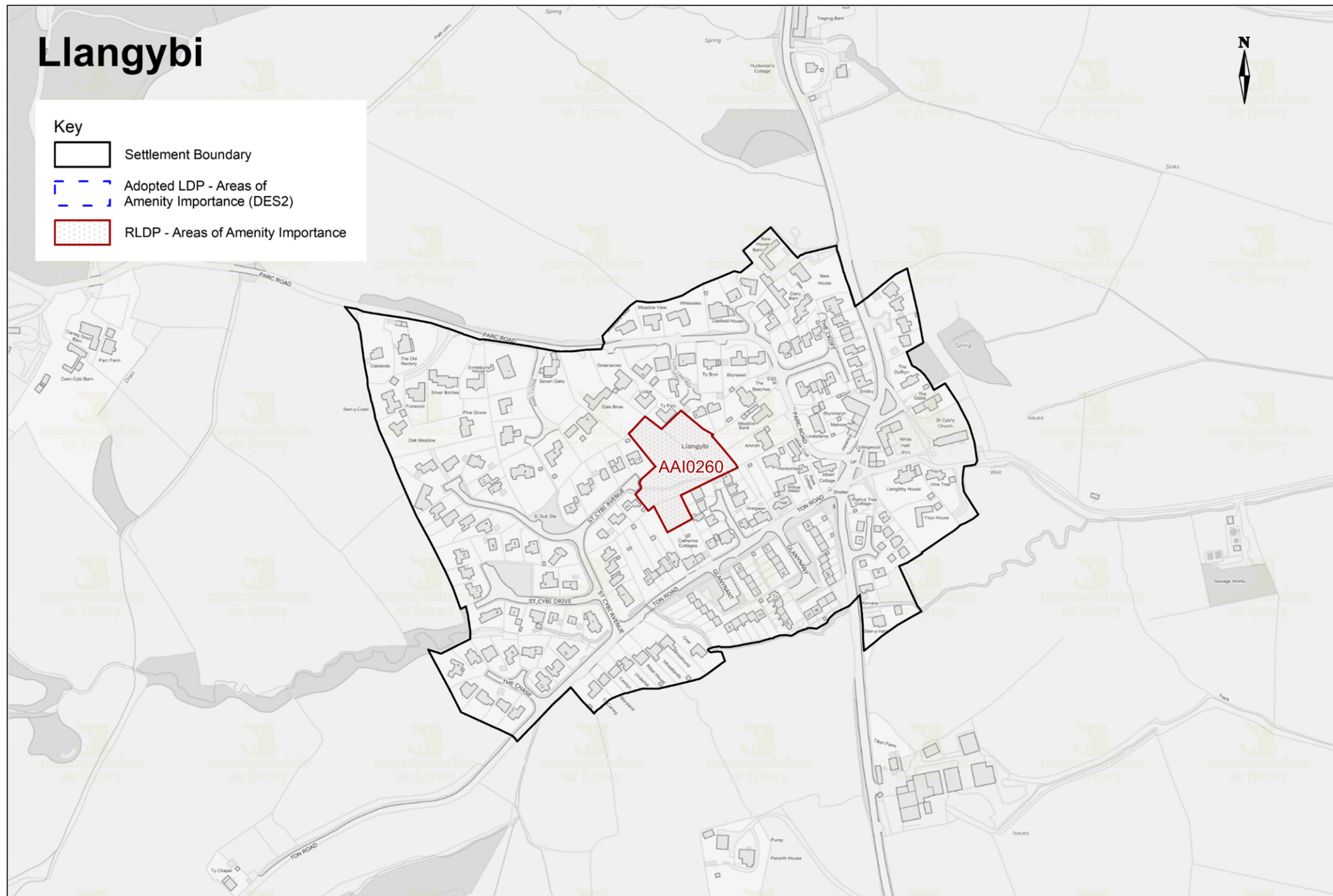
AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0259	St Cibi Rise	No	Do Not Designate	Essentially a large grass verge, does not meet the criteria for designation as AAI but will contribute toward general open space requirements.
AAI0260	St Cibi Avenue Recreation Ground	Yes	Remain with Boundary Amendments	Very important local facility should be designated as AAI.

Llangybi



Key

-  Settlement Boundary
 Adopted LDP - Areas of Amenity Importance (DES2)
 RLDP - Areas of Amenity Importance



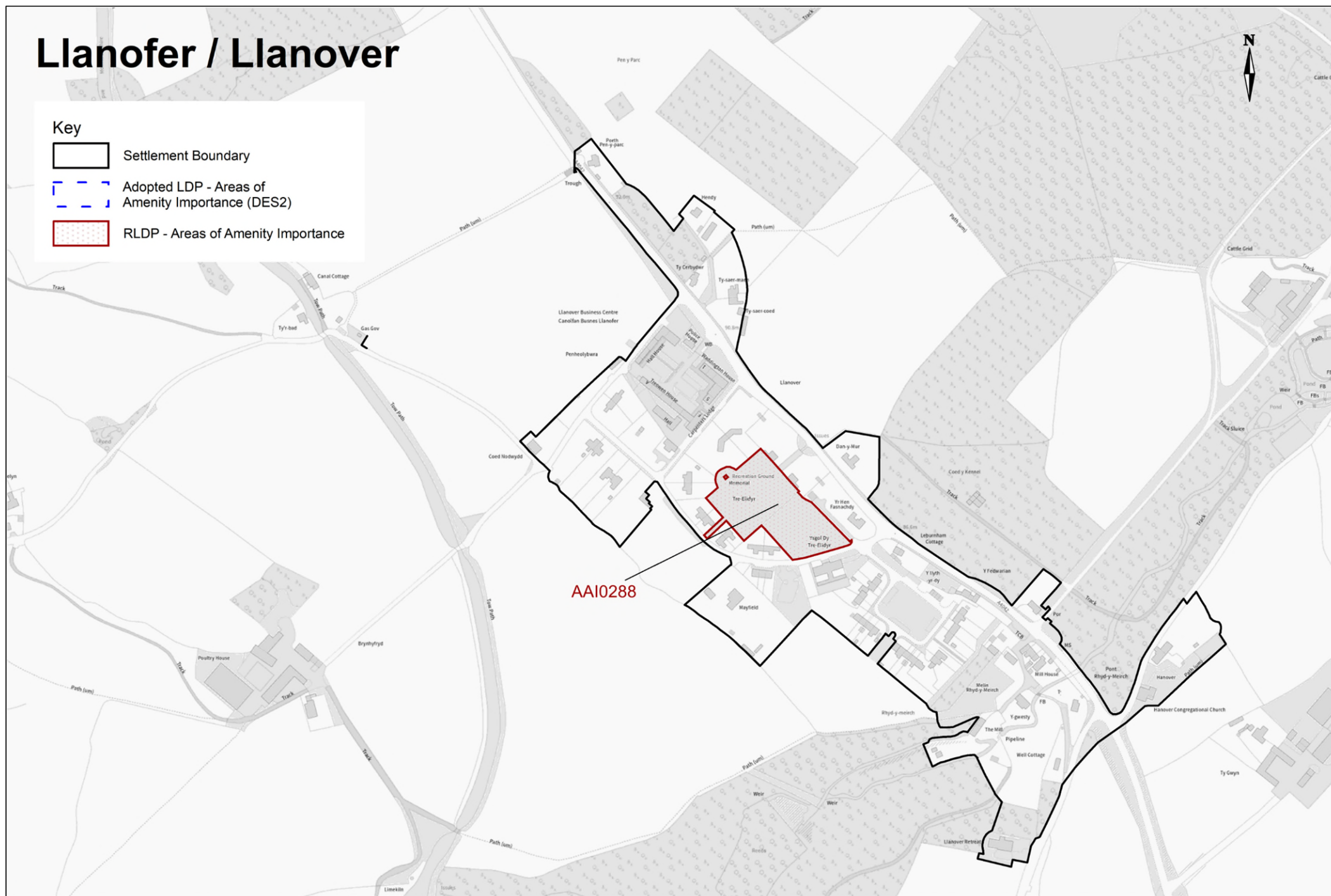
Llanover

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0288	Recreation Ground	Yes	Remain	Important open space within the village with a number of uses, serving the whole community to remain as AAI.
AAI0290	Rhyd-y-Meirch	No	Do Not Designate	Important for houses immediately adjacent and fronting onto the site, but no real general amenity value. Does not meet the criteria for designation as AAI but will contribute toward general open space requirements.

Llanofer / Llanover

Key

-  Settlement Boundary
-  Adopted LDP - Areas of Amenity Importance (DES2)
-  RLDP - Areas of Amenity Importance



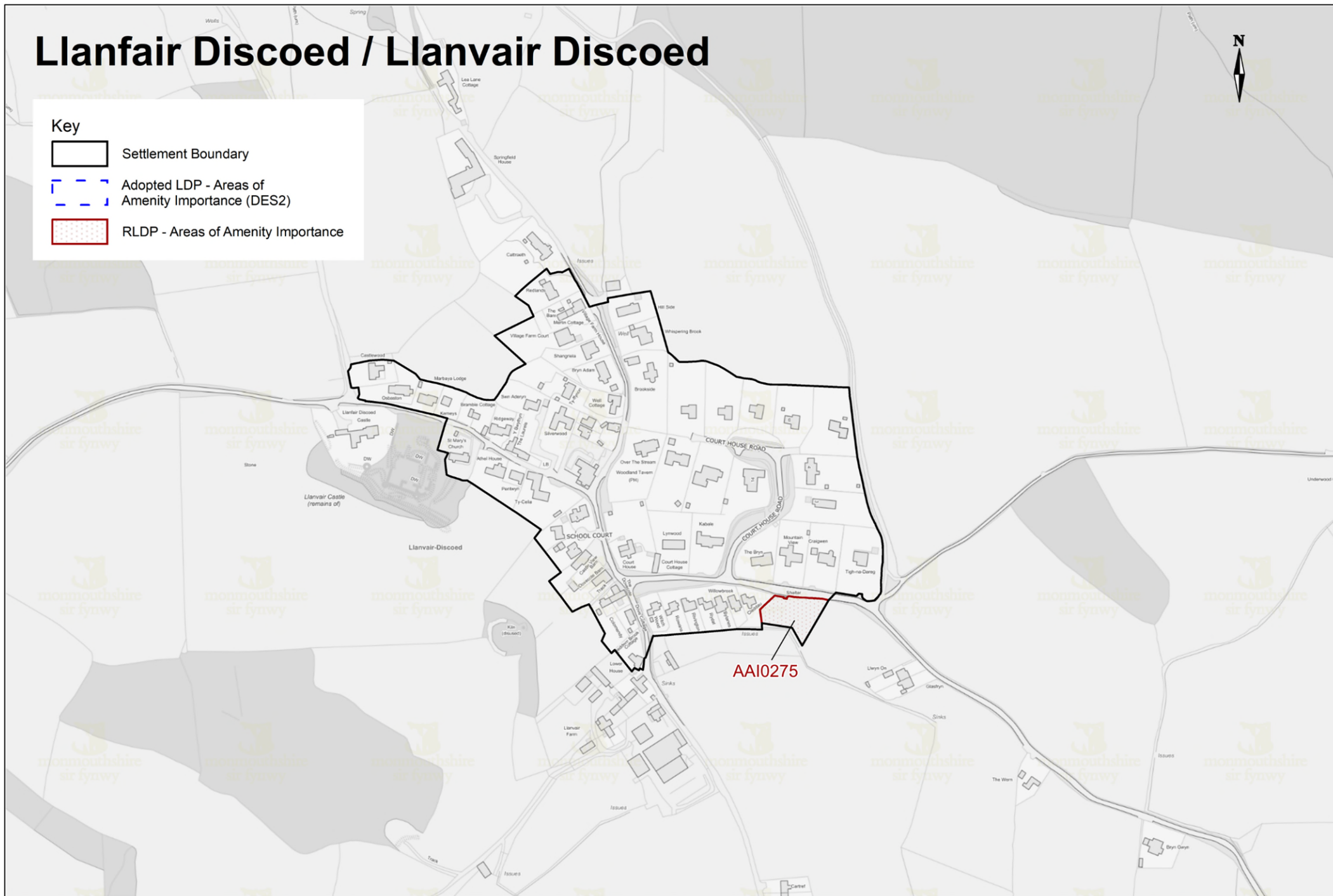
Llanvair Discoed

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0275	Llanvair Discoed Play Area	Yes	Remain	Important as sole formal amenity space for the settlement; should remain designated as AAI.

Llanfair Discoed / Llanvair Discoed



-  Settlement Boundary
 Adopted LDP - Areas of Amenity Importance (DES2)
 RLDP - Areas of Amenity Importance

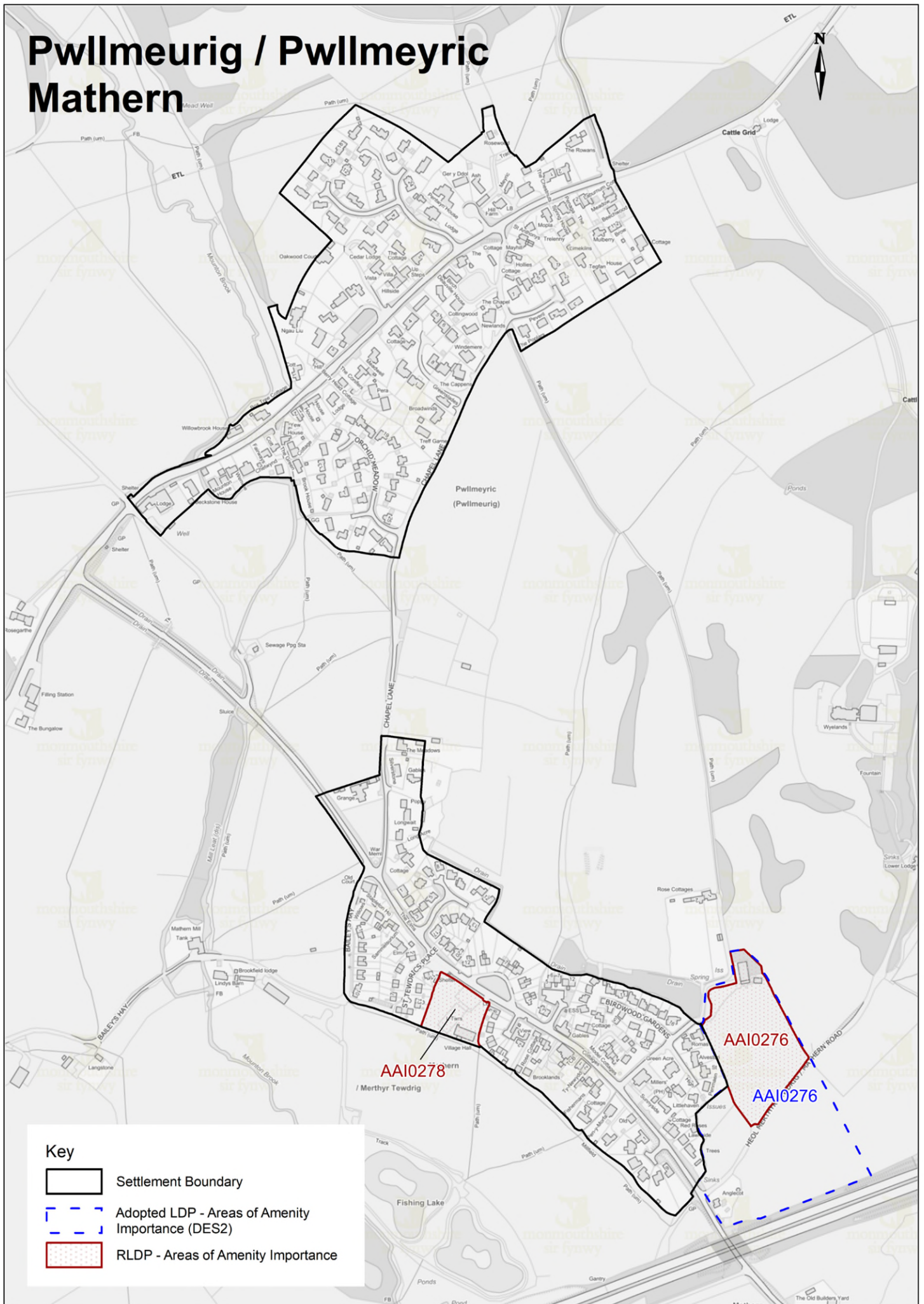


Mathern and Pwllmeyric

Mathern

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0276	Mathern Playing Field	Yes	Remain with Boundary Amendments	Important local facility. Boundary should be amended to exclude garden areas and open fields the other side of the road.
AAI0277	Open Space rear Brooklands Day Nursery	No	Do Not Designate	Privately owned space for the sole use of the nursery not to be designated as AAI.
AAI0278	Mathern Recreation Ground	Yes	Remain	Very important formal local facility, should remain designated as AAI.

Pwllmeurig / Pwllmeyric Mathern



Shirenewton / Mynyddbach

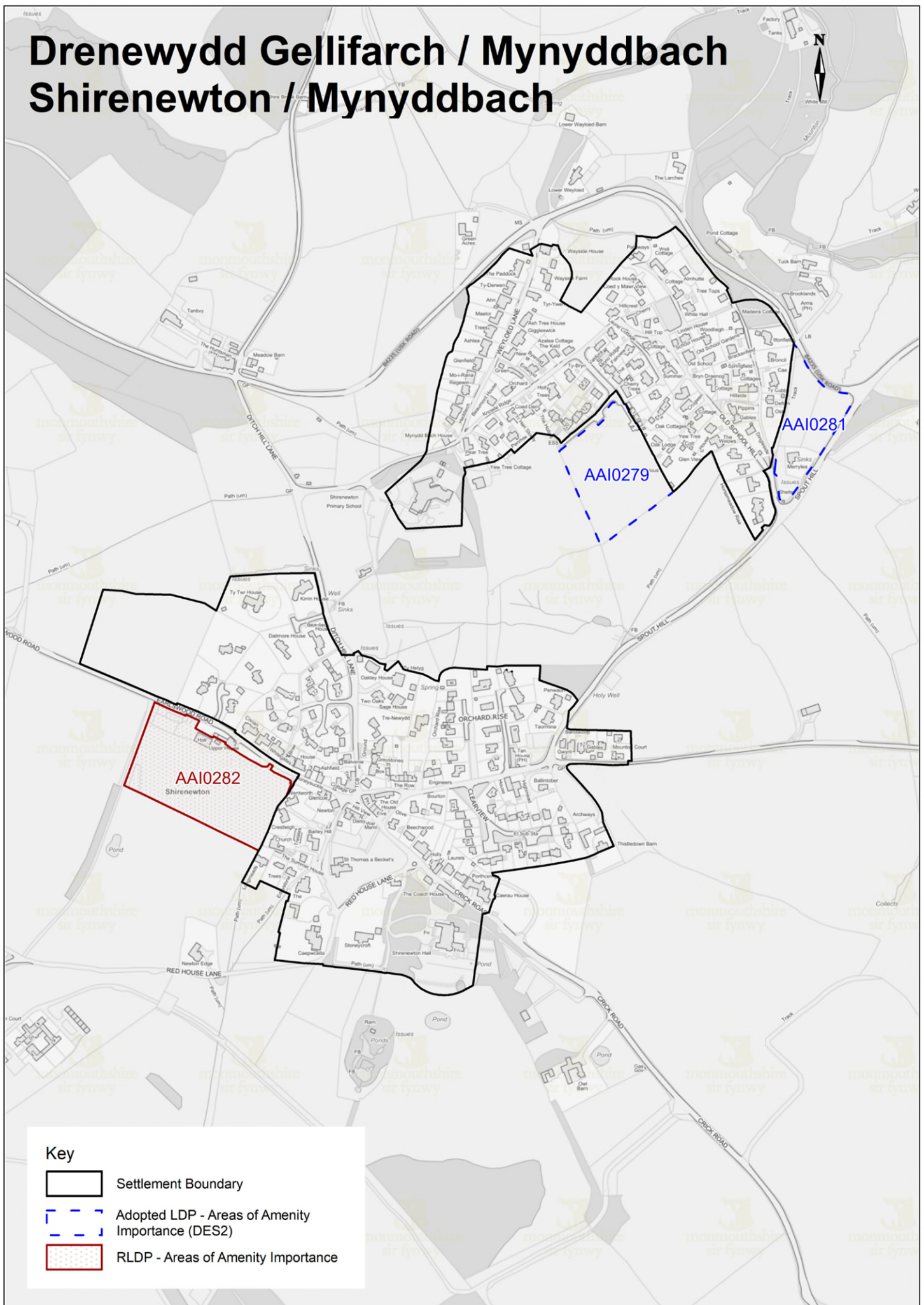
Mynyddbach

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0279	Blethyn Close Amenity Greenspace	No	Do Not Designate	Outside development boundary, no formal amenity function, already protected from development by green wedge designation.
AAI0280	Open Space off Old School Hill	No	Do Not Designate	Only of amenity value to those houses facing onto it. Does not meet the criteria for designation as AAI but will contribute toward general open space requirements.
AAI0281	Spout Hill Amenity Greenspace	Yes	Delete	Agricultural land, does not meet the criteria for designation as AAI
AAI0283	Spout Hill Natural Greenspace	No	Do Not Designate	Not assessed, part of open countryside, no natural boundaries.

Shirenewton

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0282	Shirenewton Recreation Ground	Yes	Remain	Although outside of the settlement boundary provides an important formal local facility and should remain as AAI. While a small area is fenced off and in ownership of private playgroup it should be retained to protect this use in future.

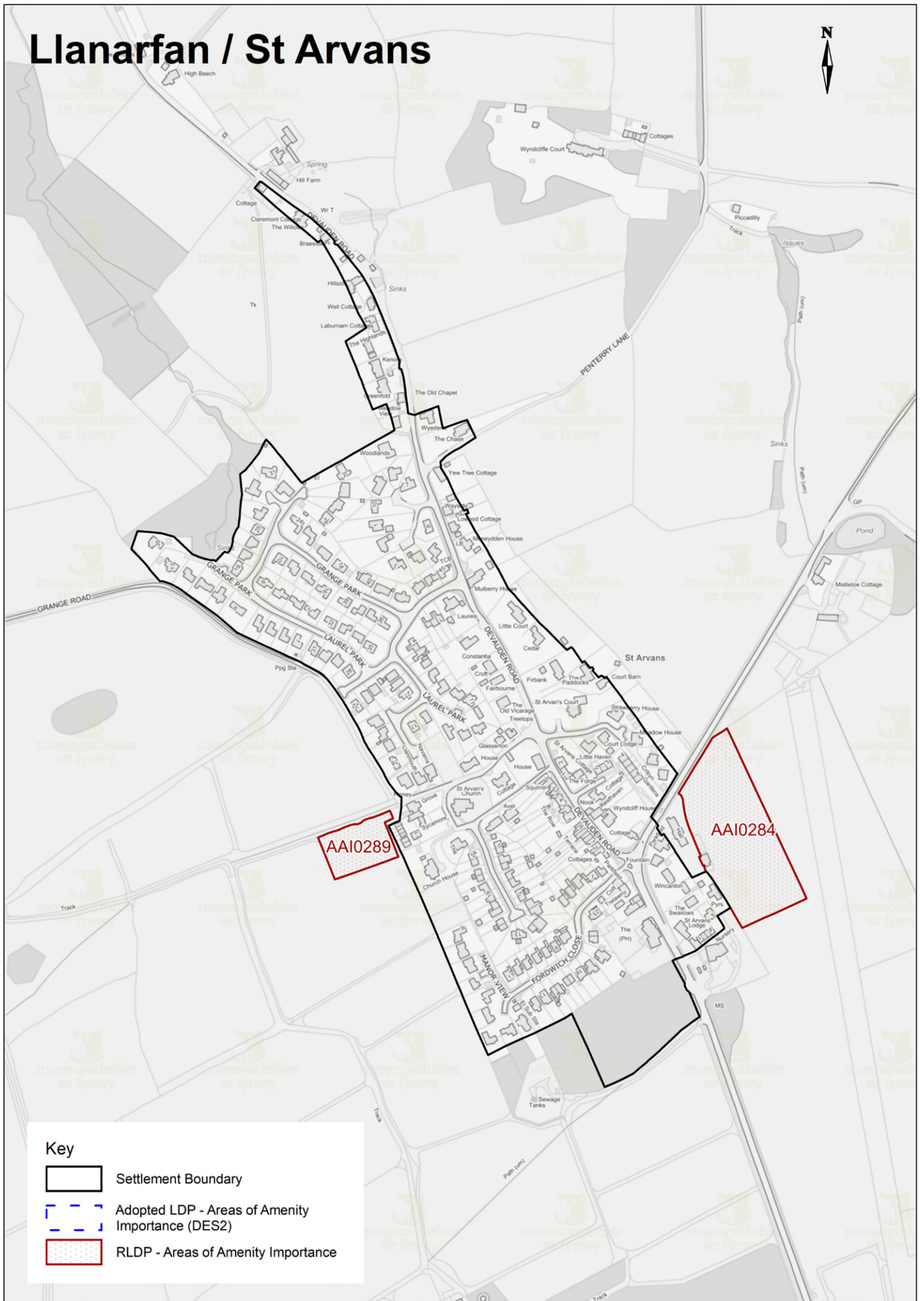
Drenwydd Gellifarch / Mynyddbach Shirenewton / Mynyddbach



St Arvans

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0284	Playing Field	Yes	Remain	Although outside of settlement boundary, site is an important formal local amenity; should remain designated as AAI and will contribute to the provision of open space.
AAI0289	King Georges Field	Yes	Remain	Although outside of settlement boundary, very good formal local amenity, therefore, should remain designated as AAI and will contribute to the provision of open space.

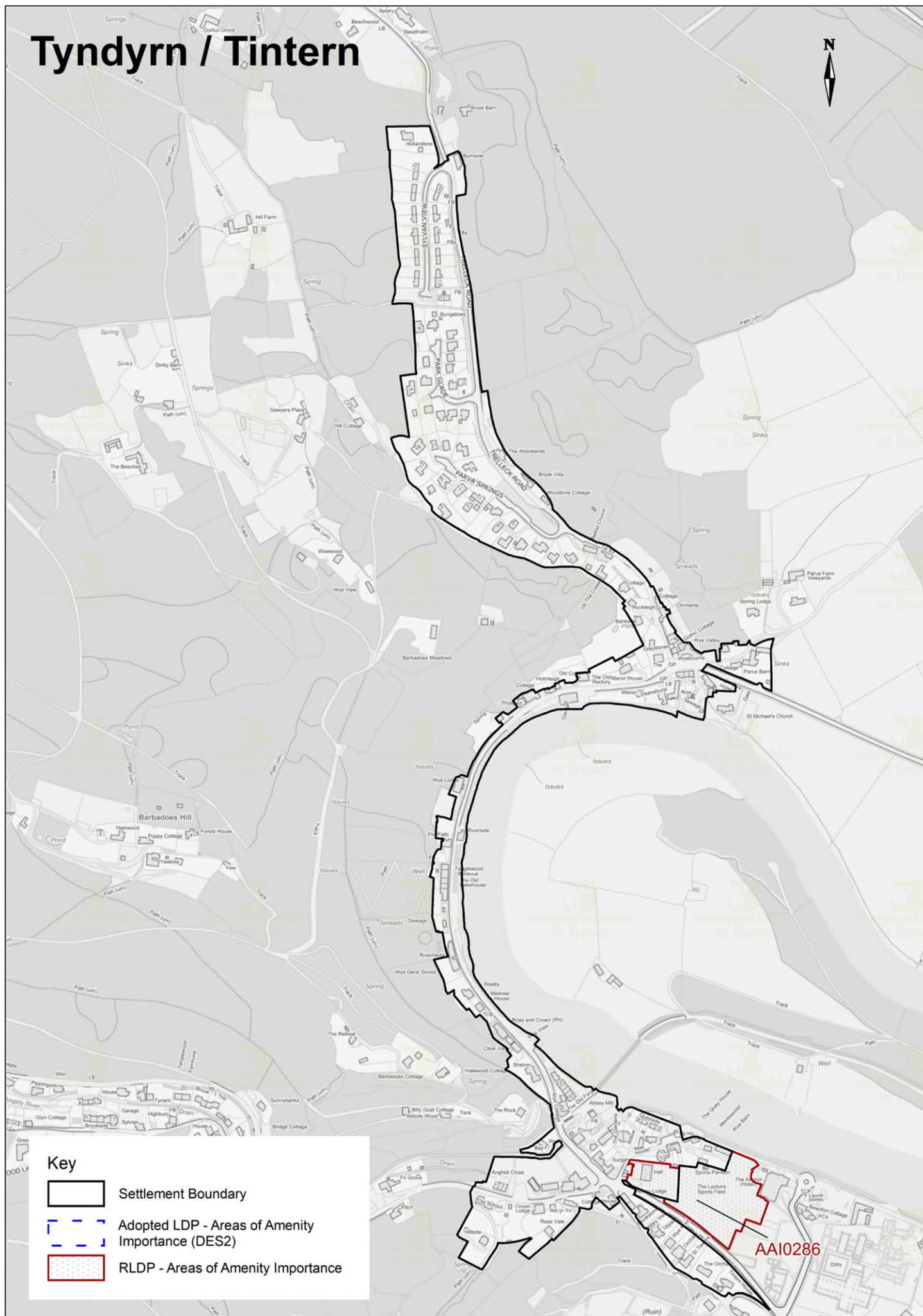
Llanarfan / St Arvans



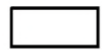
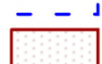
Tintern

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0285	Sylvan View	No	Do Not Designate	Very small play area, does not meet the criteria for designation as AAI but will contribute toward general open space requirements.
AAI0286	The Leytons Sports Field	Yes	Remain	Although partially outside the settlement boundary the site is an important local facility with a range of formal and informal uses serving the whole community and should remain designated as AAI.

Tyndyrn / Tintern



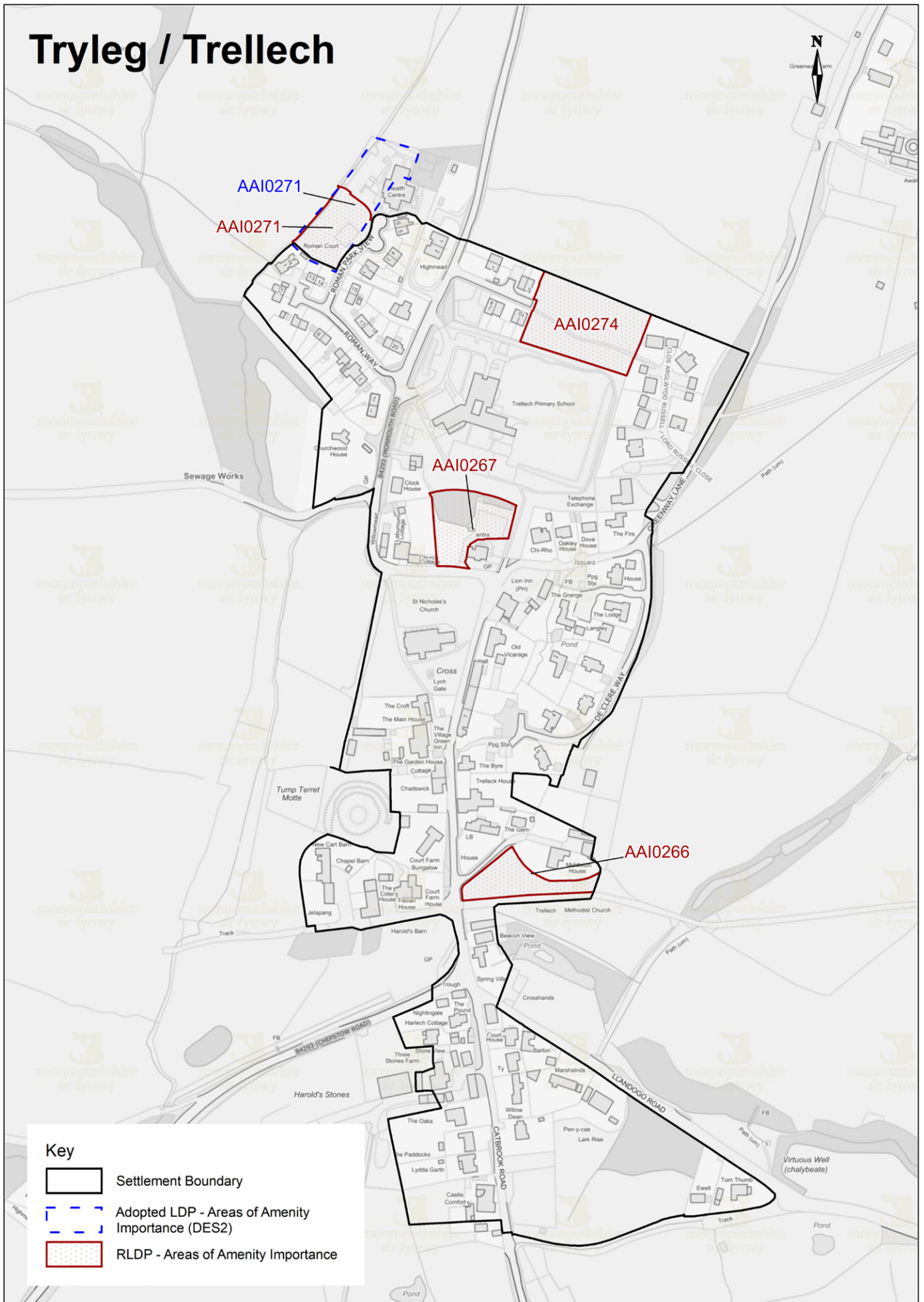
Key

-  Settlement Boundary
-  Adopted LDP - Areas of Amenity Importance (DES2)
-  RLDP - Areas of Amenity Importance

Trellech

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0266	Trellech Amenity Greenspace	Yes	Remain	Good open space should remain designated as AAI.
AAI0267	Trellech Community Centre	Yes	Remain	Important amenity space for the village linked to the community hall, should remain designated as AAI.
AAI0268	Court Farm	No	Do Not Designate	Outside of development boundary, does not meet the criteria for designation as AAI.
AAI0269	Harold's Stones	No	Do Not Designate	An historical site outside of the settlement, does not meet criteria for designation as AAI, protected by other designations.
AAI0270	Parish Grasslands	No	Do Not Designate	Outside of settlement boundary, agricultural field which is part of the grasslands project not to be designated as AAI.
AAI0271	Roman Park View Play Area	Yes	Remain with Boundary Amendments	Important in the local context. Boundary to be amended to exclude the GP surgery.
AAI0272	Tump Terret Motte	No	Do Not Designate	Whilst within the settlement does not meet criteria for designation as AAI but will contribute toward general open space. A historical site which is protected by other designations.
AAI0273	Virtuous Well	No	Do Not Designate	Well outside the boundary of the settlement, does not meet criteria for designation as AAI. Historical site protected by other designations.
AAI0274	Amenity Greenspace between Harold Close & Lord Russell Close	No	New Designation	Large open area with good amenity value so can be designated as AAI and will contribute to the provision of Open Space.

Tryleg / Trellech



Werngifford / Pandy

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0299	Werngifford Amenity Green Space 1	Yes	Delete	Part of the site has permission to be included within a residential curtilage and the remainder has permission for residential development.
AAI0300	Werngifford Amenity Green Space 2	Yes	Delete	Not assessed, privately owned open space, no access
AAI0301	Llanvihangel Crucorney Recreation Ground	Yes	Remain with Boundary Amendments	Very important local facility but exclude the area which is part of the school grounds
AAI0302	Old Quarry	Yes	Delete	Not assessed as privately owned, no public access

Werngifford / Pandy



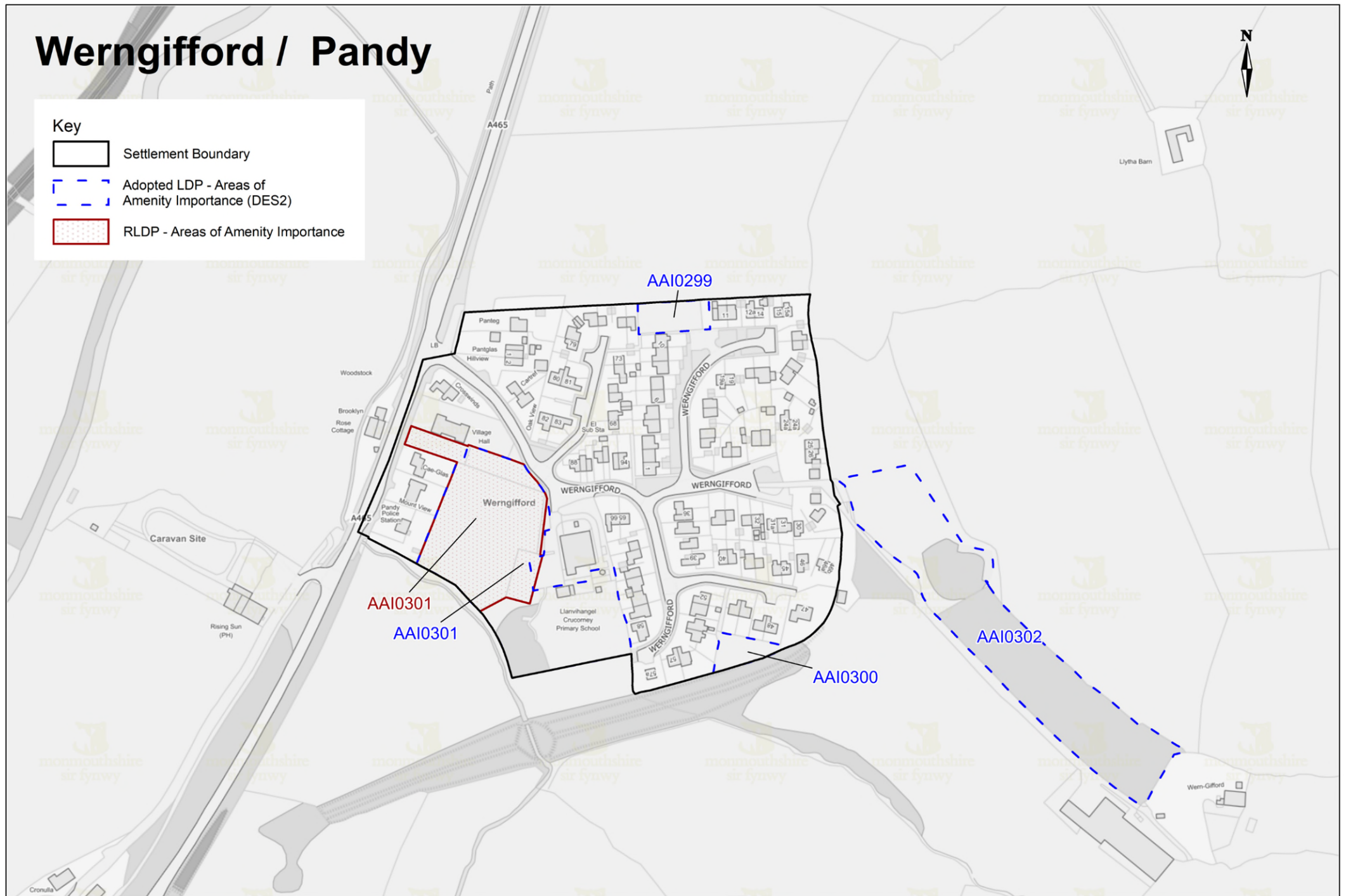
Settlement Boundary



Adopted LDP - Areas of
Amenity Importance (DES2)



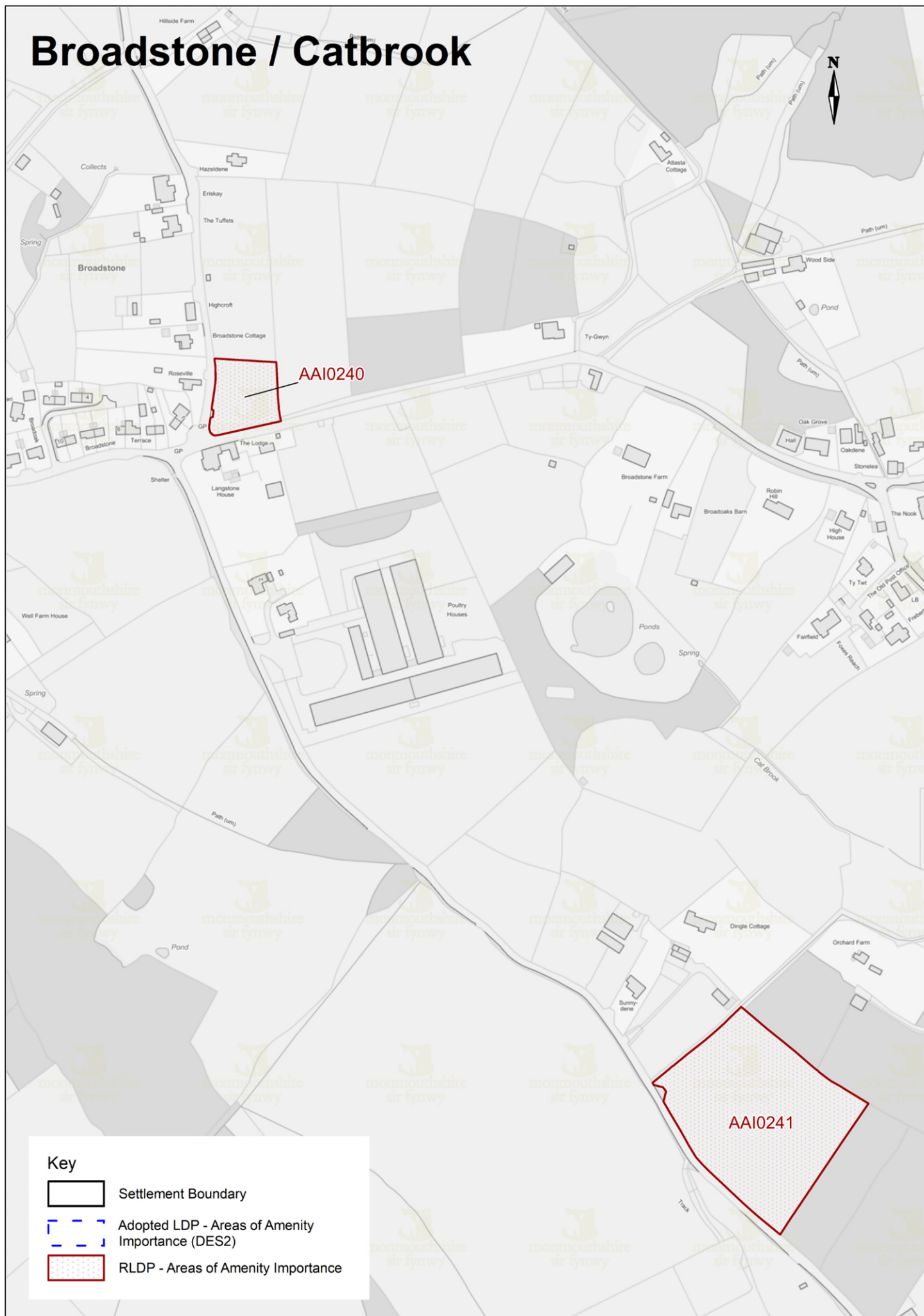
RLDP - Areas of Amenity Importance



Broadstone / Catbrook

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0240	Broadstone Village Green	No	New Designation	Although located in open countryside, site is a well-maintained formal amenity space with play equipment for community use, should be designated as AAI.
AAI0241	Catbrook Recreation Ground	Yes	Remain	Publicly accessible recreation ground owned by the Council, which serves the local community, potentially for a range of uses. Should be designated as AAI.

Broadstone / Catbrook



Cross Ash

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0242	Queen Elizabeth II Playing Field	Yes	Remain	Relatively well-maintained open space for use by local community. Open countryside but will contribute to AAI designation as important amenity function and limited resources for amenity elsewhere in the village.
AAI0243	Field Adjacent to The Village Hall	Yes	Delete	Will not be designated as AAI as is located outside of a development boundary and does not provide formal amenity value.

[illegible]

1-1-2

AAI0242

AAI0243

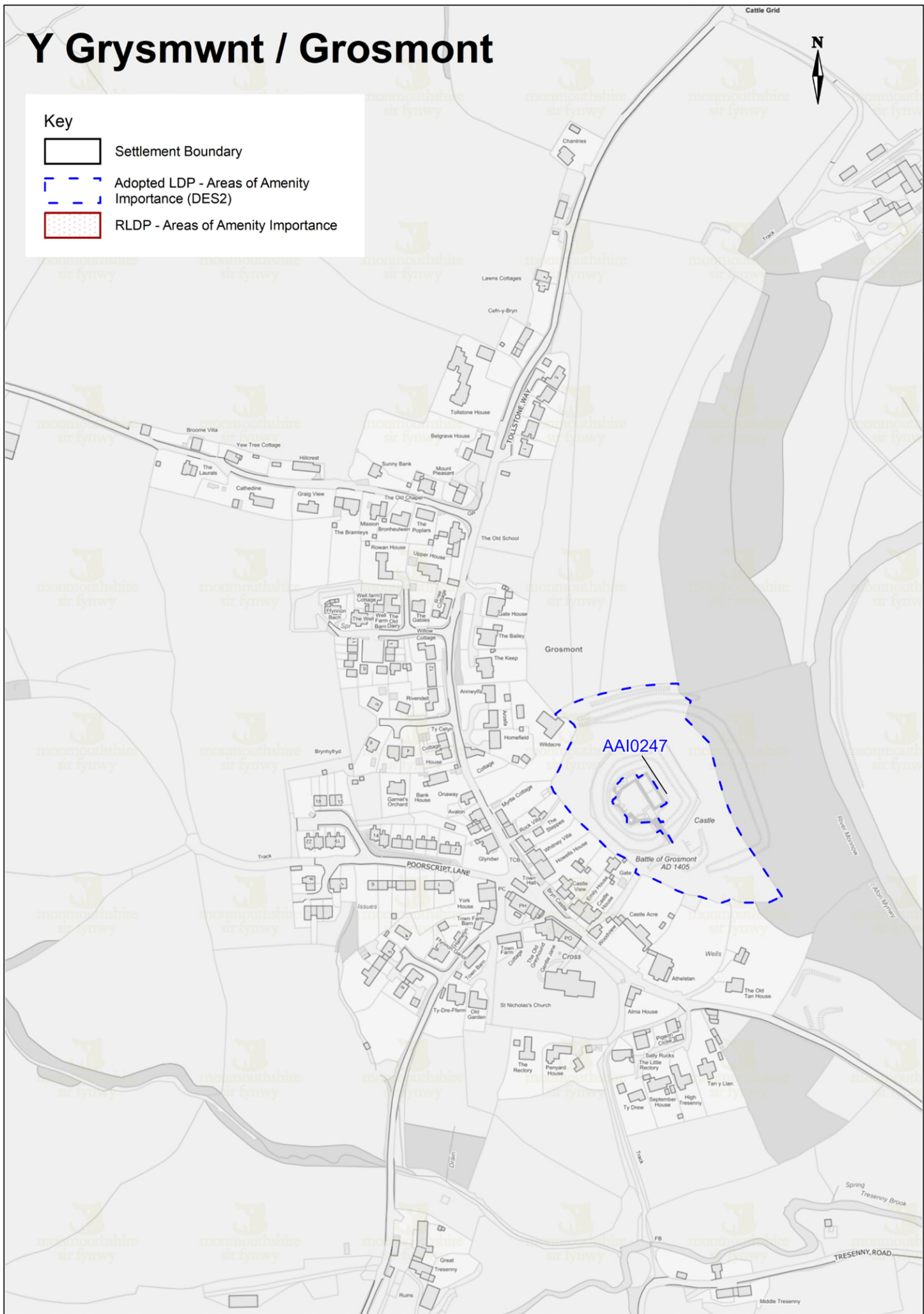
Grosmont

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0247	Grosmont Castle	Yes	Delete	Located in Open Countryside, therefore, not to be designated as AAI, site protected under Scheduled Ancient Monument.

Y Grysmwnt / Grosmont

Key

-  Settlement Boundary
-  Adopted LDP - Areas of Amenity Importance (DES2)
-  RLDP - Areas of Amenity Importance



The map displays the settlement of Y Grysmwnt / Grosmont. A solid black line outlines the settlement boundary. A dashed blue line indicates the Adopted LDP - Areas of Amenity Importance (DES2), which encompasses the central part of the settlement, including the area around the Castle and the Battle of Grosmont AD 1405. A red dotted line indicates the RLDP - Areas of Amenity Importance, which is located to the east of the settlement, near the River Afon Llan. The map includes numerous labels for buildings, streets, and landmarks, such as 'Grosmont', 'Castle', 'Battle of Grosmont AD 1405', 'Tollstone Way', 'Poorescript Lane', 'St Nicholas's Church', and 'Tresenny Road'. A north arrow is located in the top right corner.

© Crown copyright and database rights 2024 OS AC0000823719

Llanarth

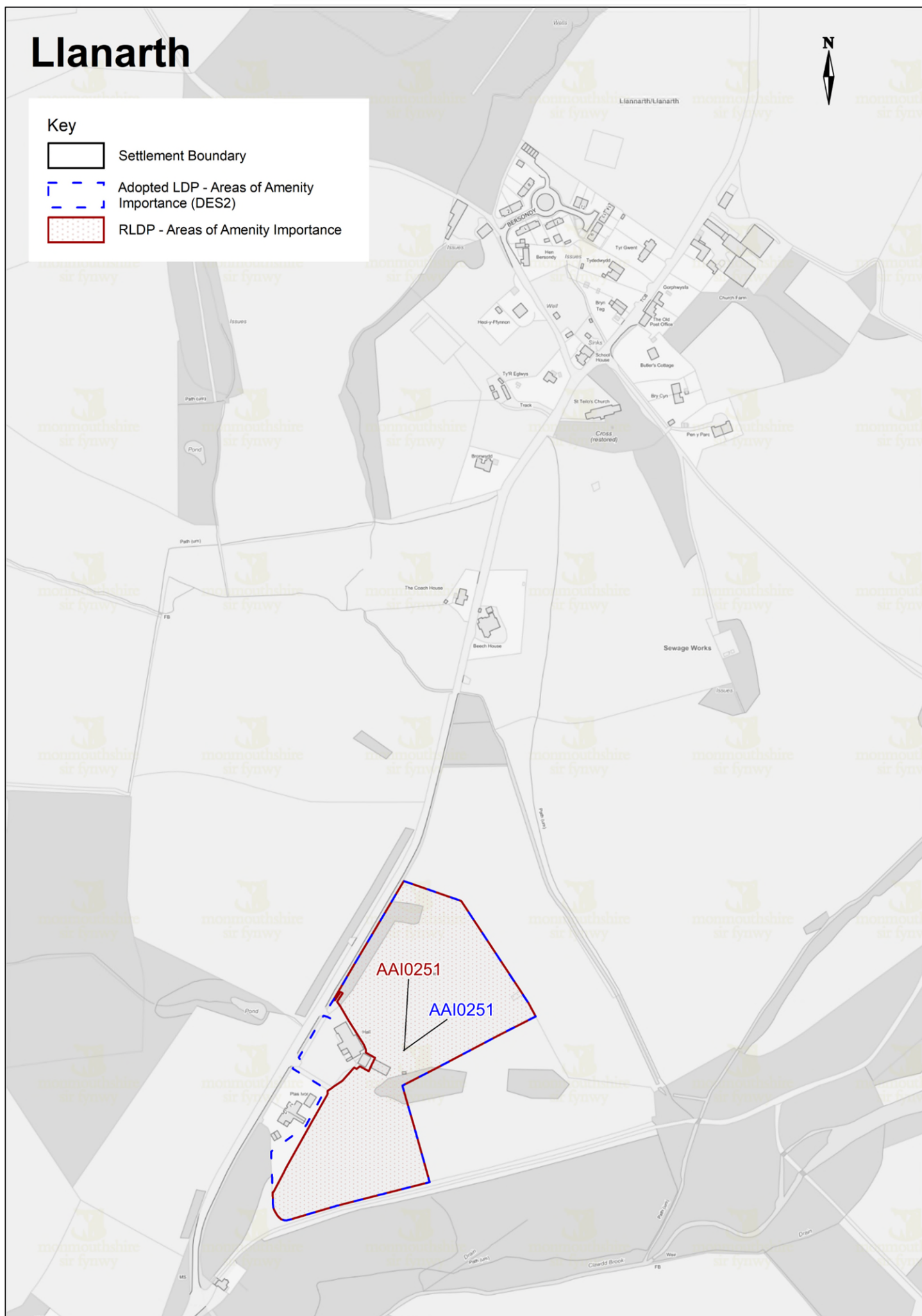
AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0251	Llanarth Recreation Ground	Yes	Remain with Boundary Amendments	In open countryside – boundary to be amended to remove Village Hall, associated buildings and car park from designation.

Llanarth



Key

-  Settlement Boundary
-  Adopted LDP - Areas of Amenity Importance (DES2)
-  RLDP - Areas of Amenity Importance



Llanddewi Rhydderch / Llanvapley

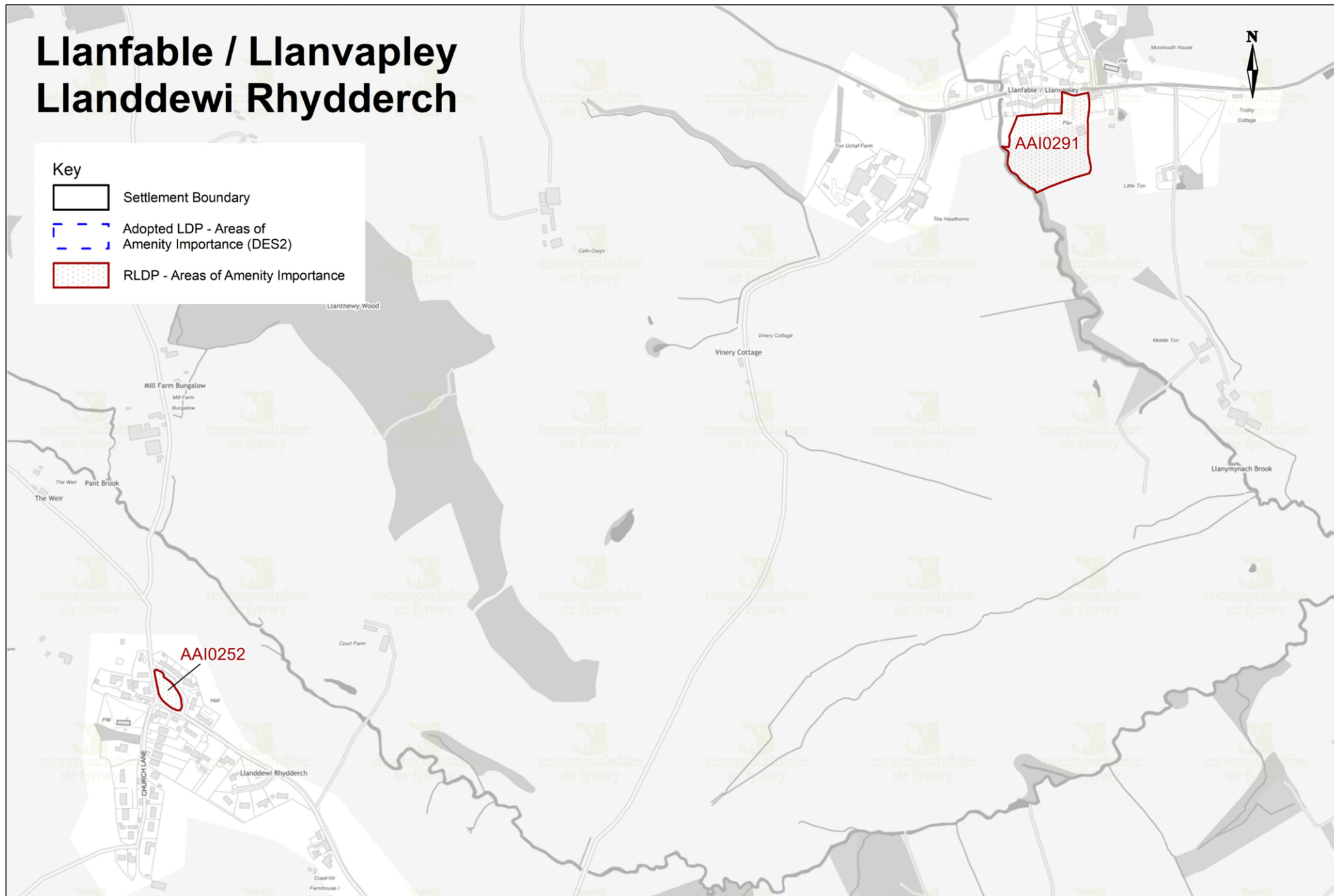
Llanddewi Rhydderch

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0252	St David's Crescent	Yes	Remain	Important in local context, only formal amenity space in the area, should be designated as AAI.
AAI0253	Rear Village Hall	No	Do Not Designate	Whilst the Village Hall is an important local facility, the area to the rear is relatively small and has little amenity value.

Llanvapley

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0291	Cricket Ground	No	New Designation	Important local facility with various formal and informal uses to suit the whole community therefore should be designated as AAI.

Llanfable / Llanvapley Llanddewi Rhydderch



Llanishen

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0261	Church Road	Yes	Remain with Boundary Amendments	Important facility for the local community. Extend designation to include adjacent area as within the same lease but exclude sewage works, remain designated as AAI.

[illegible]

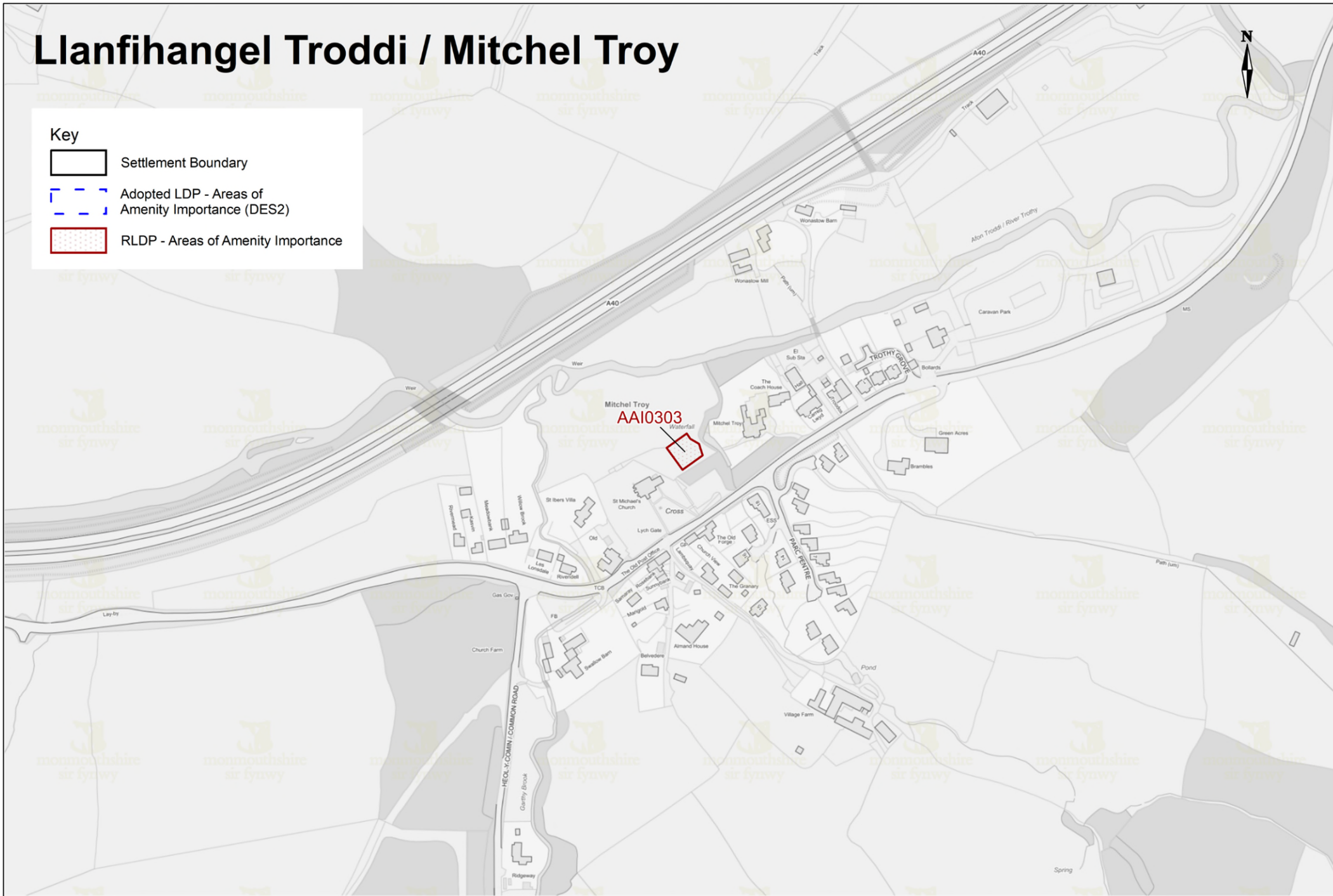
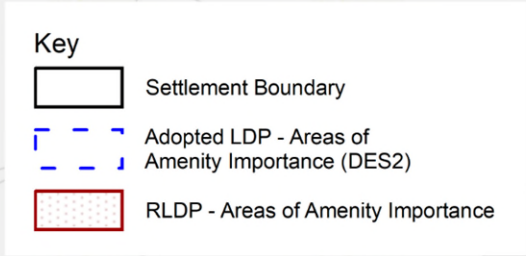
 Settlement Boundary
 Adopted LDP - Areas of Amenity Importance (DES2)
 RLDP - Areas of Amenity Importance

© Hawlfraint y Goron a hawliau cronfa ddata /
© Crown copyright and database rights 2024 OS AC0000823719

Mitchel Troy

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0303	Swallow Park	No	New Designation	Good quality and well-maintained formal play area therefore to be designated as AAI and contribute to the provision of Open Space.

Llanfihangel Troddi / Mitchel Troy



Monkswood

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0292	Glascoed Sports Pitch	No	Do Not Designate	Whilst good facilities the sports field is for the use of BAE employees. Will contribute to the provision of general open space.
AAI0293	Land off West Road and to rear of Beaufort Crescent	No	Do Not Designate	Will not be designated as AAI as is located outside of a development boundary and does not provide formal amenity value.
AAI0294	Land to the south of Beaufort Crescent	No	Do Not Designate	Will not be designated as AAI as is located outside of a development boundary and does not provide formal amenity value.
AAI0295	Monkswood Sports Field	No	New Designation	Although in open countryside, area is an important formal recreation facility for the local community and should be designated as AAI and contribute towards open space provision.

Monkwood

Key



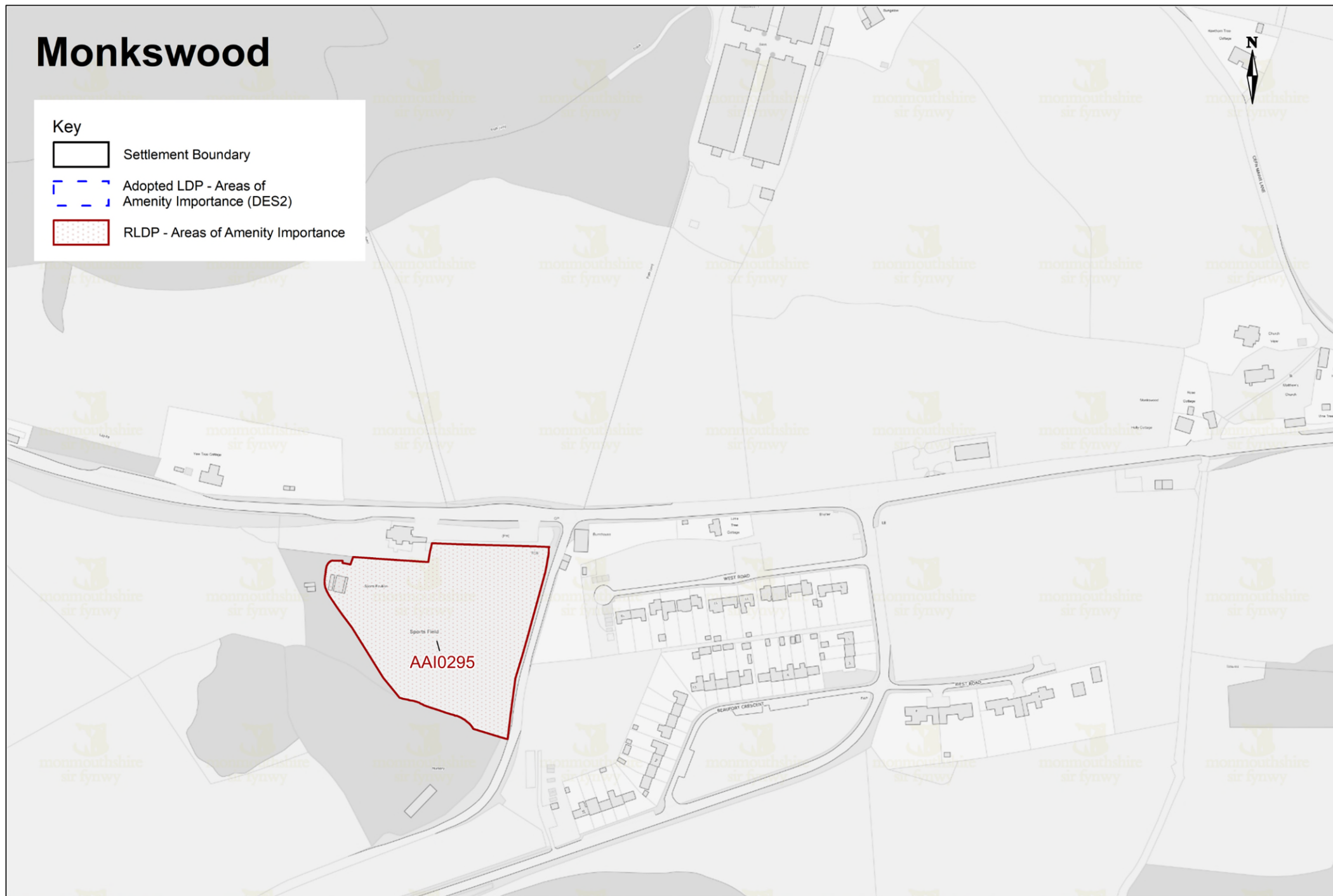
Settlement Boundary



Adopted LDP - Areas of
Amenity Importance (DES2)



RLDP - Areas of Amenity Importance



Penallt

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0263	Babington Meadow	No	New Designation	Important local space in the centre of the village, should be designated as AAI.
AAI0264	Penallt Cricket & Tennis Club	No	New Designation	Important local facility, should be designated as AAI.

Penallt

Key

- Settlement Boundary
- Adopted LDP - Areas of Amenity Importance (DES2)
- RLDP - Areas of Amenity Importance

The map shows the settlement boundary of Penallt, which is outlined in black. The adopted LDP areas of amenity importance (DES2) are shown in blue dashed lines. The RLDP areas of amenity importance are shown in red dotted lines. Two specific areas are highlighted with red dotted borders and labeled AAI0264 and AAI0263.

Nid wrth Raddfa / Not to scale

Nid wrth Raddfa / Not to scale

Penpergwm / The Bryn

AAI ID	Site Name	Previous Designation	Recommendation	Justification
AAI0296	Pentwyn Amenity Greenspace	Yes	Delete	Small area, only of amenity for surrounding houses.
AAI0298	Pentwyn Recreation Ground	Yes	Remain	Important, well-maintained and good-sized play area for local residents therefore should be designated as AAI.

Penpergwm / The Bryn

