



Monmouthshire Replacement Local Development Plan

2018-2033

Green Wedge Review: RLDP Green Wedge
Designations (2025)



monmouthshire
sir fynwy

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Green Wedge Review: Replacement Local Development Plan Designations

1. Purpose of this Paper

- 1.1. This Background Paper has been prepared to conclude the Green Wedge Designations for the Monmouthshire Replacement Local Development Plan (RLDP) (2018-2033) based on the methodology¹ and green wedge parcel assessments² undertaken by Land Use Consultants (LUC) on behalf of Monmouthshire County Council (MCC).
- 1.2. Informed by LUC's methodology and green wedge assessment evidence, this Paper considers whether the existing green wedge designations set out in Policy LC6 of the Adopted Local Development Plan (LDP) (2011-2021) (see Box 1 below) remain appropriate, together with the potential for additional green wedge designations in Policy GW1 of the RLDP.

Box 1: Adopted LDP Policy LC6 Existing Green Wedges

Adopted Local Development Plan - Policy LC6 Green Wedges

In order to prevent the coalescence of the settlements listed below, the areas between them are identified as Green Wedges, as shown on the Proposals Map:

- a) Undy, Llanfihangel Rogiet and Rogiet;
- b) Rogiet and Caldicot;
- c) Portskewett and Sudbrook;
- d) Shirenewton and Mynydd-bach ; and
- e) Chepstow, Pwllmeyric and Mathern.

- 1.3. The Green Wedge Assessment was based on LUC's methodology which was prepared to provide a standardised approach to identification of green wedges in local development plans in the south east Wales region. A flow chart of this methodology is set out in Appendix 1. Please refer to the Green Wedge Method Statement (LUC, March 2024) for full details/explanation of the methodology process.

2. Planning Policy Context

- 2.1. The Green Wedge Assessment evaluated identified areas against five green wedge purposes as set out in Planning Policy Wales 12 (PPW12). These are set out in Box 2 below.

¹ Green Wedge Method Statement (March 2024)

² Green Wedge Assessment (LUC) (March 2024)

Box 2: Green Wedge Purposes as set out in PPW12**Green Wedges Purposes as set out in PPW12**

- **Purpose 1:** Prevent the coalescence of large towns and cities with other settlements;
- **Purpose 2:** Manage urban form through controlled expansion of urban areas;
- **Purpose 3:** Assist in safeguarding the countryside from encroachment;
- **Purpose 4:** Protect the setting of an urban area;
- **Purpose 5:** Assist in urban regeneration by encouraging the recycling of derelict and other urban land.

- 2.2. The Green Wedge Assessment also considered the potential for green wedge designation adjacent to Abergavenny/Llanfoist in locations between the town and the statutory designation of the Bannau Brycheiniog National Park (BBNP). This was in response to national planning policy (paragraph 3.68 of PPW12), which sets out that green wedges *‘may be used to provide a buffer between the settlement edge and statutory designations and safeguard important views into and out of the area*, and land adjacent to Abergavenny/Llanfoist being put forward for designation as ‘green wedge buffer’ during the call for candidate sites³.
- 2.3. Reflecting this, it was considered appropriate to assess the land between Abergavenny and Llanfoist and the statutory designation of the Bannau Brycheiniog National Park boundary for potential green wedge designation.
- 2.4. Section 3 below sets out the key findings of the Green Wedge Assessment and MCC’s conclusions in relation to green wedge designations in the County.

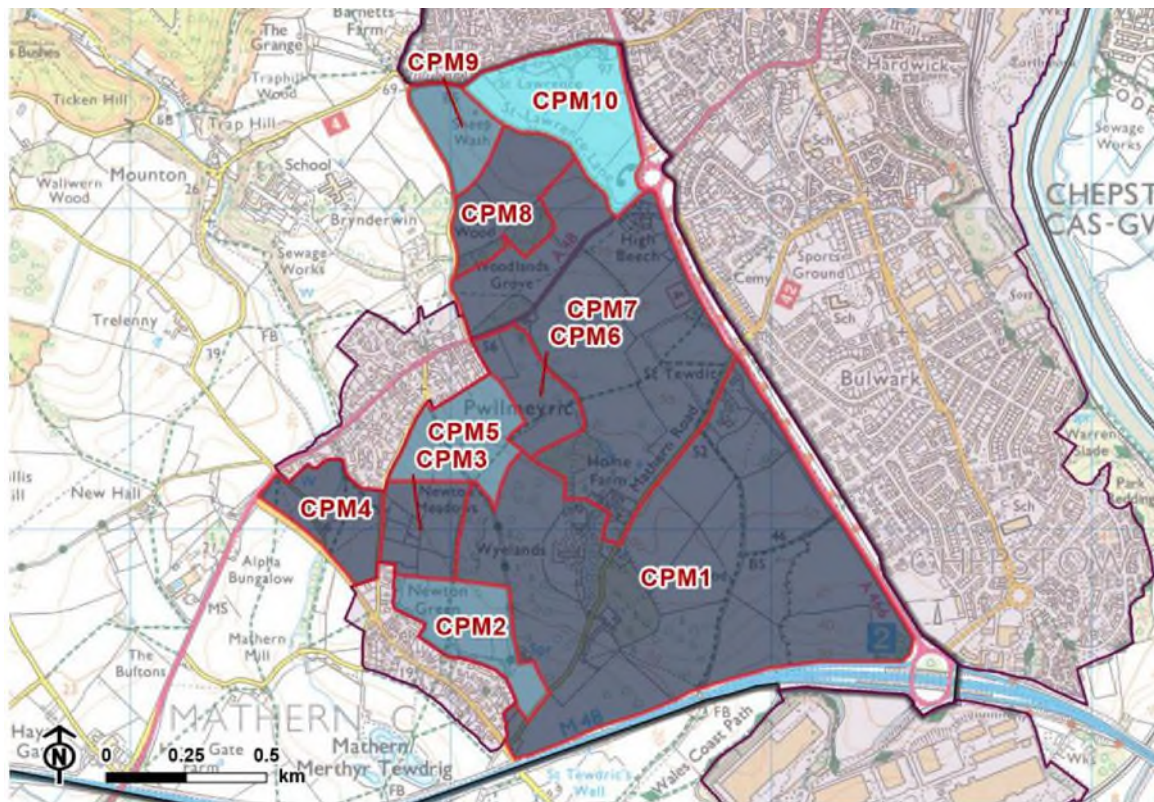
³ Candidate Sites Register Protection Sites (July 2023)

3. RLDP Green Wedge Designations

- 3.1. The Green Wedge Assessment prepared by LUC has been further analysed to determine:
 - which areas of land are to be taken forward as green wedge designations in the RLDP.
 - which existing green wedges should be amended/removed.
- 3.2. Reflecting this analysis, Maps 1-6 set out below by settlement, identify the proposed green wedge designations, as well as those parcels of land which are no longer considered to warrant designation as green wedge. Green wedge designations are set out on the RLDP Proposals Map.
- 3.3. In undertaking further analysis of LUC's Green Wedge Assessment, it was considered appropriate to designate parcels of land that were deemed to have High and Moderate-high green wedge potential as green wedge designations, reflecting the greater contribution these parcels of land make towards the green wedge purposes. Parcels of land that were rated as having Moderate, Moderate-low and Low green wedge potential were not considered to be justified as green wedge land.

Chepstow, Pwllmeyric and Mathern

Figure 1: Green Wedge Potential for Chepstow, Pwllmeyric and Mathern Source: Green Wedge Assessments LUC 2024)



Chepstow, Pwllmeyric and Mathern

Local Authority boundary

Settlement

Potential for designation as green wedge

- High
- Moderate-high
- Moderate
- Moderate-low
- Low

Table 1: Chepstow, Pwllmeyric and Mathern Green Wedge Analysis and Conclusions

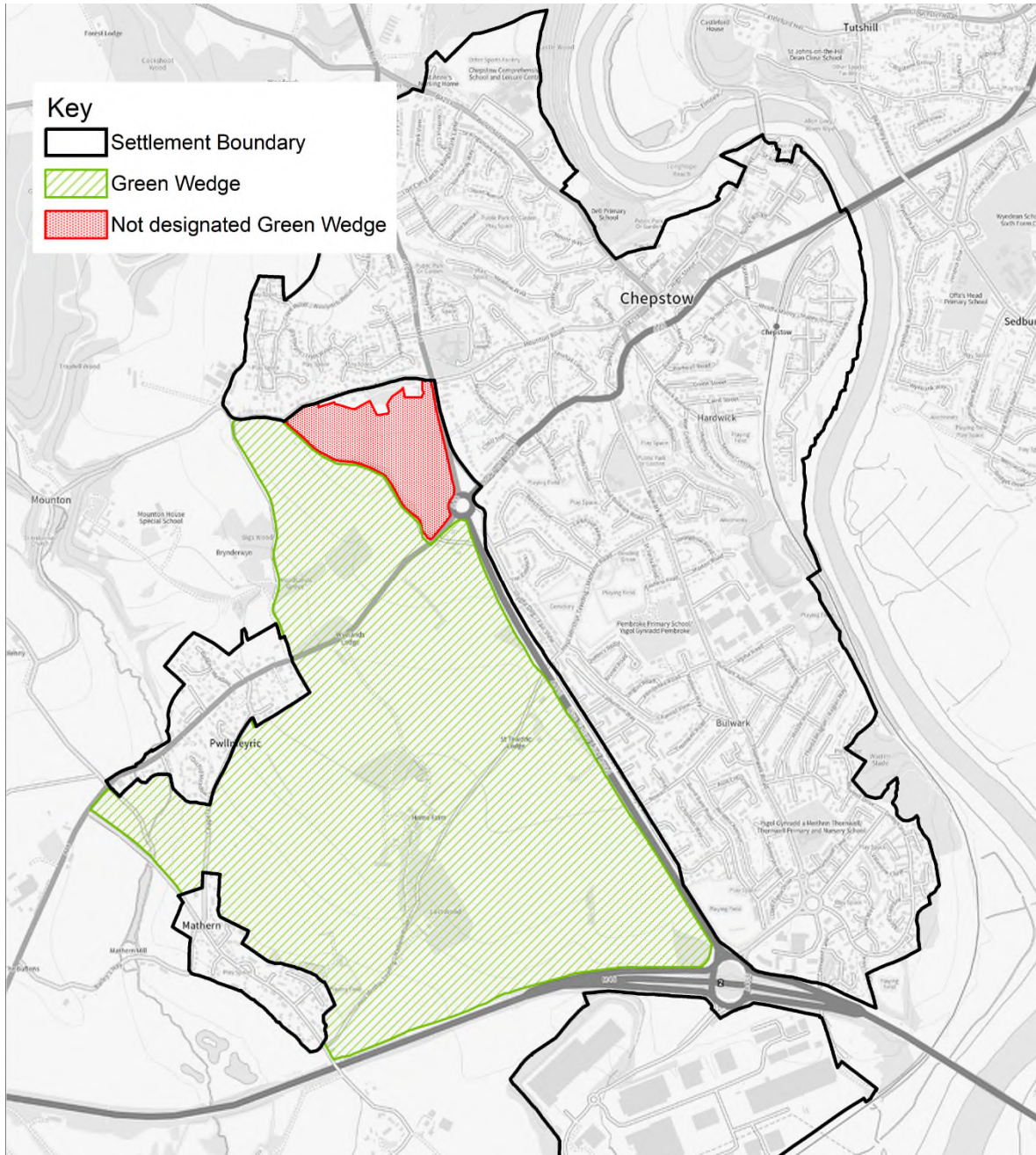
Ref	Purpose 1 - Coalescence	Purpose 2 - Manage urban form	Purpose 3 - Safeguard countryside encroachment	Purpose 4 - Protect setting of urban area	Purpose 5 - Encourage recycling of urban land	Role	Potential	Green Wedge Designation	Analysis and Conclusions - Commentary
CPM1	Strong	Strong	Strong	Strong	Equal	Major	High	✓	CMP1 parcel has a high potential for green wedge and makes a strong contribution to Purposes 1-4. It is also considered to have a major buffer role as development in this land would weaken the green wedge purposes of adjacent land and would impact on the gap between Chepstow and Mathern. Overall, there is considered strong justification that the land is suitable as green wedge and should be designated. It is not considered there is any need to include additional land as the land has strong road boundaries to the east and south and adjacent land to the north and west forms part of this green wedge assessment process. It is not considered necessary to adjust the boundary.
CPM2	Moderate	Moderate	Moderate	Strong	Equal	Moderate	Moderate-high	✓	CMP2 parcel has a moderate-high potential for green wedge with a strong contribution to protecting setting of an urban area purpose. It is considered to have a moderate buffer role as it does not have strong boundary features. Nevertheless, it is judged that the moderate-high potential and strong purpose to protect the setting of Mathern warrants its designation as green wedge. It is not considered there is any need to include additional land, as adjacent land forms part of the green wedge assessment process. It is not considered necessary to adjust the boundary.
CPM3	Strong	Moderate	Moderate	Strong	Equal	Major	High	✓	CMP3 parcel has a high potential for green wedge and makes a strong contribution to Purposes 1 and 2. It is also considered to have a major buffer role as development in this land would weaken the green wedge purposes of adjacent land and would significantly weaken the gap between Pwllmeyric and Mathern. Overall, there is considered strong justification that the land is suitable as green wedge and should be designated. It is not considered there is any need to include additional land, as adjacent surrounding land forms part of this review. It is not considered necessary to adjust the boundary.
CPM4	Strong	Moderate	Moderate	Moderate	Equal	Major	High	✓	CMP4 parcel has a high potential for green wedge and makes a strong contribution to Purpose 1 coalescence. It is also considered to have a major buffer role as development in this land would weaken the green wedge purposes of adjacent land and would impact on the gap between Chepstow and Mathern. Overall, there is considered strong justification that the land is suitable as green wedge and should be designated. It is not considered there is any need to include additional land, as the land has strong road boundaries to the south and boundaries with the existing settlements. Land to the east already forms part of this green wedge review. It is not considered necessary to adjust the boundary.
CPM5	Moderate	Moderate	Moderate	Strong	Equal	Moderate	Moderate-high	✓	CMP5 parcel has a moderate-high potential for green wedge with a strong contribution to protecting setting of an urban area purpose. It is considered to have a moderate buffer role as it does not have strong boundary features. Nevertheless, it is judged that the moderate-high potential and strong Purpose to protect the setting of Pwllmeyric warrants its designation as green wedge. It is not considered there is any need to include additional land, as adjacent land forms part of the green wedge review. It is not considered necessary to adjust the boundary.
CPM6	Strong	Moderate	Moderate	Strong	Equal	Major	High	✓	CMP6 parcel has a high potential for green wedge and makes a strong contribution to Purposes 1 coalescence and Purpose 4 protection of the setting of Pwllmeyric. It is also considered to have a major buffer role as development in this land would weaken the green wedge purposes of adjacent land and would impact on the gap between Chepstow and Pwllmeyric. Overall, there is considered strong justification that the land is suitable as green wedge and should be designated. It is not considered there is any need to include additional land as the land has strong road boundaries to the south and boundaries with the existing settlements. Land to the east already forms part of this green wedge review. It is not considered necessary to adjust the boundary.
CPM7	Strong	Strong	Strong	Strong	Equal	Major	High	✓	CMP7 parcel has a high potential for green wedge and makes a strong contribution to Purposes 1- 4. It is also considered to have a major buffer role as development in this land would weaken the green wedge purposes of adjacent land and would impact on the gap between Chepstow and Mathern. Overall, there is considered strong justification that the land is suitable as green wedge and should be designated. It is not considered

									there is any need to include additional land, as the land has strong road boundary to the north west and other adjacent land forms part of this green wedge review. It is not considered necessary to adjust the boundary.
CPM8	Strong	Strong	Strong	Strong	Equal	Major	High	✓	CMP8 parcel has a high potential for green wedge and makes a strong contribution to Purposes 1-4. It is also considered to have a major buffer role as development in this land would weaken the green wedge purposes of adjacent land and would impact on the gap between Chepstow and Pwllmeyric. Overall, there is considered strong justification that the land is suitable as green wedge and should be designated. It is not considered there is any need to include additional land as the land has strong road boundary to the south west and tree line buffer along St Lawrence Lane to the north east is strong. Other adjacent land forms part of this green wedge review. It is not considered necessary to adjust the boundary.
CPM9	Moderate	Moderate	Moderate	Moderate	Equal	Major	Moderate-high	✓	CMP9 parcel has a moderate-high potential for green wedge with moderate contributions to Purposes 1-4. It does, however, have a major buffer role as development of this land would weaken the distinction of adjacent lane to the west and south and affect the settlement gap between Chepstow and Pwllmeyric. It is judged that land assessed as moderate high potential warrants its designation as green wedge. It is not considered there is any need to include additional land as there are strong road boundaries to the north and west and adjacent land forms part of the green wedge review. It is not considered necessary to adjust the boundary.
CPM10	Moderate	Moderate	Moderate	Moderate	Equal	Moderate	Moderate	✗	CMP10 parcel has a moderate potential for green wedge with moderate contributions to Purposes 1-4. It is also considered to have a moderate buffer role as the tree belt along St Lawrence Lane forms a strong boundary to the land to the south west and the A48 for a strong boundary to the south east limiting the impact that development would have on adjacent land and on the remaining gap between Chepstow and Pwllmeyric. It is considered that due to only having a moderate potential for green wedge and moderate buffer role, it is not necessary to re-designate this land as green wedge. It is not considered there is any need to include additional land, as there are strong boundaries to this parcel of land which contains the land. It is not considered necessary to adjust the boundary.

Chepstow, Pwllmeyric and Mathern Green Wedge Analysis

- 3.4. Based on the above analysis, it is proposed that the Chepstow, Pwllmeyric and Mathern Green Wedge is designated as shown in Map 1 below.

Map 1: Chepstow, Pwllmeyric and Mathern RLDP Green Wedge Designation



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- 3.5. The analysis shows that the majority of the existing green wedge in this area is to be re-designated, with land parcels CPM1 – CPM9 being retained as green wedge due to these parcels having either high or moderate-high green wedge potential as a result of strong coalescence purposes and/or strong characteristics that protect the settings of either Chepstow, Pwllmeyric or Mathern.
- 3.6. One parcel (CPM10) no longer warrants green wedge designation, as this was assessed as only having moderate green wedge potential, due to an existing tree line buffer to the south

west boundary (St Lawrence Lane) that weakens its buffer role as green wedge and limits the impact development here would have on adjacent land.

- 3.7. It is also relevant to note that parcel CMP10 is a proposed allocation (Policy HA3 Land at Mounton Road, Chepstow) in the Deposit RLDP for mixed use.

Portskewett and Sudbrook

Figure 2 Green Wedge Potential for Portskewett and Sudbrook (Source: Green Wedge Assessments LUC 2024)

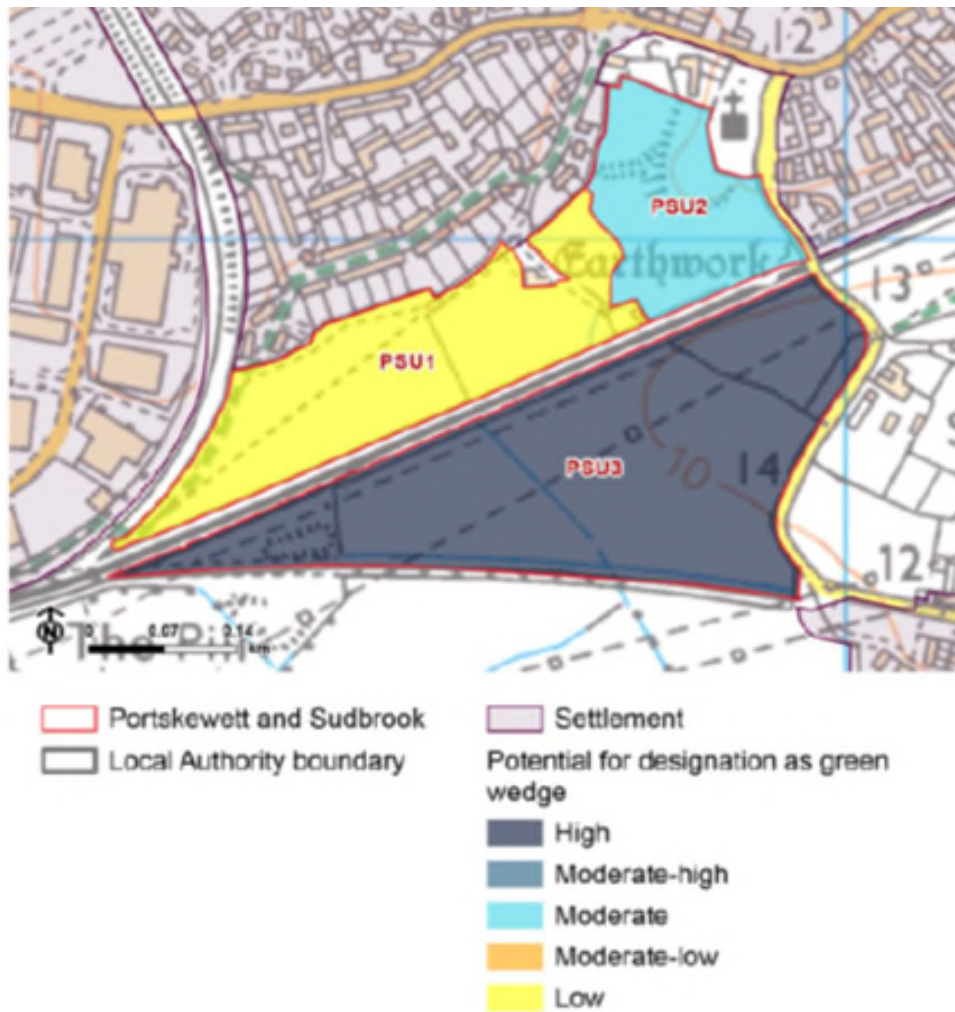


Table 2: Portskewett and Sudbrook Green Wedge Analysis and Conclusions

Ref	Purpose 1 - Coalescence	Purpose 2 - Manage urban form	Purpose 3 - Safeguard countryside encroachment	Purpose 4 - Protect setting of urban area	Purpose 5 - Encourage recycling of urban land	Role	Potential	Green Wedge Designation	Analysis and Conclusions - Commentary
PSU1	Weak/no	Weak/no	Weak/no	Weak/no	Equal	Minor	Low	✗	PSU1 has a low potential for green wedge with weak contributions to Purposes 1-4. It is also considered to have a minor buffer role as the land is considered to have a weak distinction from the existing urban area in Portskewett. The land consists of community growing areas and recreational /sports playing fields. There is also a railway line boundary to the south of the parcel which provides a strong boundary with the adjacent land. Overall, there is considered strong justification not to re-designate the land as green wedge. It is not considered there is any need to include additional land as the adjacent land to the east is part of the green wedge assessment. It is not considered necessary to adjust the boundary.
PSU2	Weak/no	Weak/no	Weak/no	Moderate	Equal	Moderate	Moderate	✗	PSU2 has a moderate potential for green wedge with weak contributions to Purposes 1-3 and a moderate contribution to Purpose 4. The land is known as Harold's Park and is an amenity recreational area. The parcel is considered to have a moderate buffer role as the railway line boundary to the south provides a strong boundary with the adjacent land. Overall, there is considered strong justification not to re-designate the land as green wedge. It is not considered there is any need to include additional land (as the adjacent land to the west is part of the green wedge assessment. It is not considered necessary to adjust the boundary.
PSU3	Strong	Moderate	Moderate	Moderate	Equal	Major	High	✓	PSU3 parcel has a high potential for green wedge and makes a strong contribution to Purpose 1 coalescence. It is also considered to have a major buffer role as development in this land would weaken the green wedge purposes of adjacent land and would impact on the gap between Portskewett and Sudbrook. Overall, there is considered strong justification that the land is suitable as green wedge and should be designated. It is not considered there is any need to include additional land as the land has strong rail boundary to the north and tree-line boundary to the south. It is not considered necessary to adjust the boundary.

Portskewett and Sudbrook Green Wedge Analysis

- 3.8. Based on the above analysis, it is proposed that the Portskewett and Sudbrook Green Wedge is designated as shown in Map 2 below .

Map 2: Portskewett and Sudbrook Green Wedge Designation



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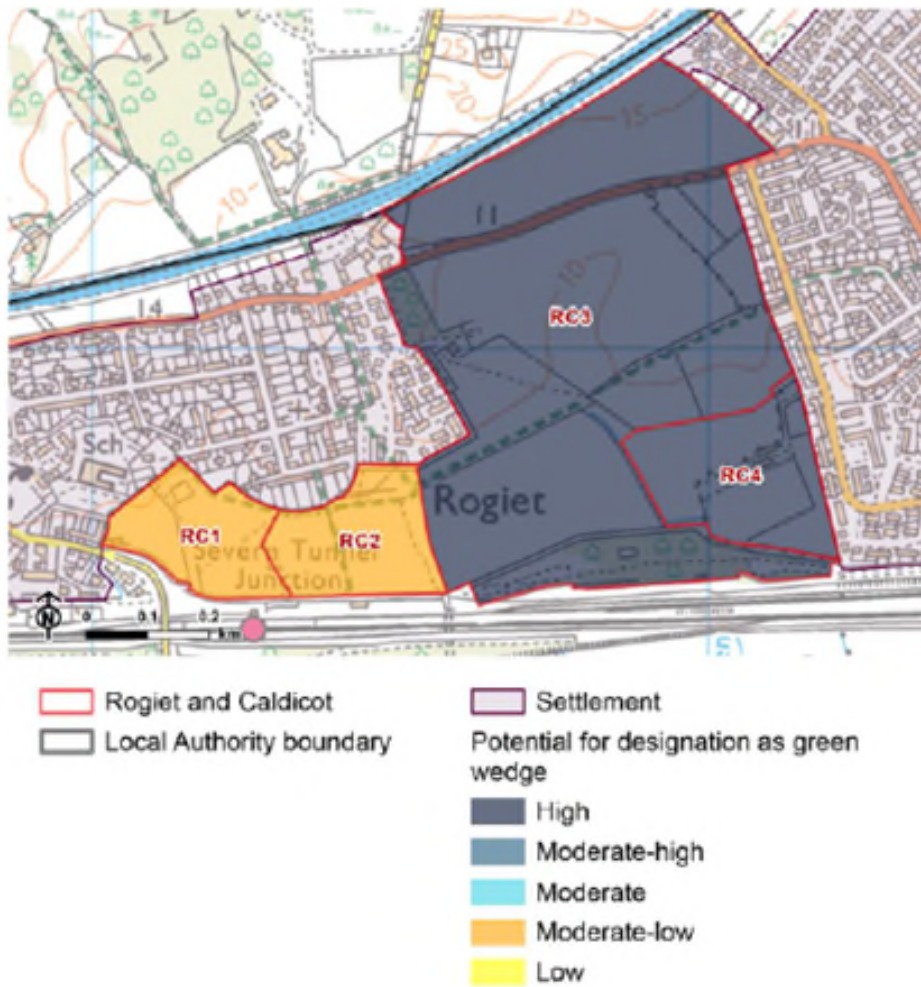
- 3.9. Two of the land parcels north of the railway line, PSU1 and PSU2, have not been re-designated as green wedge, as the land has weak distinctions from the urban settlement of Portskewett due to existing recreational uses on the land, as well as weak coalescence and buffer purposes due to the strong boundary of the railway line to the south.
- 3.10. Land parcel PSU3 has retained its green wedge designation as it is considered that development here would weaken the green gap between Portskewett and Sudbrook. This parcel of land has a major buffer role as green wedge land.
- 3.11. It is also relevant to note that as part of a separate Settlement Boundary Review⁴, the settlement boundary of Portskewett has been extended to the railway line and, as such, land parcels PSU1 and PSU2 form part of the Portskewett settlement. These parcels have been

⁴ Settlement Boundary Review (October 2024)

designated as Areas of Amenity Importance (AAI) within the AAI review⁵ and RLDP. This designation protects AAI land from loss and inappropriate development, as set out in Policy CI4 of the RLDP.

Rogiet and Caldicot

Figure 3: Green Wedge Potential for Rogiet and Caldicot (Source: Green Wedge Assessments LUC 2024)



⁵ Areas of Amenity Importance Review (October 2024)

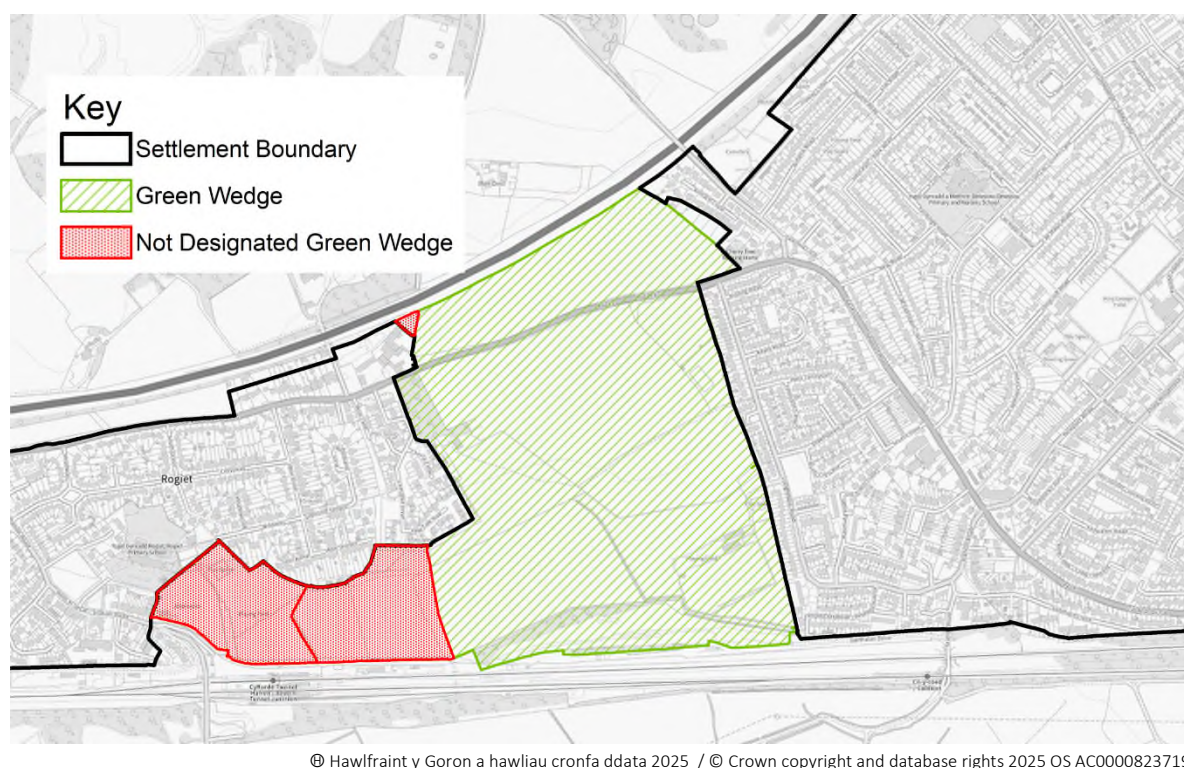
Table 3: Rogiet and Caldicot Green Wedge Analysis and Conclusions

Ref	Purpose 1 - Coalescence	Purpose 2 - Manage urban form	Purpose 3 - Safeguard countryside encroachment	Purpose 4 - Protect setting of urban area	Purpose 5 - Encourage recycling of urban land	Role	Potential	Green Wedge Designation	Analysis and Conclusions - Commentary
RC1	Weak/no	Weak/no	Weak/no	Weak/no	Equal	Moderate	Low-Moderate	✗	RC1 has a low potential for green wedge with weak contributions to Purposes 1-4. It is also considered to have a moderate buffer role as the land is considered to have a weak distinction from the existing urban area in Rogiet. The land consists of community growing areas and recreational /sports playing fields. Overall, there is considered strong justification not to re-designate the land as green wedge. It is not considered there is any need to include additional land as the adjacent land to the east is part of the green wedge assessment and there is the strong railway boundary to the south. It is not considered necessary to adjust the boundary.
RC2	Weak/no	Moderate	Moderate	Weak/no	Equal	Minor	Low-Moderate	✗	RC2 has a low potential for green wedge with weak contributions to Purpose 1 coalescence and Purpose 4 setting of an urban area. It also has a minor buffer role as the land has a strong buffer to the east and there are urbanising influences to the south with the location of Severn Tunnel Junction Railway Station and Severn Tunnel Junction carpark. Overall, there is considered strong justification not to re-designate the land as green wedge. It is not considered there is any need to include additional land as the adjacent land to the east and west is part of the green wedge assessment and there is a strong railway boundary to the south. It is not considered necessary to adjust the boundary.
RC3	Strong	Moderate	Moderate	Moderate	Equal	Major	High	✓	RC3 parcel has a high potential for green wedge and makes a strong contribution to Purposes 1 coalescence. It is also considered to have a major buffer role as development on this land would weaken the separation between Rogiet and Caldicot and any partial development in this narrow gap would weaken the contribution of adjacent green wedge land, increasing its urban containment. Overall, there is considered strong justification that the land is suitable as green wedge and should be re-designated as such. It is not considered there is any need to include additional land, as the land has a strong rail boundary to the south and M4 road boundary to the north. The boundary has been adjusted in the north west corner of the parcel, as this part of the land character has changed to carpark in association with the adjacent industrial estate and it is therefore not considered appropriate to designate this section of the land as green wedge.
RC4	Strong	Moderate	Weak/no	Weak/no	Equal	Major	High	✓	RC4 parcel has a high potential for green wedge and makes a strong contribution to Purpose 1 coalescence. It is also considered to have a major buffer role as development on this land would weaken the separation between Rogiet and Caldicot and any partial development in this narrow gap would weaken the contribution of adjacent green wedge land, increasing its urban containment. Overall, there is considered strong justification that the land is suitable as green wedge and should be re-designated as such. It is not considered there is any need to include additional land as surrounding land is part of the green wedge assessment. It is not considered necessary to adjust the boundary.

Rogiet and Caldicot Green Wedge Analysis

- 3.12. Based on the above analysis, it is proposed that the Rogiet and Caldicot Green Wedge is designated as shown in Map 3 below .

Map 3: Rogiet and Caldicot Green Wedge Designation



- 3.13. It is considered that land parcels RC1 and RC2 do not warrant green wedge designation, as these areas of land are more akin to community/recreational/urbanising influences associated with the settlement of Rogiet. Furthermore, due to the Severn Tunnel Railway Station and carpark south of these parcels of land which provide a strong boundary, the land has a minor/moderate buffer role and an overall low-moderate green wedge potential.
- 3.14. Land parcels RC3 and RC4 are to be retained as green wedge designations. Given the narrow gap between the settlements of Rogiet and Caldicot, development in the gap would result in coalescence of the settlements and there is, therefore, strong justification to re-designate this land as green wedge.
- 3.15. Although it is acknowledged that parcel RC4 contains Caldicot Rugby Club recreation ground, an urbanising influence, this use is appropriate to green wedge use (it does not affect its openness) and it is considered appropriate that this land is protected as green wedge due to the strong coalescence purpose and already narrow gap between the settlements.
- 3.16. The existing green wedge boundary has been adjusted in the northwest corner of land parcel RC3 to exclude the carpark area associated with the Cheeseman Industrial Estate. As part of a separate Settlement Boundary Review⁶, the settlement boundary for Rogiet has been adjusted to include this land.
- 3.17. It is relevant to mention that as referred to in Monmouthshire's Local Transport Strategy (LTS) and Policy ST5 of the RLDP, there is an aspiration for a link road to pass through this

⁶ Settlement Boundary Review (October 2024)

land to link the B4245/M48 to the Severn Tunnel Junction Railway Station. This potential link road, however, has not been considered as part of the Green Wedge Assessment as its delivery and route is - to be determined. PPW does, however, allow certain types of development in green wedges that preserve the openness and do not conflict with the purposes of the green wedge land within it, which includes local transport infrastructure (paragraph 3.77 of PPW). The link road route, as a LTS road scheme, will be supported and safeguarded from development that would likely prejudice its implementation, as set out in RLDP Policy ST5.

Undy, Llanfihangel Rogiet and Rogiet

Figure 4: Green Wedge Potential for Undy, Llanfihangel Rogiet and Rogiet (Source: Green Wedge Assessments LUC 2024)

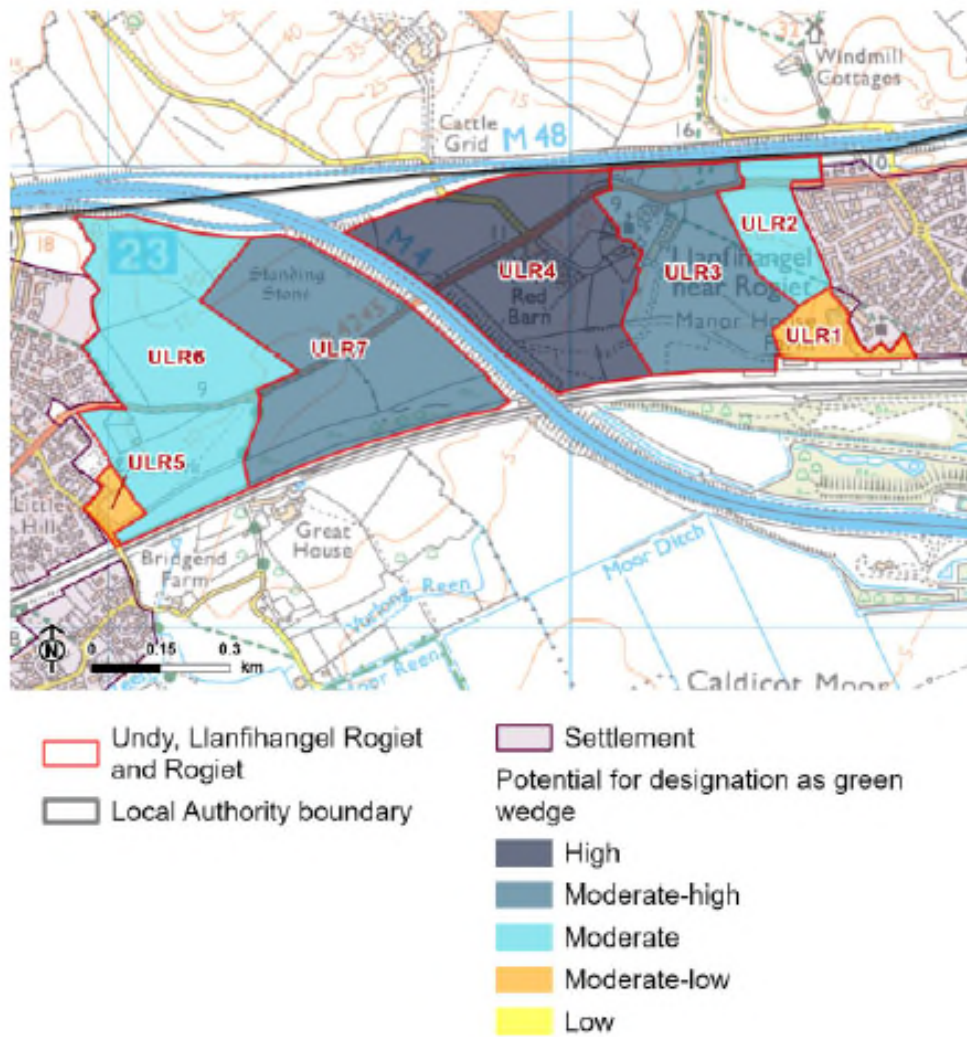


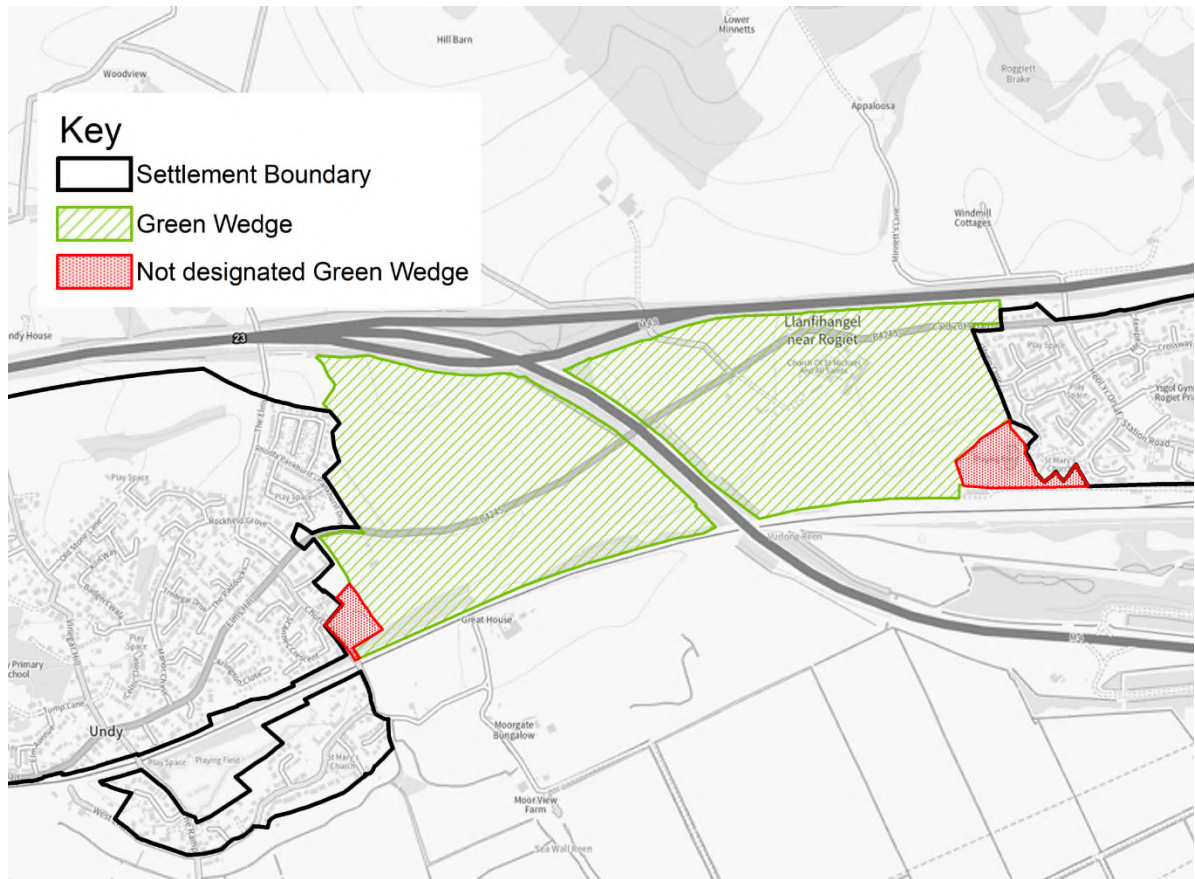
Table 4: Undy, Llanfihangel Rogiet and Rogiet Green Wedge Analysis and Conclusions

Ref	Purpose 1 - Coalescence	Purpose 2 - Manage urban form	Purpose 3 - Safeguard countryside encroachment	Purpose 4 - Protect setting of urban area	Purpose 5 - Encourage recycling of urban land	Role	Potential	Green Wedge Designation	Analysis and Conclusions - Commentary
ULR1	Weak/no	Weak/no	Weak/no	Weak/no	Equal	Moderate	Low-Moderate	✗	ULR1 has a low-moderate potential for green wedge with weak contributions to Purposes 1-4. It is also considered to have a moderate buffer role as the land is considered to have a weak distinction from the existing urban area in Rogiet. Overall, it is considered there is justification not to re-designate the land as green wedge. It is not considered there is any need to include additional land. It is not considered necessary to adjust the boundary.
ULR2	Moderate	Moderate	Moderate	Weak/no	Equal	Moderate	Moderate	✓	ULR2 has a moderate potential for green wedge with moderate contributions to Purposes 1-3 and a weak contribution to Purpose 4 protection of an urban setting. It is also considered to have a moderate buffer role. Overall, it is considered that given the role that this parcel has in preventing coalescence between the settlements of Rogiet and Undy this land should be re-designated as green wedge. It is not considered there is any need to include additional land. It is not considered necessary to adjust the boundary.
ULR3	Moderate	Moderate	Moderate	Strong	Equal	Moderate	Moderate-high	✓	ULR3 has a moderate-high potential for green wedge with moderate contributions to Purposes 1-3 and a strong contribution to Purpose 4 given that historic rural hamlet of Llanfihangel Rogiet is contained within this parcel, which is designated as a Conservation Area. It is also considered to have a moderate buffer role. Overall, it is considered that given the role this parcel plays containing the historic settlement of Llanfihangel Rogiet and preventing coalescence between the settlements of Rogiet and Undy that this land should be re-designated as green wedge. It is not considered there is any need to include additional land as there are strong boundaries to the north with the M48 and south with the railway line. It is not considered necessary to adjust the boundary.
ULR4	Moderate	Moderate	Moderate	Strong	Equal	Major	High	✓	ULR4 has a high potential for green wedge with moderate contributions to Purposes 1-3 and a strong contribution to Purpose 4. It is also considered to have a major buffer role as the release of this land would have significant impact on the size and settlement gap between Rogiet and Undy. Overall, it is considered that given the role this parcel plays in preventing coalescence between the settlements of Rogiet and Undy this land should be re-designated as green wedge. It is not considered there is any need to include additional land as there are strong boundaries to the north, south and west with transport infrastructure. It is not considered necessary to adjust the boundary.
ULR5	Weak/no	Weak/no	Weak/no	Weak/no	Equal	Moderate	Low-Moderate	✗	ULR5 has a low-moderate potential for green wedge with weak contributions to Purposes 1-4. It is also considered to have a moderate buffer role as the land is considered to have a weak distinction from the existing urban area in Undy. Overall, there is considered justification not to re-designate the land as green wedge. It is not considered there is any need to include additional land. It is not considered necessary to adjust the boundary.
ULR6	Moderate	Moderate	Moderate	Weak/no	Equal	Moderate	Moderate	✓	ULR6 has a moderate potential for green wedge with moderate contributions to Purposes 1-3 and a weak contribution to Purpose 4 protection of an urban setting. It is also considered to have a moderate buffer role, as the allotments contained with the parcel provide a weak boundary separation with the settlement of Undy. Overall, it is considered that given the role this parcel plays in preventing coalescence between the settlements of Undy and Rogiet this land should be re-designated as green wedge. It is not considered there is any need to include additional land. It is not considered necessary to adjust the boundary.
ULR7	Moderate	Moderate	Moderate	Weak/no	Equal	Major	Moderate-High	✓	ULR3 has a moderate-high potential for green wedge with moderate contributions to Purposes 1-3 and a weak contribution to Purpose 4. It is considered to have a major buffer role. Overall, it is considered that given the role this parcel preventing coalescence between the settlements of Rogiet and Undy this land should be re-designated as green wedge. It is not considered there is any need to include additional land as there are strong boundaries to the north, east and south with transport infrastructure. It is not considered necessary to adjust the boundary.

Undy, Llanfihangel Rogiet and Rogiet Green Wedge Analysis

- 3.18. Based on the above analysis, it is proposed that the Rogiet, Llanfihangel Rogiet and Undy Green Wedge is designated as shown in Map 4 below (Map 4).

Map 4: Undy, Llanfihangel Rogiet and Rogiet Green Wedge Designation



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- 3.19. Land parcels UL2, ULR3, ULR4, ULR6 and ULR7 are to be retained as green wedges given their high moderate-high and moderate green wedge potential. Although parcels ULR6 and ULR2 have moderate green wedge potential, it is considered appropriate to re-designate this area as green wedge in this instance, to provide a defensible and physical boundary to the wider green wedge that is considered necessary to prevent coalescence between the settlements of Undy and Rogiet.
- 3.20. Land parcels ULR1 and ULR5, which have an overall low-moderate green wedge potential, do not warrant green wedge designation given that these small parcel areas have urbanising influences and due to their small size do not contribute to preventing the coalescence between the settlements of Rogiet and Undy.
- 3.21. Although Llanfihangel Rogiet is contained within the proposed green wedge (land parcels ULR3 and ULR4), the historic and small scale nature of this hamlet is not considered to be urbanising, and due to the role of the parcels in preventing coalescence between the modern development of Rogiet and Undy, it is considered appropriate to re-designate this land as green wedge.

Shirenewton and Mynydd-bach

Figure 5: Green Wedge Potential for Shirenewton and Mynydd-bach (Source: Green Wedge Assessments LUC 2024)

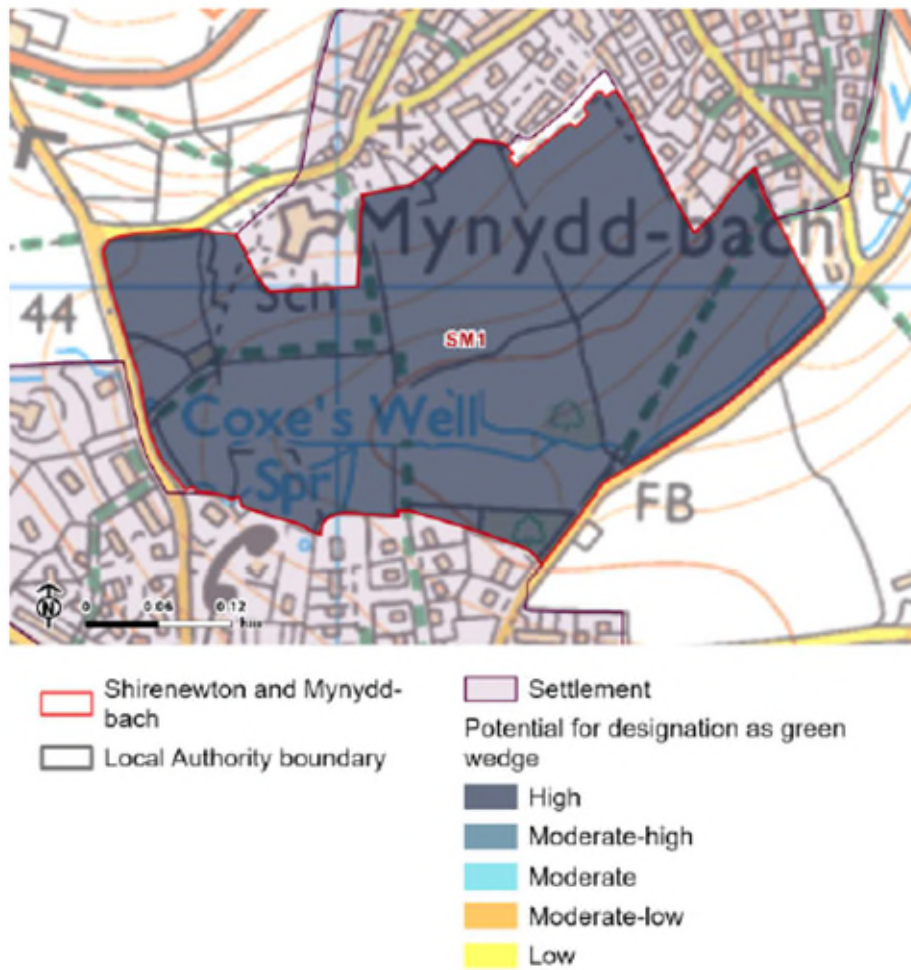


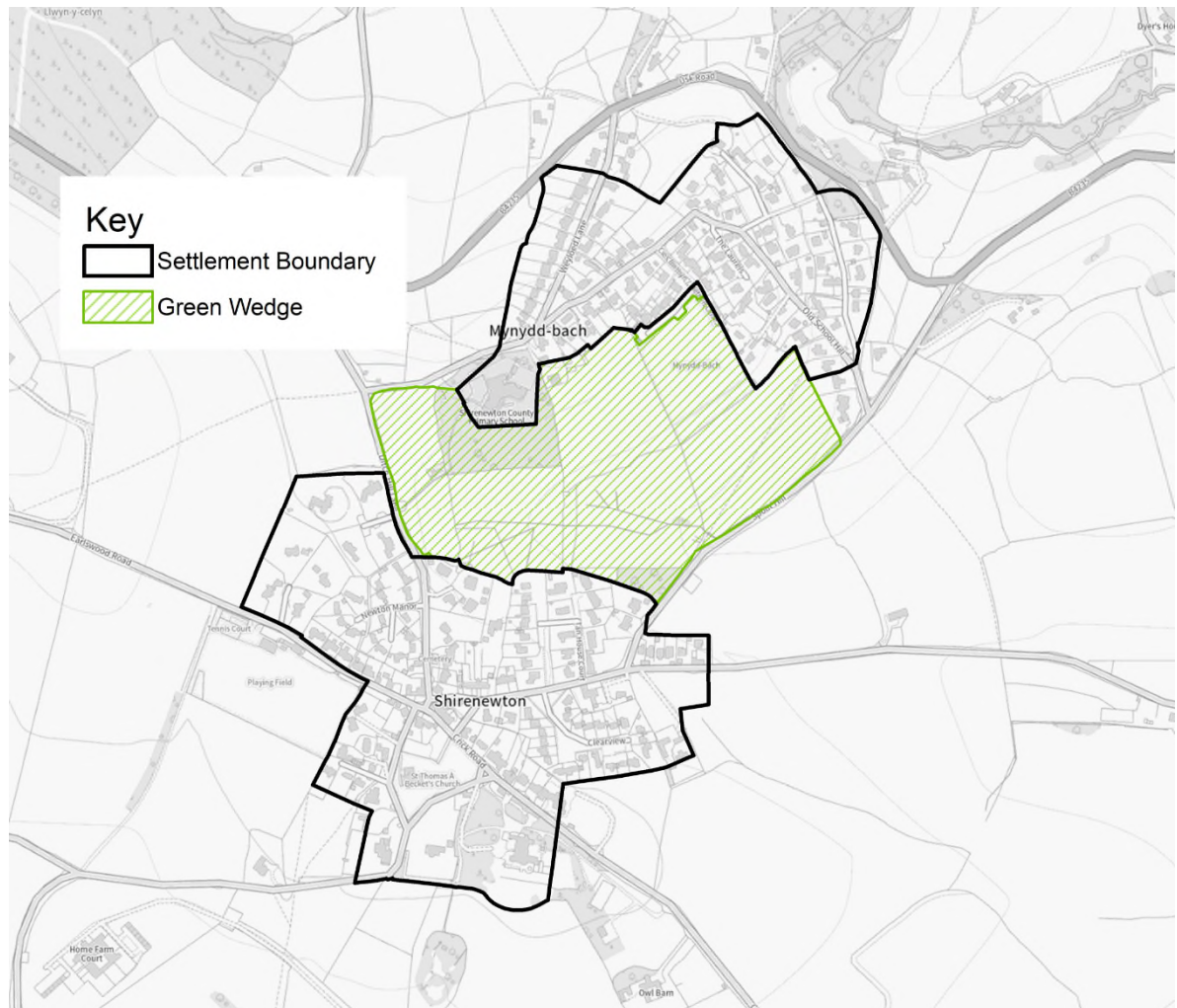
Table 5: Shirenewton and Mynydd-bach Green Wedge Analysis and Conclusions

Ref	Purpose 1 - Coalescence	Purpose 2 - Manage urban form	Purpose 3 - Safeguard countryside encroachment	Purpose 4 - Protect setting of urban area	Purpose 5 - Encourage recycling of urban land	Role	Potential	Green Wedge Designation	Analysis and Conclusions - Commentary
SM1	Strong	Moderate	Moderate	Strong	Equal	Major	High	✓	SM1 parcel has a high potential for green wedge and makes a strong contribution to Purpose 1 coalescence and Purpose 4, protecting the setting of Shirenewton and Mynydd-bach. It is also considered to have a major buffer role as development in this land would weaken the green wedge purposes of adjacent land and would impact on the gap between Shirenewton and Mynydd-bach. Overall, there is strong justification that the land is suitable as green wedge and should be re-designated. It is not considered there is any need to include additional land as the land has strong road boundaries to the east and west and boundaries with the existing settlements. It is not considered necessary to adjust the boundary.

Shirenewton and Mynydd-bach Green Wedge Analysis

- 3.22. Based on the above analysis, it is proposed that the Shirenewton and Mynydd-bach Green Wedge is designated as shown in Map 5 below.
- 3.23. This is no change to the current Shirenewton and Mynydd-bach Green Wedge designation from the current Adopted LDP, and the parcel of land is redesignated as green wedge in the RLDP due to its significant role in preventing coalescence between the settlements and acting as a major buffer, protecting the setting of each of the settlements.

Map 5: Shirenewton and Mynydd-bach Green Wedge Designation



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Abergavenny, Llanfoist and the BBNP Boundary

Figure 6: Green Wedge Potential for Abergavenny, Llanfoist and the BBNP Boundary
(Source: Green Wedge Assessments LUC 2024)

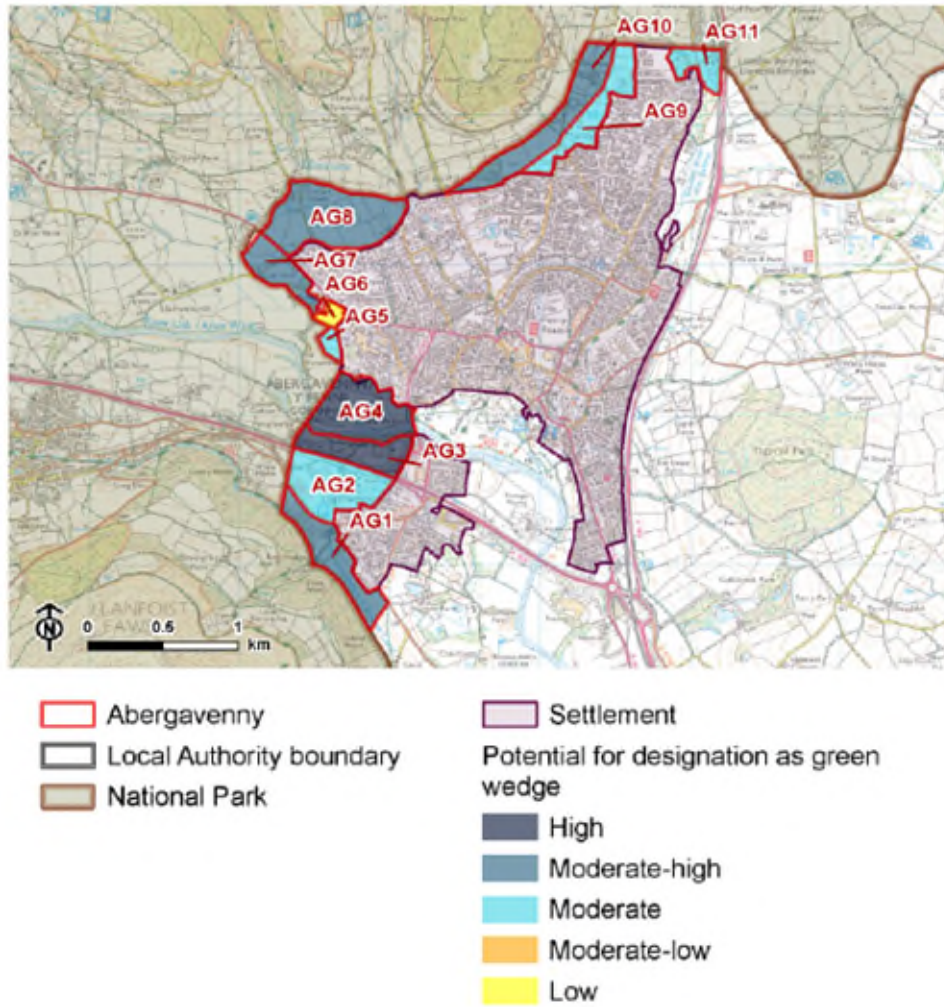


Table 6: Abergavenny, Llanfoist and the BBNP Boundary Green Wedge Analysis and Conclusions

Ref	Purpose 1 - Coalescence	Purpose 2 - Manage urban form	Purpose 3 - Safeguard countryside encroachment	Purpose 4 - Protect setting of urban area	Purpose 5 - Encourage recycling of urban land	Role	Potential	Green Wedge Designation	Analysis and Conclusions - Commentary
AG1	Weak/no	Strong	Strong	Strong	Equal	Moderate	Moderate-high	✓	AG1 parcel has a moderate-high potential for green wedge with a strong contribution to protecting setting of an urban area (Purpose 4) and strong contributions to Purposes 2 and 3. It is considered to have a moderate buffer role as the land's steep slopes create a strong association with the adjacent BBNP. Development of this parcel would also weaken the distinction of adjacent open land to the south. Overall, it is judged that the moderate-high potential and strong purpose in protecting the setting of Abergavenny, warrants its designation as green wedge. It is not considered there is any need to include additional land as adjacent land is within the BBNP jurisdiction. The B4246 is a strong road boundary to the north east of the parcel. It is not considered necessary to adjust the boundary.
AG2	Weak/no	Strong	Strong	Moderate	Equal	Minor	Moderate	✗	AG2 parcel has a moderate potential for green wedge with moderate contributions to Purpose 4, strong contributions to Purposes 2 and 3 and a weak contribution to coalescence (Purpose 1). It is also considered to have a minor buffer role as the parcel has strong containment between the tree-line along the south boundary and the A465. It is judged that due to the parcel having a moderate potential for green wedge and minor buffer role, it is not appropriate to designate this land as green wedge. It is not considered there is any need to include additional land as there are strong boundaries to this parcel of land which contains the land. It is not considered necessary to adjust the boundary.
AG3	Strong	Strong	strong	Strong	Equal	Major	High	✓	AG3 parcel has a high potential for green wedge and makes a strong contribution to Purposes 1-4. It is also considered to have a major buffer role as development of this land would weaken the green wedge purposes of adjacent land and would impact on the gap between Abergavenny and Llanfoist. Although there are portions of the parcel that are within a flood risk area (absolute constraints), there are areas that are outside flood risk areas, therefore with future development potential. Overall, due to its strong contribution to Purposes 1-4, it is considered that this parcel justifies green wedge designation. It is not considered there is any need to include additional land as adjacent land to the west is within the BBNP jurisdiction. It is not considered necessary to adjust the boundary.
AG4	Strong	Strong	Strong	Strong	Equal	Major	High	✓	AG4 parcel has a high potential for green wedge and makes a strong contribution to Purposes 1-4. It is also considered to have a major buffer role as development of this land would weaken the green wedge purposes of adjacent land and would impact on the gap between Abergavenny and Llanfoist. Although there are portions of the parcel that are within flood risks areas (absolute constraints) there are areas that are outside flood risk areas therefore with future development potential. Overall, due to its strong contribution to Purposes 1-4, it is considered that this parcel justifies green wedge designation. It is not considered there is any need to include additional land as adjacent land to the west is within the BBNP jurisdiction. It is not considered necessary to adjust the boundary.
AG5	Weak/no	Moderate	Moderate	Moderate	Equal	Moderate	Moderate	✗	AG5 parcel has a moderate potential for green wedge with moderate contributions to Purposes 2, 3 and 4 and a weak contribution to coalescence (Purpose 1). It is also considered to have a moderate buffer role as development here would not significantly detract from the contribution the BBNP makes on the setting of Abergavenny. Given that this parcel has a moderate potential for green wedge and a moderate buffer role, it is not considered appropriate/necessary to designate this land as green wedge. It is not considered there is any need to include additional land as adjacent land to the west is within the BBNP jurisdiction. It is not considered necessary to adjust the boundary.

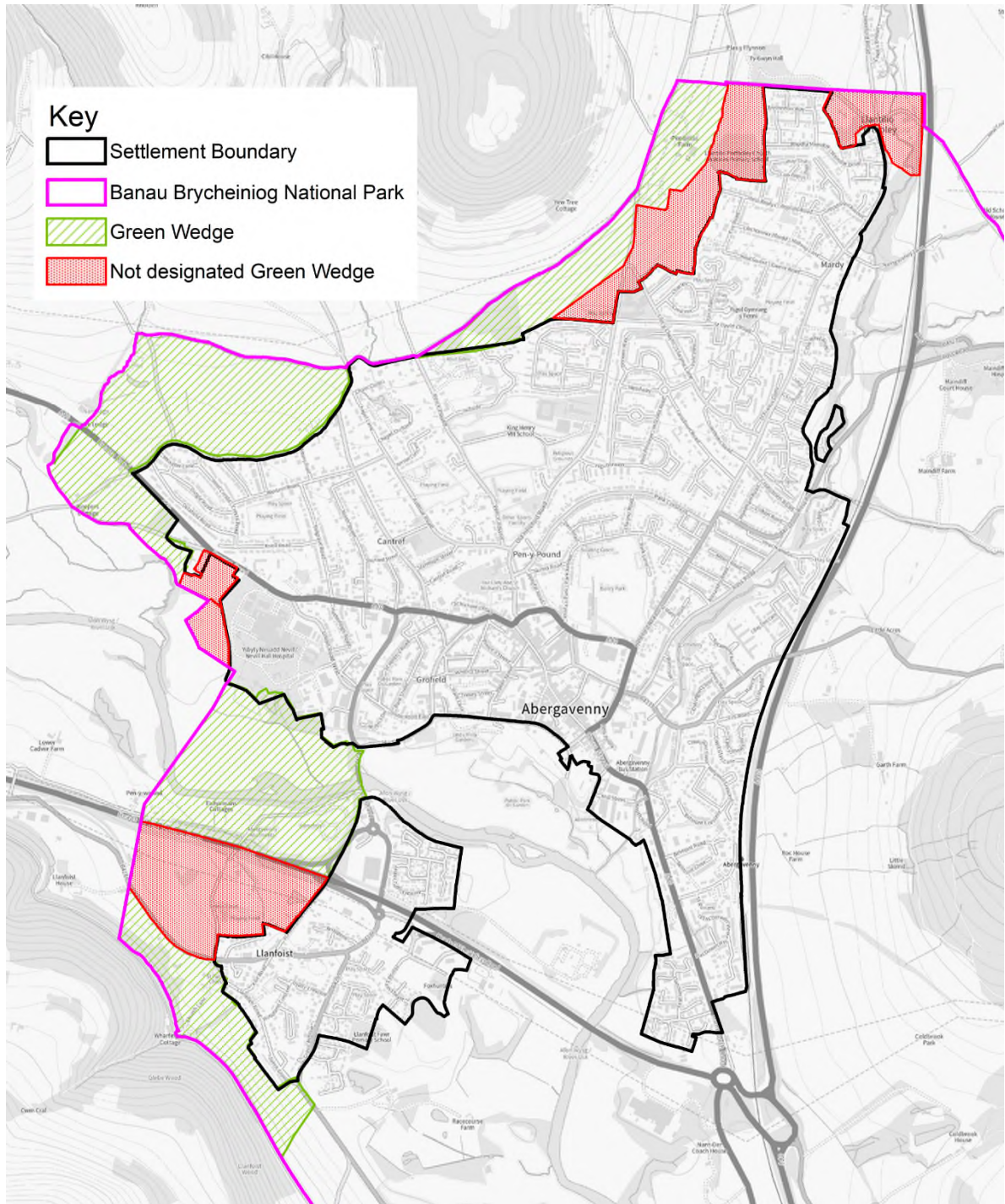
AG6	Weak/no	Weak/no	Weak/no	Weak/no	Equal	Minor	Low	✗	AG5 parcel has a low potential for green wedge with weak contributions to Purposes 1-4 and a minor buffer role as development here would not significantly detract from the contribution the BBNP makes on the setting of Abergavenny. The parcel is also contained by a tree belt to the south. It is considered that due the parcel's low potential for green wedge and minor buffer role, it is not appropriate/necessary to designate this land as green wedge. It is not considered there is any need to include additional land as adjacent land to the west is within the BBNP jurisdiction. It is not considered necessary to adjust the boundary.
AG7	Weak/no	Strong	Strong	Moderate	Equal	Moderate	Moderate-high	✓	AG7 parcel has a moderate-high potential for green wedge with strong contributions to Purposes 2 and 3 and a moderate contribution to Purpose 4. It is considered to have a moderate buffer role as development in this parcel would increase urbanising influences on the adjacent BBNP land to the south west in an area where development is largely screened by intervening tree cover. This would affect the perceived extent of the town on the approach along the Usk Valley from the National Park. Overall, it is considered that the moderate-high potential for green wedge and strong purpose to protect Abergavenny's urban form and to safeguard the countryside from encroachment warrants its designation as green wedge. It is not considered there is any need to include additional land as adjacent land is within the BBNP jurisdiction. It is not considered necessary to adjust the boundary .
AG8	Weak/no	Strong	Strong	Strong	Equal	Moderate	Moderate-high	✓	AG8 parcel has a moderate-high potential for green wedge with strong contributions to Purposes 2, 3 and 4. It is considered to have a moderate buffer role as development in this parcel would detract from the role the BBNP plays as a visual setting to Abergavenny, in particular its role as a setting to the north-western edge of Abergavenny Conservation Area. Any partial development in this parcel would in turn weaken the contribution to the green wedge purposes of adjacent land. Overall, it is judged that the moderate-high potential and strong purpose to protect Abergavenny's setting, manage urban form and safeguard the countryside from encroachment warrants its designation as green wedge. It is not considered there is any need to include additional land as adjacent land is within the BBNP jurisdiction. It is not considered necessary to adjust the boundary.
AG9	Weak/no	Moderate	Moderate	Moderate	Equal	Moderate	Moderate	✗	AG9 parcel has a moderate potential for green wedge with moderate contributions to Purposes 2, 3 and 4 and a weak contribution to coalescence (Purpose 1). It is also considered to have a moderate buffer role, although development here would weaken the contribution to the green wedge purposes of adjacent open land further upslope. Overall, it is considered that due to parcel having a moderate potential for green wedge and moderate buffer role it is not appropriate/necessary to designate this land as green wedge. It is not considered there is any need to include additional land as adjacent land to north is part of this green wedge assessment (AG10). It is not considered necessary to adjust the boundary.
AG10	Weak/no	Strong	Strong	Strong	Equal	Moderate	Moderate-high	✓	AG10 parcel has a moderate-high potential for green wedge with strong contributions to Purposes 2, 3 and 4. It is considered to have a moderate buffer role as development this close to the prominent wooded slopes of the Deri and beyond the woodland at The Hill, which marks the current urban boundary, would detract from the extent to which Abergavenny is viewed as lying in a bowl formed by hills. Overall, it is considered that the parcel's moderate-high potential for green wedge and strong purpose to protect Abergavenny's setting, manage urban form and safeguard the countryside from encroachment warrants its designation as green wedge. It is not considered there is any need to include additional land as adjacent land is within the BBNP jurisdiction. A boundary adjustment has been made to the green wedge designation of this parcel, which differs to the parcel assessment boundaries due to the residential allocation at Land at Penlanlas Farm (RLDP Policy HA5). The area of the allocation that falls within parcel AG10 has, therefore, been excluded from green wedge designation.

AG11	Weak/no	Strong	Strong	Strong	Equal	Minor	Moderate	✘	AG11 parcel has a moderate potential for green wedge with strong contributions to Purposes 2, 3 and 4 and a weak contribution to coalescence (Purpose 1). It is also considered to have a minor buffer role, as the parcel has strong physical features to contain it from the open land to the east and to the north of St Telio's House. It is considered that the role of the BBNP in the setting of Abergavenny would not be diminished by development here. Overall, it is considered that as this parcel has a moderate potential for green wedge and a minor buffer role, it is not necessary to designate this land as green wedge. It is not considered there is any need to include additional land as adjacent land to the north is under BNNP jurisdiction. It is not considered necessary to adjust the boundary.
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Abergavenny and Llanfoist and the BBNP boundary Green Wedge Analysis

- 3.24. Based on the above analysis, it is proposed that a green wedge in Abergavenny and Llanfoist adjacent to the BBNP is designated in the RLDP as shown in Map 6 below.

Map 6: Abergavenny, Llanfoist and the BBNP Green Wedge Designation



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- 3.25. Land parcels AG1, AG3, AG4, AG7, AG8 and AG10 are designated as green wedge (as shown on the map above) given their high or high-moderate potential for green wedge purposes, strong or moderate distinction from the urban area of Abergavenny and moderate or major buffer role in relation to the adjacent BBNP land.
- 3.26. In contrast, land parcels AG2, AG5, AG6, AG9, and AG11 are not considered to warrant green wedge designation, for the reasons set out above in Table 6, including that these areas of land are considered to have a moderate role in protecting the urban form or setting of Abergavenny and/or Llanfoist (AG2, AG5, AG6 and AG8), nor risk substantial encroachment of the surrounding countryside due to existing strong features (AG11).
- 3.27. It is relevant to note that as part of the RLDP process, several candidate site submissions were received promoting land for residential use on land north of Abergavenny and there is development pressure in this location. Having regard to the Council's growth strategy which promotes growth in the most suitable sustainable edge of settlement sites and the findings of the Candidate Site Assessment Report⁷, the RLDP allocates Land at Penlanlas, Abergavenny (Policy HA5) for residential development of approximately 100 homes.
- 3.28. This allocation is largely within land parcel AG9 (which is not designated as a green wedge); however, a small portion lies within land parcel AG10 (which is designated as a green wedge). The supporting masterplan information submitted as part of the candidate site submission for Land at Penlanlas, identifies the area of the allocation within parcel AG10 as being retained as green infrastructure/open space, consistent with the surrounding open land. On balance, the allocation has been made with a section of the AG10 boundary adjusted to remove the green wedge, to allow for the residential growth and the allocation of Land at Penlanlas (Policy HA5) – as indicated in Map 6 above.

4. Conclusions

- 4.1. The parcels of land assessed in this Green Wedge Review have been considered for green wedge designation against the identified assessment criteria (reflecting the green wedge purposes set out in PPW12).
- 4.2. The existing green wedges designated in the Adopted LDP generally remain appropriate and have been re-designated accordingly. However, a few individual parcels have not been re-designated, due to their low or moderate potential for green wedge purposes. Notwithstanding this, two land parcels with moderate potential as green wedge, namely parcels ULR2 and ULR6, are to remain as green wedge as in these specific circumstances it is considered appropriate to retain the designations to provide a defensible boundary to the wider green wedge area required to prevent the coalescence of Rogiet and Undy.
- 4.3. Reflecting national planning policy (PPW12), which states that green wedges 'may be used to provide a buffer between the settlement edge and statutory designations and safeguard important views into and out of the area', and land adjacent to Abergavenny/Llanfoist being put forward for designation as a 'green wedge buffer' during the call for candidate sites, it was considered appropriate to assess the land between Abergavenny and Llanfoist and the statutory designation of the Bannau Brycheiniog National Park (BBNP) boundary for potential green wedge designation. The assessment process concludes that the parcels of land that have a high or high-moderate green wedge potential as a buffer with the BBNP should be designated as green wedges in the RLDP. There is considered to be justification to designate

⁷ Candidate Site Assessment Report (2024)

these parcels of land as green wedges in order to protect Abergavenny's urban setting and urban form and to provide a buffer role between the urban setting and BBNP landscape quality. Green wedges have, therefore, been allocated in accordance with the assessment, with a slight boundary adjustment to accommodate the proposed RLDP residential allocation at Land at Penlanlas.

Appendix 1: Flow chart of the Green Wedge Methodology (LUC)

