

**MONMOUTHSHIRE LOCAL DEVELOPMENT
PLAN (LDP)**

PROPOSED RURAL HOUSING ALLOCATIONS

CONSULTATION DRAFT

JUNE 2010

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A. INTRODUCTION.

1. BACKGROUND

The Monmouthshire Local Development Plan (LDP) Preferred Strategy was issued for consultation for a six week period from 4 June 2009 to 17 July 2009. The results of this consultation were reported to Council in January 2010 and the Report of Consultation was issued for public comment for a further consultation period from 19 February 2010 to 19 March 2010. The present report on Proposed Rural Housing Allocations is intended to form the basis for a further informal consultation to assist the Council in moving forward from the LDP Preferred Strategy to the Deposit LDP.

The spatial strategy for further development in Monmouthshire that was put forward in the Preferred Strategy states that:

The strategy will aim to disperse development around the County while focusing on those locations that provide the best opportunities for achieving sustainable development.

The strategy proposes:

- An emphasis on the three main towns of Abergavenny, Chepstow and Monmouth, where environmental and infrastructure constraints allow.
- Some development at settlements in the Severnside area which provide opportunities for regeneration and infrastructure improvements.
- An appropriate amount of development in rural areas with a focus on those settlements that have best access to services and public transport.
- Residential growth to take place in association with opportunities for mixed use development schemes particularly in Chepstow and Monmouth.

Policy S1 of the Preferred Strategy states that the majority of development will be directed to within or adjoining the Main Settlements of Abergavenny/Llanfoist, Caldicot/Portskewett, Chepstow, Monmouth and Magor/Undy. It also states that **a smaller amount of development will be directed to the Secondary Settlements of Usk, Raglan, Penperlleni, Rogiet and Sudbrook.**

Proposed housing allocations for the Secondary Rural Settlements of Usk, Raglan and Penperlleni will be discussed in Section B of this report.

Policy S1 also states that:

Some development will be directed to Main Villages that have the best access to services and public transport, in order to assist in building sustainable rural communities and enabling the provision of affordable housing to meet local needs. Village Development Boundaries (VDBs) will be drawn around these Main Villages to include, where appropriate

in environmental terms, opportunities for small-scale housing allocations.

The Policy put forward a draft list of twenty-six 'Main Villages' that could be considered suitable such small-scale housing development. These Main Villages will be considered further in Section C of this report.

Outside the development boundaries of these settlements Policy S1 states that:

Planning permission for new housing will only be allowed for the following types of development:

- (a) minor infill within settlements to be identified in the Deposit Plan,**
- (b) 100% affordable housing sites considered appropriate under a rural exceptions policy,**
- (c) acceptable conversions of rural buildings,**
- (d) dwellings essential for agriculture or forestry.**

Section D of this report gives further consideration to the character of the proposed 'infill' villages, to be categorised as 'Minor Villages' in the LDP.

2. PREFERRED STRATEGY RURAL HOUSING POLICY

Policy S2 of the Preferred Strategy indicates how the LDP proposed housing target of 5,200 dwellings between 2006 and 2021 will be met.

A significant issue for Monmouthshire is the fact that house prices are high in relation to earnings so that there is a pressing need for additional affordable housing. The increased provision of affordable housing in the County is a significant objective of the LDP and is also a major corporate priority, as expressed in the Monmouthshire Community Strategy. The Preferred Strategy Policy S4 proposes that there will be a requirement on development sites of 5 or more dwellings in the Main Settlements and Secondary Settlements identified in Policy S1 for 35% of the total number of dwellings on the site to be affordable, although this policy is being reviewed as part of an Affordable Housing Viability Study.

The small amount of new development that is proposed in the rural settlements of Usk, Raglan and Penperlleni will be the subject to the same affordable housing policy as the urban areas of the County. Additional affordable housing requirements will be required, however, for any development taking place in other rural settlements.

In this respect, it is proposed that 200 dwellings will be provided on new housing site allocations in the County's Main Villages. This report assesses the capacity of Main Villages to contribute to this rural housing target and seeks to identify appropriate housing sites to implement this element of the LDP spatial strategy.

Given the rural character of Monmouthshire there is a specific issue relating to the provision of affordable housing in rural areas. The limited ability of existing residents in the countryside, particularly young people, to afford housing restricts their ability to remain within their existing communities if they are in housing need. A number of reports on surveys carried out to date by the Rural Housing Enabler (RHE) support this view.

The RHE for Monmouthshire and South Powys has undertaken a number of Housing Needs Surveys at Community Council level. In Monmouthshire 11 of the 26 Community Council areas have been surveyed and all of these surveys have identified a local need for affordable housing.

Additional work on rural housing needs has recently been undertaken by the Local Government Data Unit in Cardiff. Using the Local Housing Needs information from all of the surveys undertaken by the Welsh Rural Housing Enablers and combining this information with data from the Living in Wales Survey of 2007 to determine the rural population in each of the LA areas, they have been able to predict the rural affordable housing need per 1000 population. All housing needs surveys have identified acute housing need and because of this the results of this work are robust and likely to be an accurate reflection of the minimum rural affordable need in Monmouthshire. Figures for each Community Council area are given below:

Rural Housing Need

Community Council Area	Rural Population	RHE Survey	Data Unit
		Minimum Housing Need	
Crucorney	1170	50	24
Grosmont	760	28	16
Llanarth	878	22	18
Llanelly Hill	3810	44	78
Llanfoist Fawr	3017	48	62
Llanover	1373	17	28
Llantilio Crossenny	680	9	14
Mathern	990	13	20
Mitchell Troy	1159	33	24
Raglan	1706	69	35
Trellech United	2428	35	50
Caerwent	1719		35
Devauden	968		20
Llangwm	400		8
St Arvans	710		14
Shirenewton	1014		21
Tintern	732		15
Llangattock-Vibon-Avel	995		19
Goytre Fawr	2335		48
Gwehelog Fawr	461		9
Llanbadoc	887		18
Llangybi	865		18
Llanhennock	454		9
Llantrisant Fawr	369		8
Rogiet	1620		33
Portskewett	2041		42
Monmouthshire	33,501		686
Wales	616,311		15,705

Given the relative unsustainability of the County's rural areas in comparison to its towns it is the Council's view that most villages are not appropriate locations for unrestrained market housing, even with the application of the Council's general requirements that new housing developments should make provision for a proportion of affordable housing. It is considered, therefore, that the proportion of affordable housing provided in rural communities will need to be higher than elsewhere and that the main justification for new housing development in rural villages should be the need to provide affordable housing to meet local needs.

In this respect, Policy S4 of the Preferred Strategy, relating to affordable housing, made provision for the proportion of affordable housing on rural sites to be increased to 80%. It was hoped that the potential for a small amount of

market housing would provide an incentive for landowners in rural areas to release their land for affordable housing purposes. In addition, the intention was that the affordable housing would be provided by Registered Social Landlords, with the assistance of Social Housing Grant, so that there would be no need for the affordable housing to be cross-subsidised by the market housing. Subsequent discussions with the Council's Housing Section and the RHE have raised doubts about the deliverability of the 80% affordable housing target because of the likely limited availability of Social Housing Grant. It seems, therefore, that the 80% target will need to be reduced, possibly to 60%, to enable developer contributions towards the cost of providing affordable housing. The precise target will be determined following the completion of an Affordable Housing Viability Study that is currently underway. The intention is that first priority in the allocation of such housing will be given to local people and, while this cannot be achieved under the planning system, the Council's Housing Section is currently seeking to introduce a rural allocations policy for affordable housing that is provided on LDP Village sites so that housing needs of local people in the community council area in which the site is located are met first.

3. VILLAGE DEVELOPMENT BOUNDARIES (VDBs)

The current Monmouthshire Unitary Development Plan (UDP) contains a settlement hierarchy consisting of Policy H3 settlements that have Development Boundaries drawn around them, Policy H4 villages that are considered suitable for minor infill residential development and which do not have settlement boundaries and Policy H5 minor settlements that are specifically stated as not being suitable for new residential development.

Policy H3 settlements include the main towns of Abergavenny, Caldicot, Chepstow, Monmouth and Usk, together with 24 listed villages. Within the settlement development boundaries there is a general presumption in favour of new residential development, subject to detailed planning considerations.

In his report, the UDP Inspector expressed concern about inconsistencies in the use of the VDBs, referring to a statement in the submitted UDP that boundaries had been defined for 34 villages in Monmouthshire that were suitable for 'significant new housing', yet pointing out that in many cases the VDBs were drawn so tightly as to preclude further development other than infill. He considered that it was illogical to place such villages in the H3 category when the Plan had a separate category – H4 – for villages suitable only for infill. He also commented that, from a sustainability point of view, many of these villages were obviously not suitable for 'significant new housing'. As a result, he recommended reclassifying the following villages:

Catbrook, Coed-y-Paen, Crick, Great Oak, Itton Common, Llandogo, Llantilio Crossenny, Mitchell Troy, The Narth, Skenfrith

The Council agreed to this, re-categorised the settlements accordingly and deleted the VDBs for these settlements. (Two of these – Itton Common and Skenfrith were suggested as being more appropriate as H5 villages and this

was also agreed to by the Council), The Inspector further suggested that the Council may have wished, as time and resources permitted, to consider VDBs for all H4 villages. Where villages contained identified housing sites that amounted to more than infill he considered that it would be inappropriate to reclassify them as H4 villages.

The approach to VDBs suggested for the LDP is that all 'Main Villages' should have development boundaries. By definition, these will be relatively sustainable settlements with access to some services and public transport. They will also contain small scale housing allocations that amount to 'more than infill' and where they already have VDBs these will need to be extended to include the new sites.

It is proposed that the remaining villages that are considered suitable for some residential development and that are generally categorised as Policy H4 infill settlements in the current UDP should be categorised as 'Minor Villages'. The only developments that might be considered suitable in these settlements will be minor infill and affordable housing sites under the rural exceptions policy (which allows for small affordable housing sites in or adjoining villages in locations where land would not otherwise be released for development). No housing allocations will be made in Minor Villages in the LDP. The UDP Inspector suggested that if the Council found VDBs to be useful then it should consider drawing VDBs for H4 infill villages. This might provide greater certainty but a number of these settlements are relatively loose knit and a VDB could lead to undesirable consolidation of their settlement form. In other cases there would also be some ambiguity in drawing VDBs for villages and then classifying them as suitable for infill development, as under present Policy H4, when there are virtually no opportunities within their boundaries for infilling. It is considered, therefore, that it would be preferable for applications for residential development in Minor Villages to be dealt with on their merits, as at present. It is recognised that this might give some additional scope for development in those villages that do not have clear physical boundaries and where there is some loose knit development at the village edges but it is considered that this is unlikely to occur in significant numbers.

4. APPROACH TO VILLAGE CATEGORISATION AND SITE IDENTIFICATION

The original selection of the draft list of 26 'Main Villages' contained in LDP Policy S1 was based on data contained in the *Monmouthshire LDP Function and Hierarchy of Settlements Study*, (October 2008). In this report settlements were ranked according to the numbers of retail, employment, community and service facilities they contained and their access to public transport. No attempt was made to give weightings to different facilities, although it is recognised that some facilities are more valuable than others in terms of the sustainability benefits they provide. 'Main Villages' were those that scored more than 5, i.e. Third Tier or above, except for the top three Fourth Tier villages – Llanvair Discoed, a relatively compact village with a reasonable population level and a public house and Cross Ash and Llanfair

Kilgeddin, both small settlements with limited facilities but having the benefit of a school.

The rankings provided a crude basis for the initial selection of settlements for consultation purposes but a final decision on whether or not a village is suitable for designation for further development will depend on the interplay of a number of factors, including:

- size of settlement
- range of facilities, services and employment opportunities within settlement
- ability to access facilities, services and employment opportunities within close proximity, particularly by public transport
- physical form of settlement and its landscape setting and environmental constraints, such as locations in conservation areas, archaeological sensitive areas and the Wye Valley Area of Outstanding Natural Beauty
- suitable supply of land

These factors will be assessed for each potential Main Village in Section C of this report.

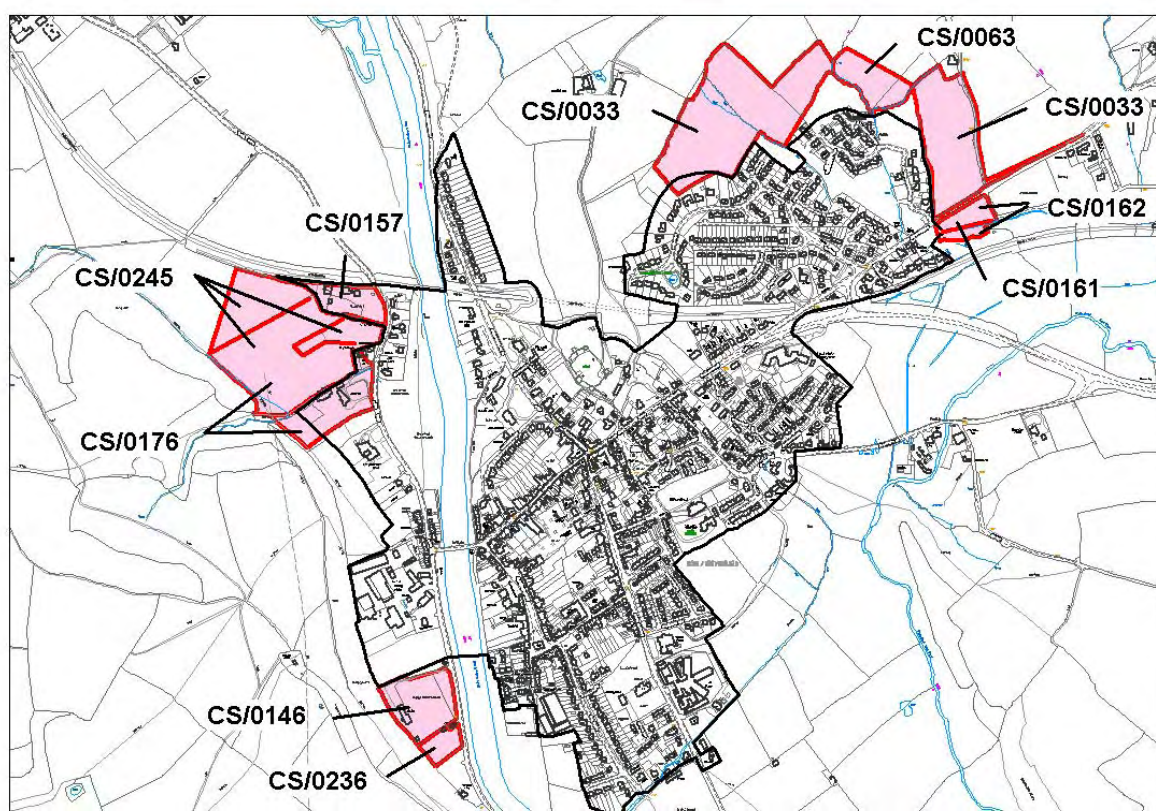
The site identification process has been informed by a Landscape Sensitivity and Capacity Study carried out for the proposed Main Villages and remaining H4 settlements. This has been carried out for the Council by White Consultants and will be published to accompany this report. The Study has adopted different approaches for the different categories of villages. For the Main Villages local landscape character areas have been defined around each settlement. LANDMAP and constraints data and site surveys have then been used to determine the sensitivity and capacity of each character area. For the H4, 'infill only', settlements a study area within 500 metre radius from the centre of each village has been defined for assessment and a general analysis carried out of the character of the settlement and its relationship with the surrounding landscape.

The starting point for the site identification process has been the candidate sites submitted by landowners and developers for consideration in the LDP. These give a good indication of potential land supply in each village. In some potential Main Villages no land has come forward through the candidate site process. The candidate sites, in any event, do not necessarily represent the best options for development of a settlement and officers have carried out their own search for potential sites in the Main Villages. The sites identified through this additional search are identified in this report with the suffix 'PV', as opposed to 'CS' for the submitted candidate sites. Both categories of site have been assessed through the published LDP site assessment methodology and 'traffic-light' matrices have been prepared for each site that are being published alongside this report. In addition to the desk top GIS analyses carried out by the Development Plans team, the matrices have been informed by the landscape study referred to above, biodiversity assessments carried out by independent consultants and highway assessments carried out

by the Council's highway engineers. These biodiversity and highway assessments are also being published alongside this report.

B. RURAL SECONDARY SETTLEMENTS

USK.



Preferred Strategy

Given the large amount of development allocated for Usk in the UDP, Policy S2 of the Preferred Strategy proposed only 20 dwellings on new sites in the town.

Representations received on Preferred Strategy

Responses to Preferred Strategy consultation:

The Usk Civic Society expressed concerns regarding potential future housing developments in and around Usk. The potential for providing 22 dwellings on 'windfalls' was questioned, as was the availability of sufficient land for 20 dwellings on sites given existing constraints on development, particularly flood risk.

Responses to Opportunities for Further Comments consultation:

The Usk Civic Society (Representor 35) raised similar comments as above. Representations on behalf of Johnsey Estates (1990) Ltd (Representor 181) disagreeing with aspects of the Council's assessment of Candidate Site CS/0033.

Housing Need

No specific assessment of the need for affordable housing in Usk has been undertaken, generally because it has been treated as a town under the designation in the UDP rather than a rural settlement as proposed in the LDP, albeit that there are no proposals to treat Usk differently from other towns in the County in respect of the thresholds and proportions required under the proposed affordable housing policy. The part of the town to the west of the River Usk is in the Llanbadoc Community Council area. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Llanbadoc Community Council area of 18 dwellings.

Sites considered.

A number of sites in Usk were assessed as part of the preparation of the Preferred Strategy, as they could have been grouped together to be of such a size that they had potential to be 'strategic'.

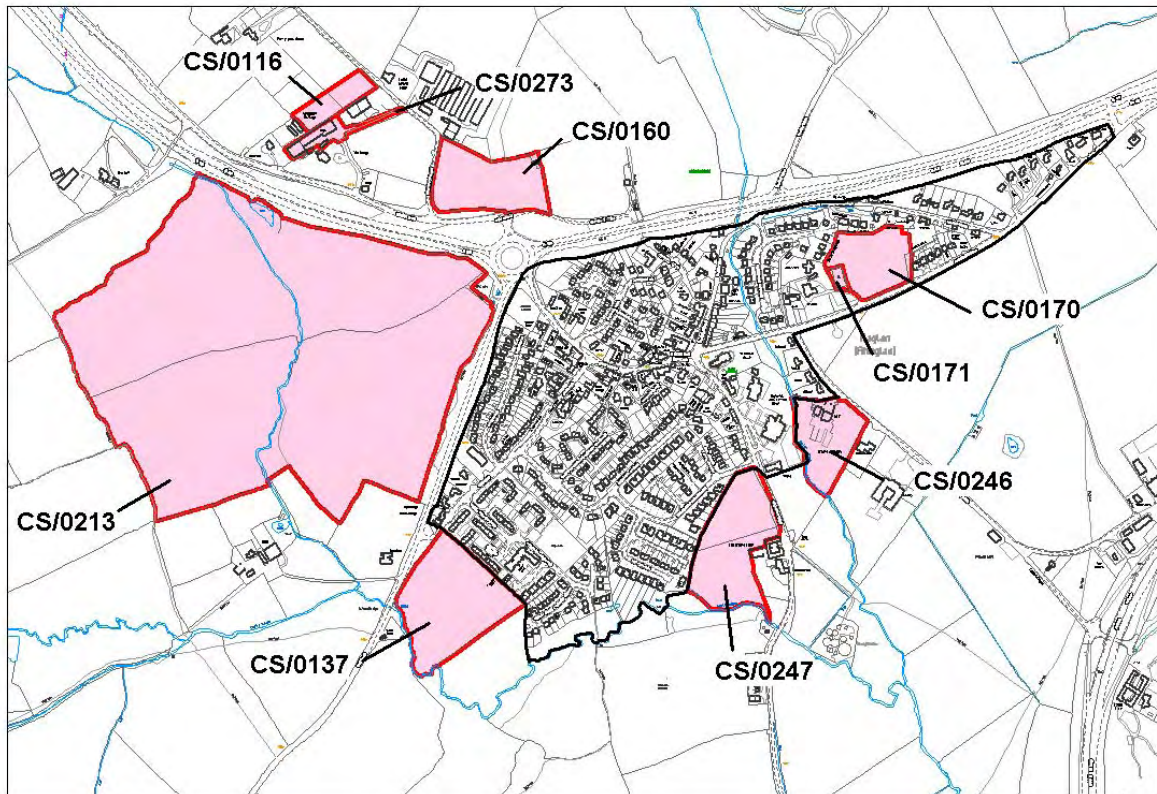
Candidate Sites CS/0033, 0063, 0161 and 0162 taken together were considered to represent a significant Greenfield expansion that would have adverse landscape impacts, particularly as significant development had recently been approved in close proximity. Candidate site CS/0162 (CS/0161 slightly enlarged), however, would have less landscape impact in its own right, being small scale and low lying. There are access issues that need to be resolved but this should be less of a problem if the strategic site as a whole is not developed.

With regard to the sites in the Llanbadoc Community Council area, candidate sites CS/0176 and CS/0245 were assessed together as a strategic site. Both were proposed for employment purposes although the former had the rider that the promoter wished the site to be considered for residential if the flooding issue could be resolved. The major reason for rejecting the site for residential, however, is that the site is in a flood plain, although there are also landscape impact issues. There are similar flooding and landscape issues with candidate sites CS/0146 and CS/0236.

Proposed site allocations.

It is proposed that candidate site CS/0162 be allocated for a residential development of up to 20 dwellings.

RAGLAN.



Preferred Strategy

Policy S2 of the Preferred Strategy proposed 40 dwellings on new sites in Raglan.

Representations received on the Preferred Strategy

Responses to the Preferred Strategy Consultation:

Representations were received in relation to Candidate Sites CS/0213, 0137, 0170, 0171, 0246 and 0247. There was one general representation considering the amount of new housing proposed for Raglan to be excessive. These representations are summarised on pages 108-9 of the Preferred Strategy Report of Consultation.

Responses to the Opportunities for Further Comment Consultation

Raglan Conservation Group (Representor 1013) - Recognise need for some development in village but affordable housing should be available for the people of the village. CS0137 could be a possible site for growth as long as development is not too large. Two representors (Nos. 39 and 1275) object to candidate site CS/0170.

Housing need

A local housing needs study carried out in Raglan Community Council area in August 2007 identified 69 households in need. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Raglan Community Council area of 35 dwellings. It is proposed, however, that the thresholds and proportions required under the suggested LDP affordable housing policy for the County as a whole should apply in Raglan for any new housing allocations, given the nature of the settlement and its potential for higher levels of growth than in much smaller rural villages.

Sites considered

Candidate Sites CS/0116, 0160 and 0273 do not relate to residential uses.

CS/0213 is for mixed use including residential and is considered to be a significant Greenfield expansion with adverse landscape impact and out of scale with the village.

CS/0170 is considered to be a significant area of open space, important in the conservation area and in views of the Castle.

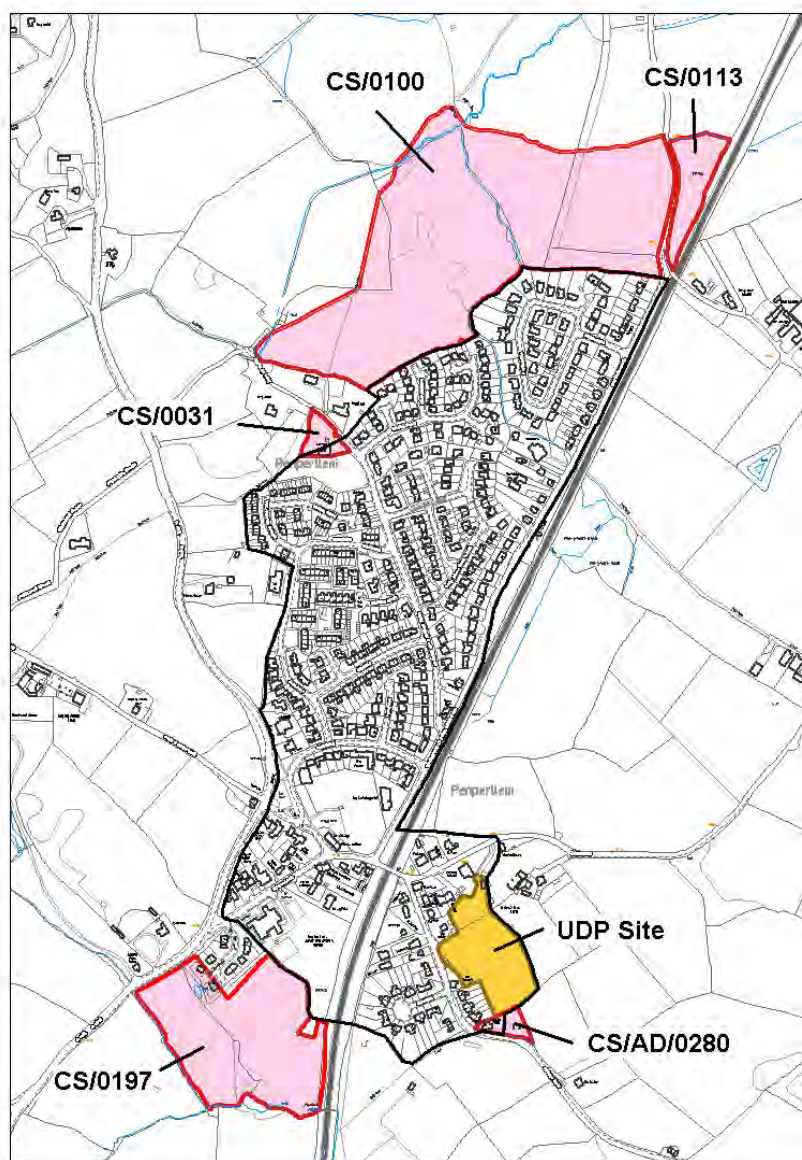
CS/0137 is reasonably related to the village but would result in a considerable expansion into open countryside.

CS/0246 and 0247 are considered to be better related to the form of the village. There are flooding issues but not over the whole of both sites and it is considered that sufficient land is available outside the flood plain to enable the target of 40 dwellings on new sites set out in the Preferred Strategy to be achieved.

Proposed site allocations

It is proposed that parts of candidate sites CS/0246 and 0247 be allocated for residential development of up to 40 dwellings.

PENPERLLEN/GOETRE.



Preferred Strategy

Policy S2 of the Preferred Strategy proposed 0 dwellings on new sites in Penperllen.

Representations received on the Preferred Strategy

None.

Housing Need

No specific local housing needs study has been carried out for the Goetre Fawr Community Council area. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Goetre

Fawr Community Council area of 48 dwellings. Fourteen affordable homes have recently been erected under the rural exceptions policy on the southern side of the village. While there is likely to still be a high level of need in the area, it is proposed that the thresholds and proportions required under the suggested LDP affordable housing policy for the County as a whole should apply in Penperlleni for any new housing allocations, given the nature of the settlement and its potential for higher levels of growth than in much smaller rural villages.

Sites considered

Candidate sites CS/0100 and CS/0113 were assessed as part of the preparation of the Preferred Strategy, as they could have been grouped together to be of such a size that they had potential to be 'strategic'. They were considered to represent a significant Greenfield expansion into open countryside to the north of the village with a resulting adverse landscape impact and out of scale with the village.

Candidate site CS/0197 is adjacent to the recently constructed affordable housing site. Access can be obtained through this recent development. Development of the whole of the site would not be appropriate in landscape or access terms but it is considered that there is potential for a small scale allocation of up to 30 dwellings.

The extensions to the VDB proposed under CS/0031 and CS/AD/0280 are not considered to be necessary or appropriate.

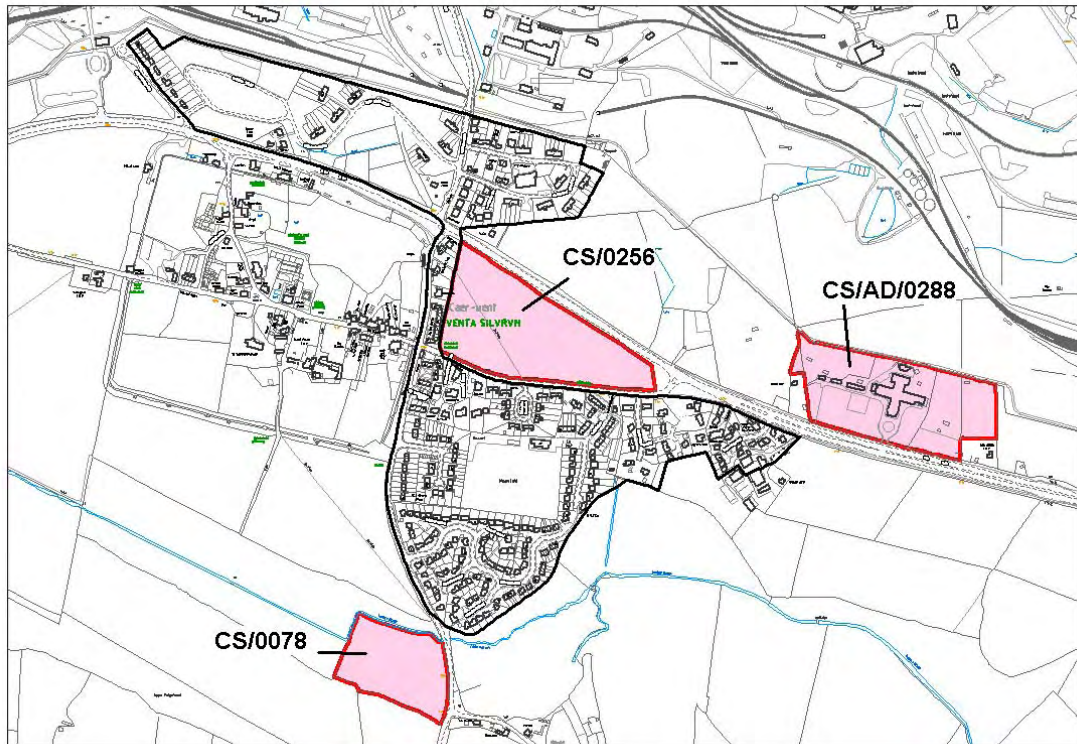
There is a UDP allocation for around 15-20 dwellings at Plough Road. Together with an adjacent area that was included within the Local Plan VDB for Penperlleni and a further UDP allocation at Capel Ed Lane, it was estimated in the Urban Housing Potential Study that there was potential for an additional 50 houses in the village. This is the main reason for the 'zero' allocation on new sites proposed in the Preferred Strategy. There remains considerable doubt, however, about the deliverability of these UDP sites and it is considered appropriate to make a further allocation in the village on a site that is known to be available for development, as evidenced by the candidate site submission.

Proposed site allocations.

It is proposed that part of candidate site CS/0197 be allocated for a residential development of up to 30 dwellings.

C. MAIN VILLAGES

CAERWENT.



Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 951.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

- Nursery
- Place of worship (x2)
- Post office
- Public house (x2)
- Public hall
- Publicly accessible open space
- Child's play area (x2)
- Youth club

Public transport.

The village is served by the following bus services:

Service 62 Magor, Caldicot, Caerwent to Sudbrook (4 services between 7am and 7pm)

Service 73 Chepstow, Caerwent, Parc Seymour to Newport (12 services between 7am and 7pm)

Service 73 Newport, Parc Seymour, Caerwent to Chepstow (12 services between 7am and 7pm)

Village character and landscape setting.

The heart of the village is the conservation area that contains the Roman Town scheduled ancient monument and archaeological sensitive area. More modern development has taken place to the east and north of the Roman Town. The Roman Town and its setting have been identified as having high landscape sensitivity with low capacity for housing development. The Ministry of Defence land to the north of the village has medium sensitivity and medium capacity for housing. Planning permission has been granted for 132 houses at Merton Green, however, in accordance with an existing commitment carried forward in the UDP from the Monmouth Borough Local Plan. It is considered, therefore, that no further allocation of housing land can be justified in Caerwent in terms of meeting local need.

Representations received on Preferred Strategy.

Responses to Preferred Strategy Consultation:

Caerwent Community Council made representations objecting to candidate sites CS/0078 and CA/0256. These are summarised on page 111 of the Preferred Strategy Report of Consultation.

Housing need.

No local housing needs study has been carried out for the area. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Caerwent Community Council area of 35 dwellings. The new housing development at Merton Green will make a significant contribution to meeting local need for affordable housing.

Sites considered.

As stated above, it is considered that there is no need to seek to identify additional land in Caerwent for housing development. Should this not have been the case, it is considered that the submitted candidate sites would not have been suitable for development.

CS/0256 is important to the setting of the conservation area in views from the east and has a significant archaeological constraint. A substantial part of CS/0078 is flood plain; the site is detached from the village; and it is in an area of low capacity because of its importance to the setting of the Roman Town and its walls. CS/AD/0288 is detached from the main village and there are problems in gaining access to the adjoining A48.

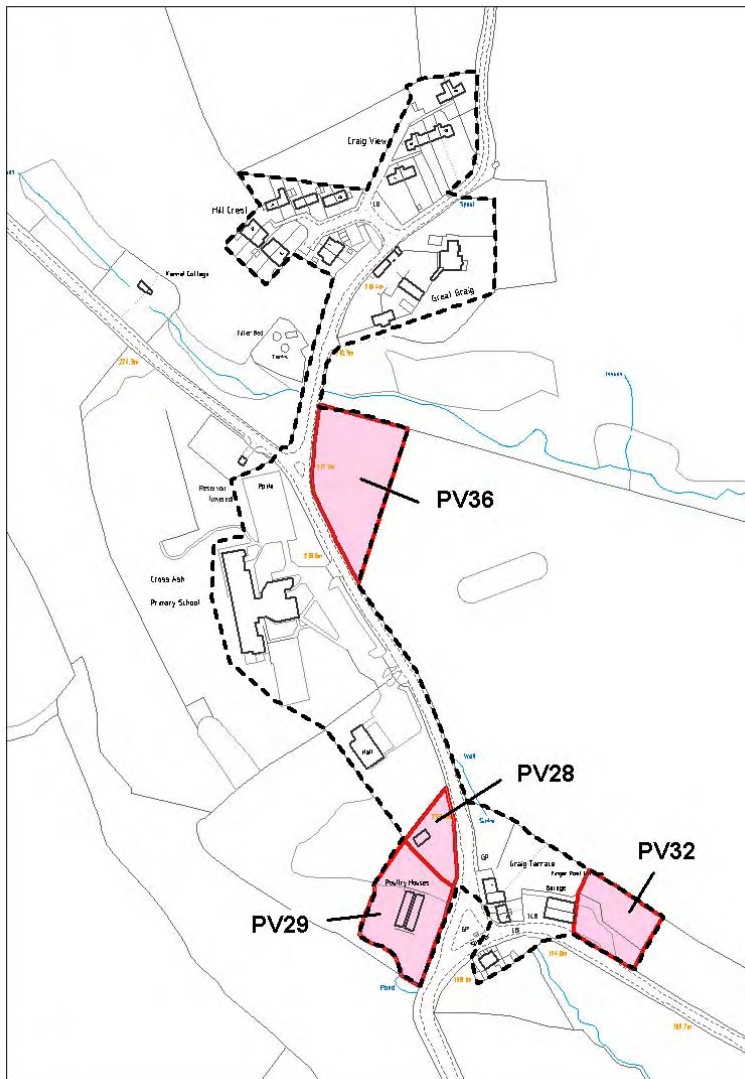
Proposed site allocations.

None

Proposed village categorisation.

Notwithstanding the proposal not to allocate any further land for housing development at Caerwent, the settlement clearly is worthy of classification as a 'Main Village', given its size and range of services and facilities. It is proposed, therefore, that the existing VDB be confirmed in the LDP.

CROSS ASH



Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 70.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

- Nursery
- Primary school
- Public hall
- Youth club

Public transport.

The village is served by the following bus service:

Grass routes service.

Village character and landscape setting.

Cross Ash has a dispersed settlement pattern with a small main core to the south, a school set back amongst trees to the west and prominent estate housing to the north. The character area containing these buildings has been identified as having medium capacity for new housing, particularly in the vicinity of the existing garage building and south of the village hall. The open countryside to the south and west of the village has been identified as having low capacity for housing as it is highly rural, tranquil and exposed to views from the west and south.

Representations received on Preferred Strategy.

None.

Housing need.

The village is in the Llangattock Vibon Avel Community Council area. No specific local housing needs study has been carried out for the community council area. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Llangattock-Vibon-Avel Community Council area for 19 dwellings.

A planning application for an affordable housing site adjacent to Craig View was refused and dismissed on appeal on the grounds of the loss of recreation space. The need for affordable housing in the village, however, was accepted at the appeal.

There is an existing school at the village, which would be in need of support.

Sites considered.

No sites were submitted in response to the invitation for candidate sites. Four sites identified by officers, however, do not appear to have any major constraints.

Proposed site allocations.

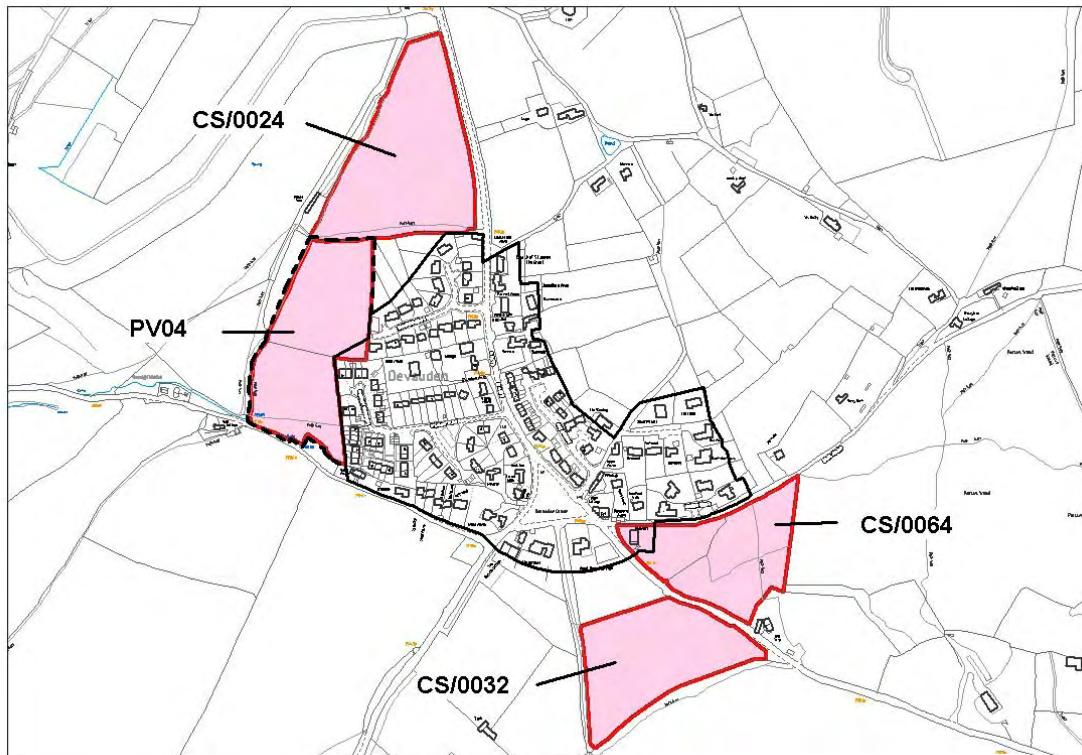
It is proposed that sites PV/0028, PV/0029, PV0032 and PV/0036 be allocated for residential purposes for up to 15 dwellings in total.

Proposed village categorisation.

The village is clearly very marginal in terms of its 'sustainability', having a small population size, limited facilities and poor access to public transport. At the same time, however, local need is high and there is an existing school in the village that is worthy of support and obviously has sustainability benefits for existing residents. It is proposed, therefore, that Cross Ash be identified as

a 'Main Village' and that a VDB be drawn around existing development (as suggested on the site plan above) with extensions to incorporate the proposed housing allocations. This might offer an infill opportunity in the grounds of Great Graig, a listed building, and would also present a strong defensible boundary to the sensitive countryside surrounding the settlement.

DEVAUDEN



Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 358.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

- Place of worship
- Convenience store
- Post Office
- Public House
- Petrol Filling Station
- Public Hall
- Publicly Accessible Open Space
- Childrens' Play Area (x2)
- Youth Club
- Sport's ground
- Work opportunity

Public transport.

The village is served by the following bus services:

Service 65 Chepstow, Devauden, Trellech to Monmouth (6 services between 7am and 7pm)
Service 65 Monmouth, Trellech, Devauden to Chepstow (5 services between 7am and 7pm)

Village character and landscape setting.

The village lies within the Wye Valley AONB, with only the south-western edge of the village not abutting part of the AONB. It has experienced significant relatively recent suburban growth. The surrounds of the village have been identified as having low or medium/low capacity for housing growth.

Representations received on Preferred Strategy.

Responses to Preferred Strategy consultation:

Devauden Community Council and four local residents submitted representations objecting in general to further development in the village and specifically to the submitted candidate sites. Representations were received from the agents for CS/0024 and CS/0064 in support of their clients proposed developments. The representations relating to Devauden are summarised in pages 111-113 of the Preferred Strategy Report of Consultation.

Responses to Opportunities for Further Comments Consultation:

Two local residents (Representors 736 and 1123) have re-iterated their objections to further development in Devauden.

Housing Need.

No specific housing needs study has been carried out in the Devauden Community Council area. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Devauden Community Council area of 20 dwellings

Sites considered.

Three large candidate sites have been submitted for consideration. CS/0024 would be highly visible, clearly extending the village into its rural approaches from the north. The site also has biodiversity constraints. Similarly, CS/0032 and CS/0064 would represent significant visual intrusions into the rural approaches to the village from the south-east. The former also has access problems. In addition, the view from the village hall and green southwards to the forest edge is important to the settlement character and sense of place. Officers have identified an additional potential site (PV04) to the west of the village. While this is within a character area with low capacity and within the AONB this site is considered to be better related to the village form and less intrusive than the candidate sites. Access can be obtained from the adjacent housing estate although this appears to involve the use of private land. The narrow lane south of the site is not considered suitable to accommodate the development.

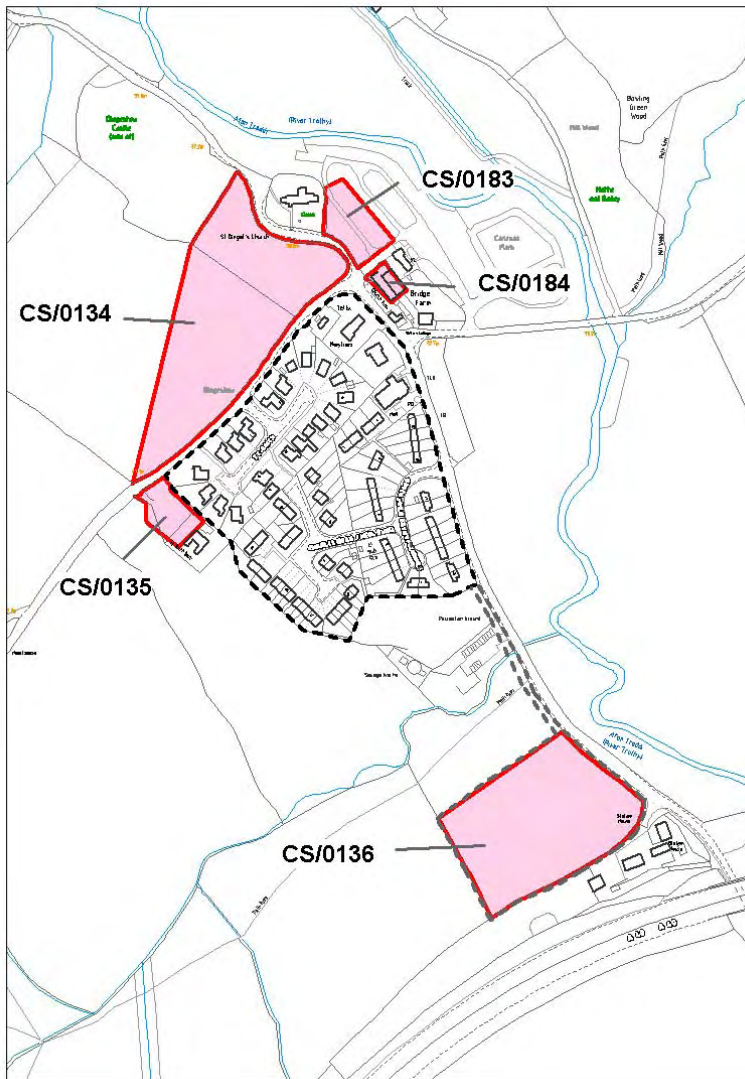
Proposed site allocations.

It is proposed that site PV04 be allocated for a residential development of up to 15 dwellings.

Proposed village categorisation.

While there has been some doubt over the future of the village shop/post office, it is understood that the shop has now re-opened. Devauden is a relatively sustainable settlement by Monmouthshire standards having a public house and a range of community facilities. An appropriate development site is also available. It is proposed, therefore, that Devauden be categorised as a Main Village and that the VDB be reaffirmed, subject to an extension to include the proposed housing allocation.

DINGESTOW



Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 219.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

- Nursery
- Place of Worship
- Post Office
- Public House (?)
- Public Hall
- Publicly Accessible Open Space
- Childrens Play Area

Public transport.

The village is served by the following bus services:

Service 60 Monmouth, Dingestow Turn, Raglan, Usk to Newport (6 services between 7am and 7pm)

Service 60 Newport, Usk, Raglan, Dingestow Turn to Monmouth (7 services between 7am and 7pm)

Service 83 Abergavenny, Raglan, Dingestow Village to Monmouth (4 services between 7am and 7pm)

Service 83 Monmouth, Dingestow Village, Raglan to Abergavenny (5 services between 7am and 7pm)

Village character and landscape setting.

The village is a compact settlement comprising a significant amount of relatively recent estate housing. The existing caravan park extends conspicuously towards the east. The surrounds of the village have been identified as having medium/low capacity for development. The areas around the church and castle are particularly sensitive and the setting of Dingestow Court to the west is also important. The flood plain and valley floor act as a barrier to settlement expansion to the east.

Representations received on Preferred Strategy.

None.

Housing Need.

Dingestow is in the Mitchell Troy Community Council area, where a local housing needs survey carried out in August 2007 identified 33 households in need. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Mitchell Troy Community Council area of 24 dwellings

Sites considered.

Candidate sites CS/0134, 0183 and 0184 are in the sensitive setting of the church and castle and are not considered appropriate for development. CS/0135 represents a 'rounding-off' opportunity but is restricted in area. CS/0136 is detached from the village, particularly because of the effects of the flood plain of the stream running eastwards to the River Trothy although the field is also separated from the village by an open space area and garage compound. Nevertheless, the site does have a natural boundary to the south in the embankment surrounding the existing buildings of Station House. It is conspicuous in the wider landscape but is low lying and, while not ideal, does represent the only development opportunity to meet the community council aspirations to meet the high level of existing need.

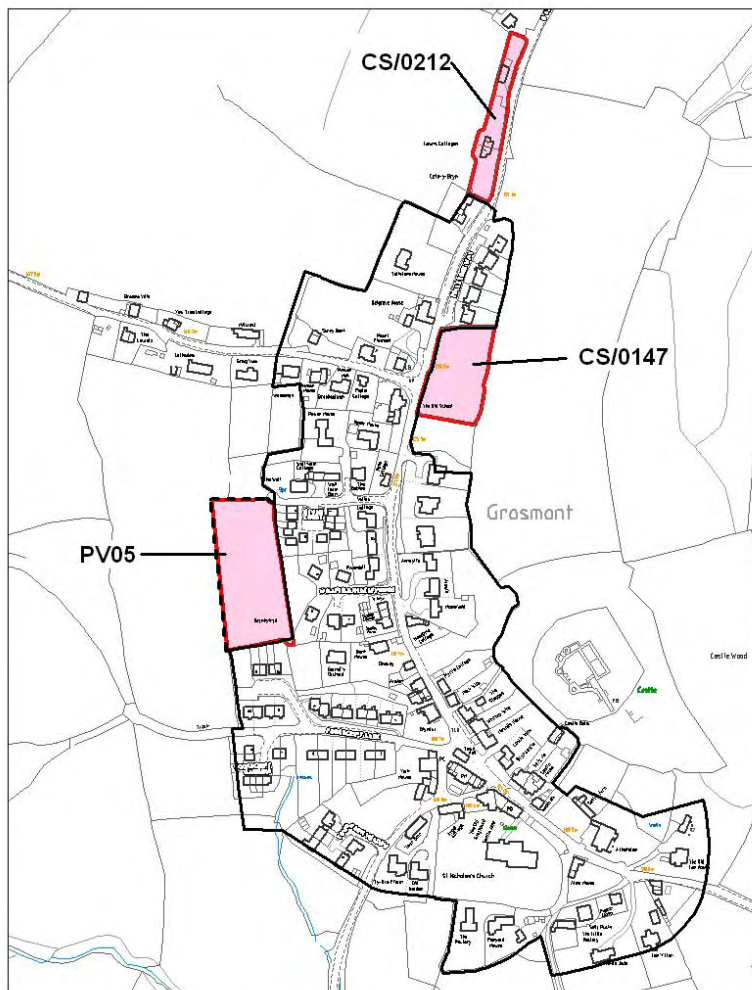
Proposed site allocations.

It is proposed that candidate site CS/0136 be allocated for a residential development of around 15 dwellings.

Proposed village categorisation.

In the UDP Dingestow is categorised as a Policy H4 infill settlement. However, it does have a relatively good range of community facilities and access to bus services and has a development opportunity. It is proposed, therefore, that Dingestow be categorised as a Main Village and that a VDB be drawn around the existing built development (as shown on the plan above) with an extension to include the new housing allocation. This suggested VDB includes the existing estate developments and the existing buildings around Bridge Farm but not the caravan park or church.

GROSMONT



Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 284.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

- Place of Worship
- Post Office
- Convenience Store
- Public House
- Public Hall
- Publicly Accessible Open Space
- Youth Club

Public transport.

The village is served by the following bus service:

Grass routes service.

Village character and landscape setting.

Grosmont is a conservation area village in which the main focal points are the castle and church, with a number of listed buildings both in the centre of the village and also at outlying farmsteads. The character area to the east of the village has been identified as having low capacity for housing as it acts as the setting for the castle and the historic part of the village and is exposed to views from the east with ridgeline development being particularly intrusive. The valley slopes to the south and south west of the village are important to the setting of the village, its church and the rural Tressenny dwellings. The Landscape and Capacity Study identified that recent development has gone as far as acceptable down the slopes. The character area to the west of the village is identified as having slightly more capacity for development, although still medium/low as it is open countryside exposed to view.

Representations received on Preferred Strategy.

Responses to Preferred Strategy consultation:

Representations received from the promoter of candidate site CS/0147. These are summarised on page 113 of the Preferred Strategy Report of Consultation.

Responses to Opportunities for Further Comment Consultation:

GROW – consider that there is a need for a community garden and allotments in the village before any further residential development is considered.

Housing Need.

A local housing needs survey carried out in February 2007 identified 28 households in need in the Grosmont Community Council area. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Grosmont Community Council area of 16 dwellings

Sites considered.

Candidate site CS/0147 is in a prominent location on the sensitive eastern edge of the settlement and not considered appropriate for development. CS/0212 has restricted depth represents an undesirable ribbon development to the north of the village. Site PV/05, identified by officers, is within a character area identified as having some capacity (although only medium/low). The western edge is the least sensitive side of this sensitive settlement and it is considered that the lower slopes south of Bevan Court do offer some opportunity for expansion. The highway assessment has identified that it should be possible to provide an appropriate access to the site.

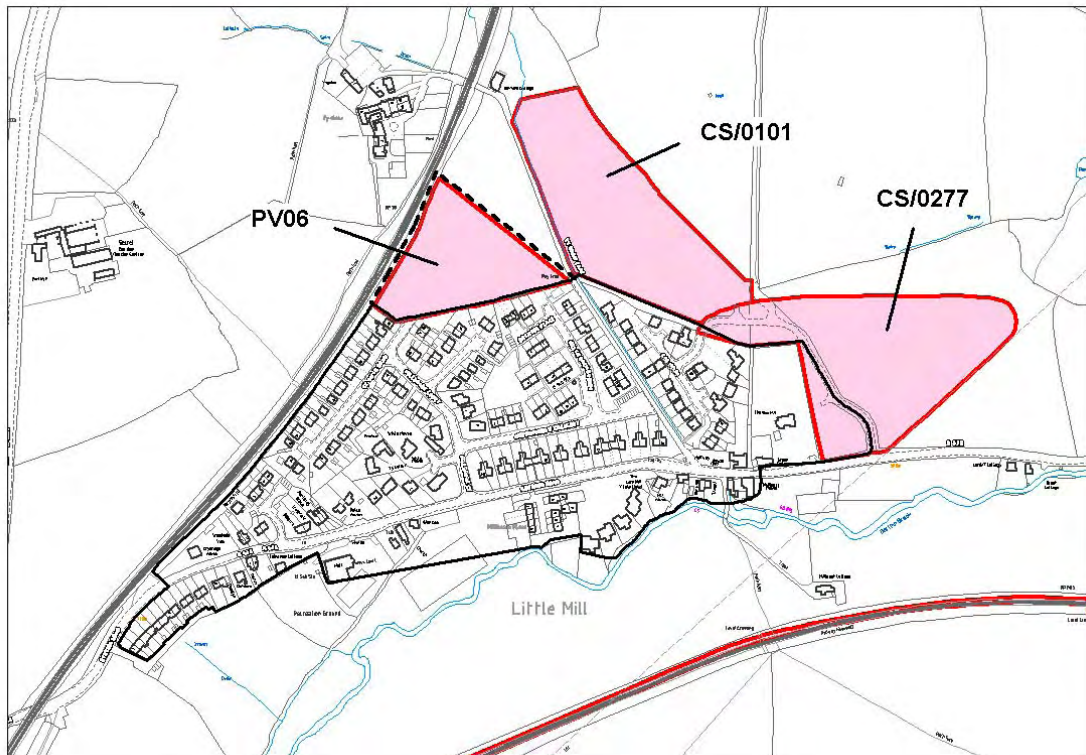
Proposed site allocations.

It is proposed that site PV05 be allocated for a residential development of around 15 dwellings, to also include an area for community open space, subject to confirmation of availability.

Proposed village categorisation.

Grosmont, despite its remote location, has a good range of facilities and is an important settlement in the County, due to its high quality conservation area status and historic interest for visitors. It is proposed, therefore, that Grosmont be categorised as a Main Village and that the VDB be reaffirmed subject to an extension to include the proposed housing allocation.

LITTLE MILL



Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 492.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

- Nursery
- Public House
- Public Hall
- Publicly accessible Open Space
- Children's Play Area (x4)
- Youth Club
- Sports Ground

Public transport.

The village is served by the following bus services:

- Service 63 Chepstow, Usk, Little Mill Bridge, Pontypool to Cwmbran (5 services between 7am and 7pm)
- Service 63 Cwmbran, Pontypool, Little Mill Bridge, Usk to Chepstow (4 services between 7am and 7pm)

Service X20 Newport, Cwmbran, Pontypool, Little Mill Bridge to Abergavenny
(3 services between 7am and 7pm)
Service X20 Abergavenny, Little Mill Bridge, Pontypool, Cwmbran to Newport
(3 services between 7am and 7pm)

Village character and landscape setting.

Little Mill is a compact settlement with relatively recent estate development, although the area south of the main road through the village contains some scattered rural dwellings just above the flood plain. The character area to the north and east of the village is identified as having medium housing capacity, although the hillsides rising above the village are sensitive.

Representations received on Preferred Strategy.

Responses to Preferred Strategy consultation:

Two representations received in support of Candidate Site CS/0277. These are summarised on page 113 of the Preferred Strategy Report of Consultation.

Housing Need.

No specific housing needs survey has been carried out for the Goetre Fawr Community Council Area, within which Little Mill is located. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Goetre Fawr Community Council area of 48 dwellings

Sites considered.

Candidates sites CS/0101 and CS/0277 are in a character area identified as having medium capacity for housing. Nevertheless, they are in exposed locations and not well related physically to the settlement and officers have identified a potential site, PV06, that is less conspicuous and considered to be better related to the existing settlement form. The existing access from Ty Gwyn to the south west corner of the site is considered to be suitable as an access to this site.

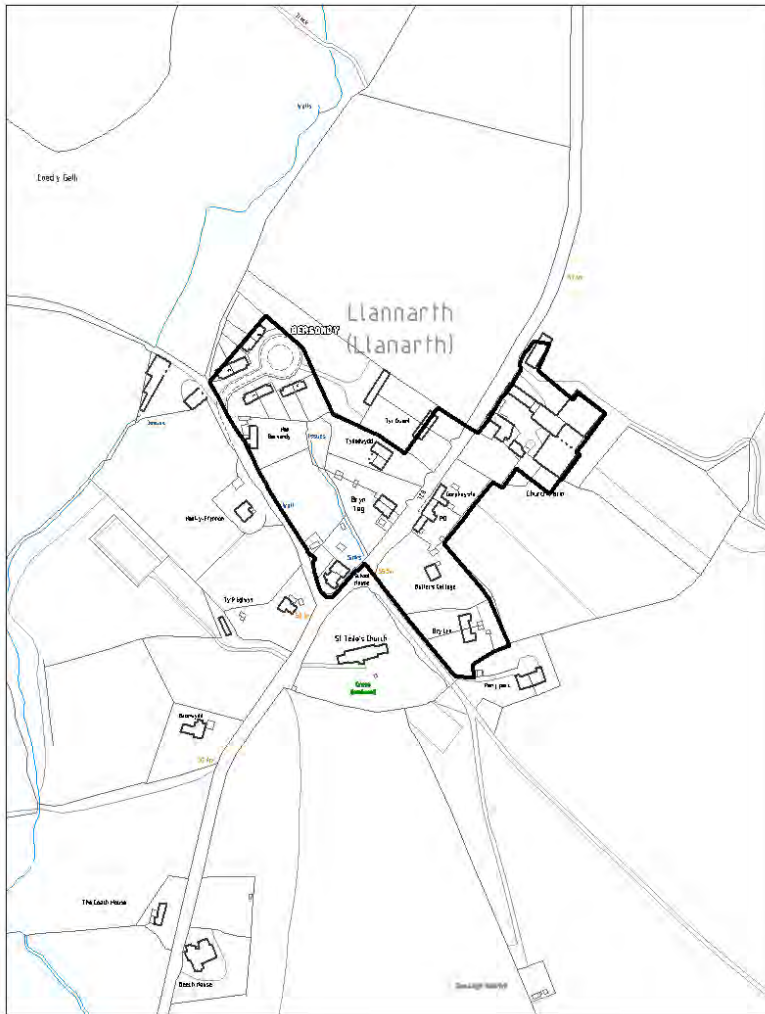
Proposed site allocations.

It is proposed that site PV06 be allocated for a residential development of around 15 dwellings.

Proposed village categorisation.

Little Mill has a relatively good range of facilities and is in an accessible location. It is proposed, therefore, that Little Mill be designated as a Main Village and the VDB be reaffirmed subject to an extension to include the proposed housing allocation.

LLANARTH



Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 75.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

Place of Worship
Public Hall
Publicly Accessible Open Space
Children's Play Area
Sports Ground

Public transport.

The village is served by the following bus service:

Grass routes service.

Village character and landscape setting.

Llanarth is an attractive village located in a sensitive setting in the much larger Llanarth Conservation Area and adjacent to the Llanarth Court registered historic park.

Representations received on Preferred Strategy.

None.

Housing Need.

Llanarth is located in the Llanarth Fawr Community Council area, where a local housing needs survey carried out in December 2006 identified 22 households in need. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Llanarth Fawr Community Council area of 18 dwellings Planning permission has recently been granted for a rural exceptions affordable housing site for six dwellings on the north of the village on Council owned land.

Sites considered.

None.

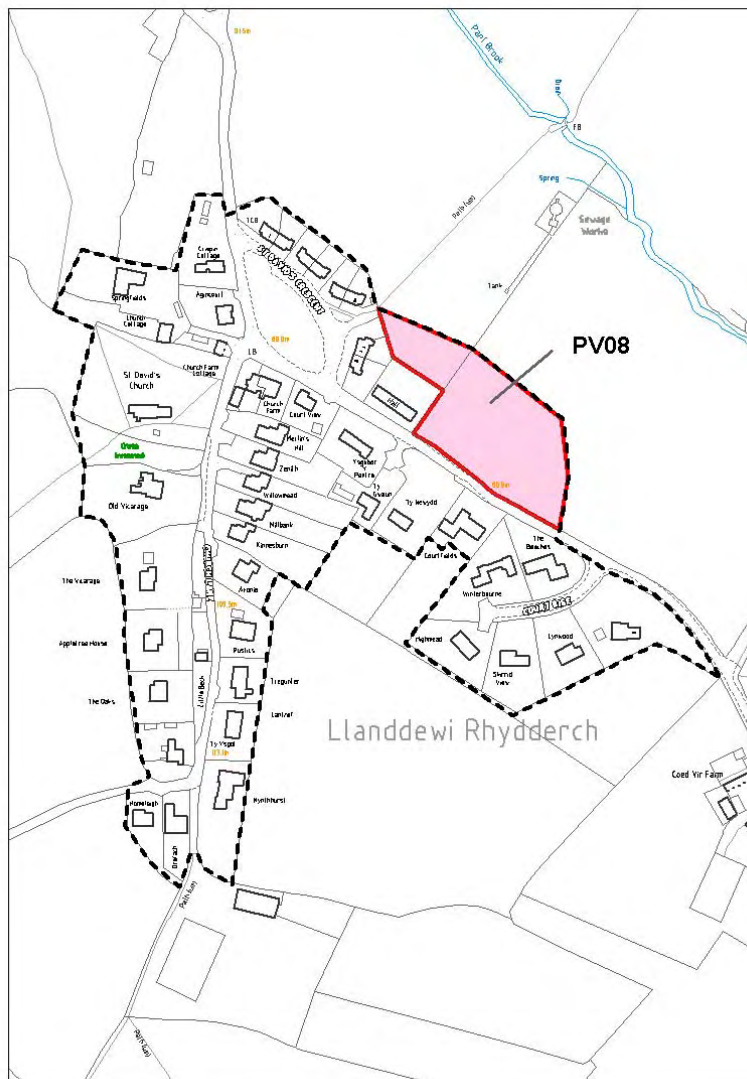
Proposed site allocations.

None.

Proposed village categorisation.

Llanarth is a Policy H3 village in the UDP and has a VDB. Within the VDB there is an identified opportunity for up to four dwellings, which is a longstanding allocation that there appears to have been no interest in taking up. It is understood that the Llanarth Estate owns the majority of the land surrounding the village and the Estate appears not to wish to release land for development. There do not seem to be any further opportunities for development in the village, therefore, and, given its small size and limited community infrastructure, remoteness and sensitive landscape setting it is proposed that Llanarth be re-categorised to be a Minor Village and that its VDB be removed.

LLANDEWI RHYDDERCH



Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 120.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

Nursery
Place of Worship (x2)
Public Hall
Publicly Accessible Open Space
Children's Play Area

Public transport.

The village is served by the following bus service:

Grass routes service.

Village character and landscape setting.

At the heart of the village are the listed small church of St David's and the Old Vicarage. From here ribbon development extends along the roads to the south and south-east, although there is an attractive crescent of local authority built houses. The countryside immediately surrounding the village has been identified as having medium/low capacity for housing.

Representations received on Preferred Strategy.

None.

Housing Need.

Llandewi Rhydderch is in the Llanover Community Council area, where a local housing needs survey carried out in April 2006 identified 17 households in need. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Llanover Community Council area of 28 dwellings

Sites considered.

No sites have come forward through the candidate site process. Officers have identified a potential site to the east of St David's Crescent. The Landscape Sensitivity and Capacity Study has identified a potential opportunity to the west of Court Rise within the apparent village envelope but this site is landlocked. Officers have identified a potential site PV08 that represents a rounding-off of the village and is not conspicuous in the landscape.

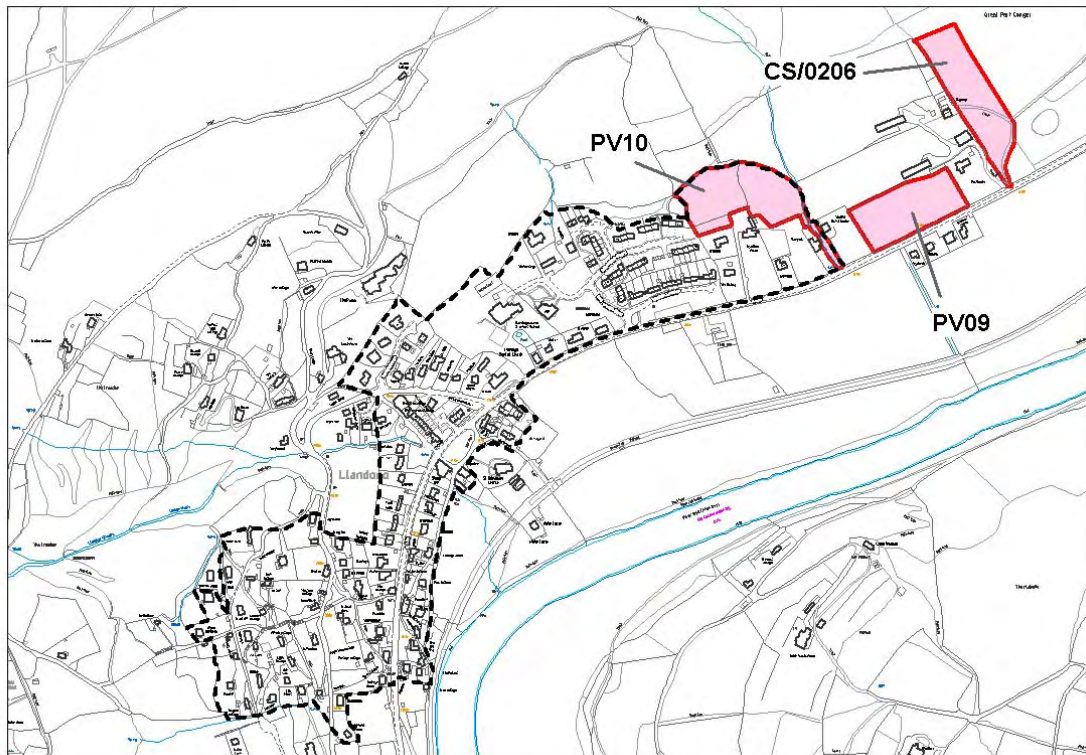
Proposed site allocations.

It is proposed that site PV08 be allocated for a residential development of around up to 10 dwellings (subject to confirmation of site availability).

Proposed village categorisation.

The settlement is small with poor accessibility and a relatively limited amount of community facilities. It is currently a Policy H4 infill village in the UDP. It is considered, however, that the vitality of the community would be enhanced if land could be brought forward for a small housing development. It is proposed, therefore, that (subject to confirmation of site availability) Llandewi Rhydderch be categorised as a Main Village and that a VDB be drawn around the existing built form (as indicated on the plan above) and the proposed housing allocation.

LLANDOGO



Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 472.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

- Nursery
- Primary School
- Place of Worship
- Convenience Store
- Public House
- Public Hall
- Publicly Accessible Open Space
- Children's Play Area
- Youth Club
- Sports Ground

Public transport.

The village is served by the following bus services:

Service 69 Chepstow, Llandogo to Monmouth (8 services between 7am and 7pm)

Service 69 Monmouth, Llandogo to Chepstow (9 services between 7am and 7pm)

Village character and landscape setting.

Llandogo is a conservation area village in a highly sensitive AONB landscape. A particular characteristic of the village is the way in which dwellings are scattered along the hillside, with intervening areas of wooded open space. At the centre of the village is the listed St Oudoceus Church, adjacent to the flood plain of the River Wye. The lower parts of the village form ribbon development adjacent to the A466 road, on either side of the road on the southern side of the village but on the northern side of the road where it leads eastwards out of the village. This development on the eastern side of the village is mainly estate housing, originally built by the local authority, although with some older sporadic housing as the area becomes more rural in character towards the east. The character areas surrounding the village have been identified as having high landscape sensitivity and low housing capacity.

Representations received on Preferred Strategy.

Responses to the Preferred Strategy Consultation:

Trellech United Community Council requested that the village be restored to its former status as a H3 village.

Housing Need.

Llandogo is in the Trellech United Community Council area, which a local housing needs survey carried out in November 2006 identified as having 35 households in need. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Trellech United Community Council area of 50 dwellings

Sites considered.

Only one candidate site came forward in the Llandogo area, site number CS/0206, but this is quite isolated in relation to the built up area of the village and has not been assessed in detail as it was considered not to comply with the Preferred Strategy, not being adjacent to a settlement proposed for future development. Officers, therefore, have identified two other potential allocations (PV09 and PV10) on the eastern side of the village, 'rounding-off' or infilling between some existing buildings and on the lower slopes of the surrounding hillside so that the visual intrusion is limited. The owners of PV09 have indicated that they are content for their land to go forward for consideration in the LDP, thereby confirming its availability. There are highway constraints that need further consideration but both areas of land do seem to have potential for development, with perhaps PV10 offering the best potential as a rounding off of the settlement rather than the ribbon nature of the development of PV09. There are likely to be biodiversity issues with PV10,

however, and the owners of part of the site have indicated that they are not interested in bringing the land forward for development.

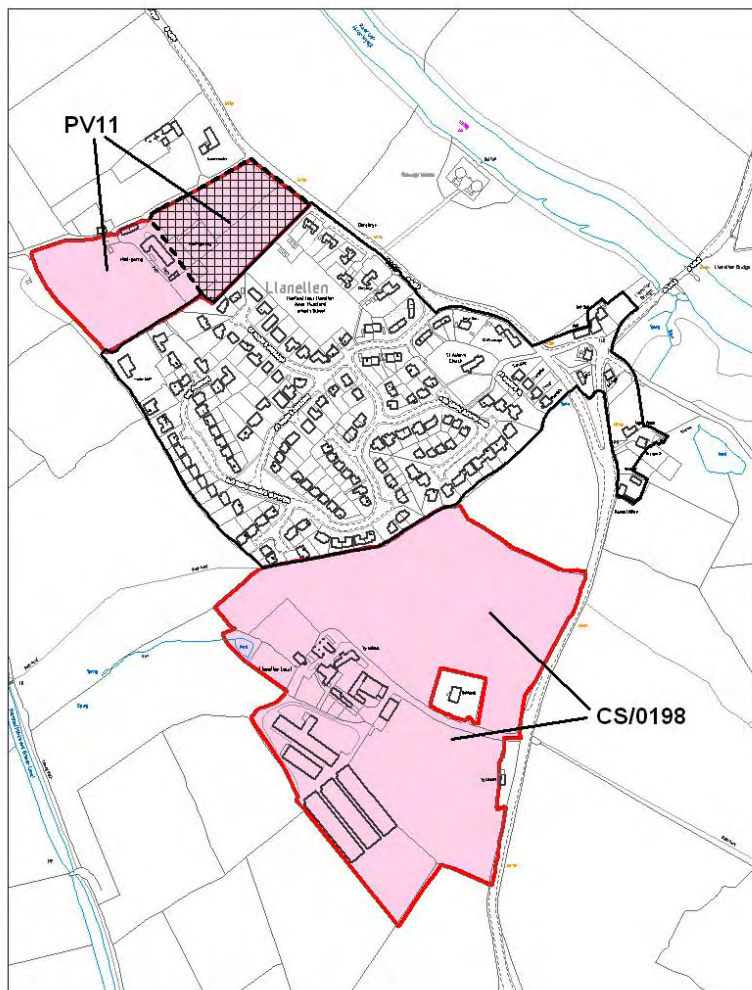
Proposed site allocations.

It is proposed that site PV10 (subject to detailed assessment and confirmation of availability) be allocated for a residential development of around 15 houses. Should this site not be available then site PV09 is considered to be the next best alternative.

Proposed village categorisation.

Llandogo was re-classified to be a Policy H4 infill village without a VDB in the UDP following the recommendation of the UDP Inspector, on the basis that there only existed opportunities for minor infill development within the settlement. It is a very sustainable settlement, having a school, a recently built village hall, a public house and general store. It is proposed, therefore, that Llandogo is categorised as a Main Village and that its VDB is reinstated (as indicated on the plan above) with an amendment to include the new housing allocation.

LLANELLEN



Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 384.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

- Place of Worship
- Convenience Store
- Other Non-food Shop
- Post Office
- Public Hall
- Publicly Accessible Open Space
- Children's Play Area
- Sports Ground

Public transport.

The village is served by the following bus services:

Service 43 Llanellen, Llanfoist to Abergavenny (9 services between 7am and 7pm)

Service 43 Abergavenny, Llanfoist to Llanellen (10 services between 7am and 7pm)

Service X3 Abergavenny, Llanellen, Pontypool, Cwmbran to Cardiff (15 services between 7am and 7pm)

Service X3 Cardiff, Cwmbran, Pontypool, Llanellen to Abergavenny (13 services between 7am and 7pm)

Service X20 Newport, Cwmbran, Pontypool, Llanellen to Abergavenny (3 services between 7am and 7pm)

Service X20 Abergavenny, Llanellen, Pontypool, Cwmbran to Newport (3 services between 7am and 7pm)

Village character and landscape setting.

Llanellen is a relatively compact village with a significant amount of relatively recent estate development. The older core of the village is adjacent to the junction of the main A4042 road with a minor road running between the village and Llanfoist. There is a large farm complex to the south of the village at Llanellen Courth Farm, which is separated from the village by agricultural fields. The land rises from the village to the west towards the Brecon Beacons National Park, the boundary of which runs along the canal.

Representations received on Preferred Strategy.

Responses to Preferred Strategy consultation:

Five representations were received relating to candidate site CS/0198. These are summarised on page 113 of the Preferred Strategy Report of Consultation. The Llanellen Parish Association and three local residents objected to the development of the site.

Housing Need.

Llanellen is in the Llanfoist Fawr Community Council area, where a local housing needs study carried out in November 2006 identified 48 households in need. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Llanfoist Fawr Community Council area of 62 dwellings although a substantial amount of this is being met by the large scale developments taking place in Llanfoist itself. Rural needs are not necessarily being met, however, and it is considered appropriate to look for some village development to address this.

Sites considered.

Candidate site CS/0198, because of its large size, was assessed as a potential strategic site prior to preparation of the Preferred Strategy. Given its

scale, however, the development of the whole site would have been totally inappropriate for the village. The Landscape Sensitivity and Capacity Study also identified the site as having low capacity for housing because it is in open countryside, contributes to the setting of the National Park and forms part of the rural approach to the settlement. The character area in which the site is located was identified as having some capacity for housing (although still medium/low) and while the development of a small part of the site for housing may have been acceptable in landscape terms there is the difficulty in obtaining pedestrian access to the main part of the village, which would lead to total reliance on the private motor vehicle. Officers have identified a site to the north of the village, therefore, which is considered to have potential for development, particularly on the lower slopes where it will be less prominent. Satisfactory access to this site can be provided.

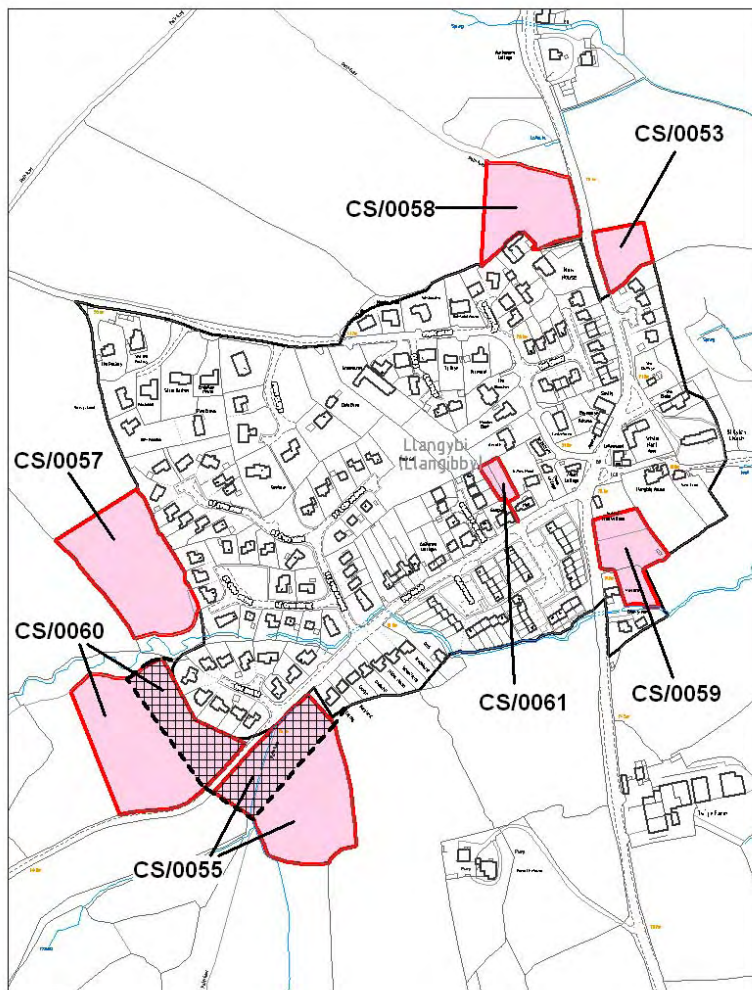
Proposed site allocations.

It is proposed that site PV11 (subject to confirmation of availability) be allocated for a residential development of around 15 houses.

Proposed village categorisation.

Llanellen is categorised as a Policy H3 settlement in the UDP and has a VDB. It is a reasonably sized settlement with a range of community facilities and very good bus links to Abergavenny. It is proposed, therefore, that Llanellen is categorised as a Main Village and that its VDB is reaffirmed with an amendment to include the new housing allocation.

LLANGYBI



Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 434.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

- Place of Worship
- Convenience Store
- Post Office
- Public House
- Public Hall
- Publicly Accessible Open Space
- Children's Play Area
- Sports Ground

Public transport.

The village is served by the following bus services:

Service 60 Monmouth, Raglan, Usk, Llangybi to Newport (7 services between 7am and 7pm)

Service 60 Newport, Llangybi, Raglan, Usk to Monmouth (7 services between 7am and 7pm)

Village character and landscape setting.

Llangybi is a relatively compact village with a significant amount of relatively recent estate development. It lies to the west of the Usk Valley flood plain, with the older edge of the village facing east towards the river and lying adjacent to the Usk-Caerleon road. Slopes rise from the valley floor, initially gradually and then more steeply to the west. The character areas to the east and south of the village have been identified as having medium/low capacity for housing, but there is medium capacity to the west of the village, particularly on the lower slopes. The higher slopes and the area to the north of the village, however, are sensitive to wider views.

Representations received on Preferred Strategy.

Responses to Opportunities for Further Comments Consultation:
Llangybi Fawr Community Council (Representor 51) has objected to any further expansion to the village.

Housing Need.

No specific housing needs survey has been carried out for the Llangybi Community Council Area. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Llangybi Community Council area of 18 dwellings.

Sites considered.

A number of candidate sites on the edge of the village have been put forward for consideration. CS/0059 and CS/0061 are already within the VDB and could be dealt with under current policies, subject to detailed considerations. CS/0053 and CS/0058 are in the conspicuous approach to the village from the north, with the latter in the sensitive setting of a historic listed building. CS/0057 is in an area identified as suitable for development in landscape terms but it cannot be accessed. CS/0055 and CS/0060 are considered to offer the best prospects for development, therefore, as they are also in the character area with medium capacity and are on the lower slopes. Developing the frontage of CS/0055 will enable the continuation of the building line of the adjoining houses to the east and developing the eastern part of CS/0060 will enable a limited extension of the village. Both sites can be accessed satisfactorily.

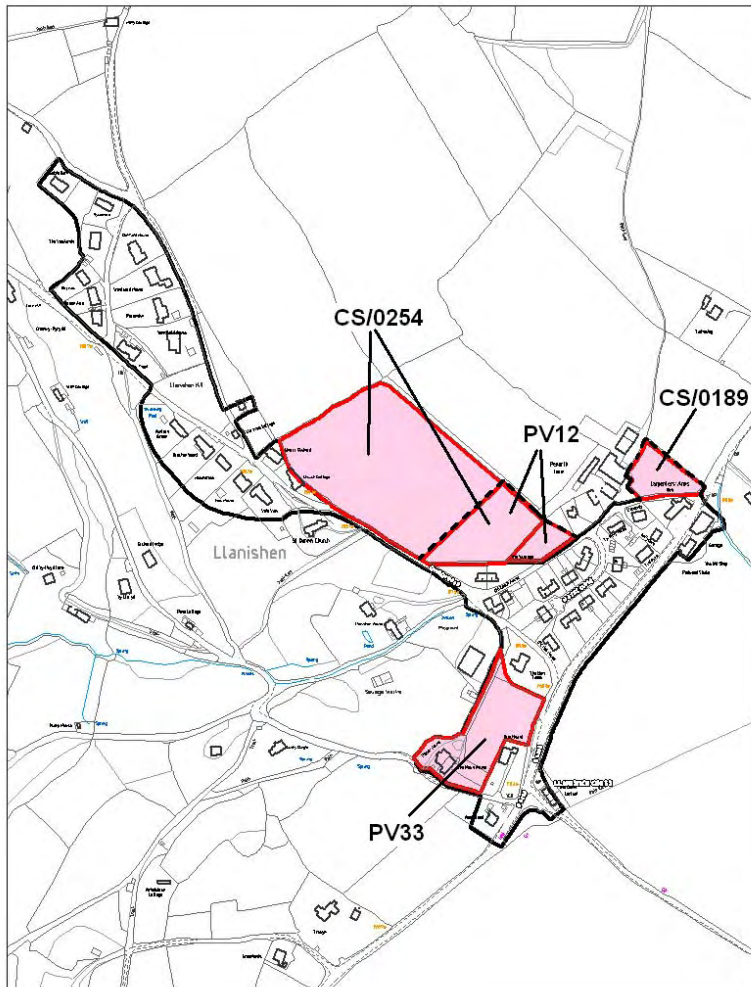
Proposed site allocations.

It is proposed that parts of sites CS/0060 and CS/0055 be allocated for a residential development of around 15 houses in total.

Proposed village categorisation.

Llangybi is well served by community facilities and a number of development opportunities have come forward. It is proposed, therefore, that Llangybi is categorised as a Main Village and that its VDB is reaffirmed with an amendment to include the new housing allocations.

LLANISHEN



Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 137.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

- Nursery
- Place of Worship
- Public House
- Public Hall
- Publicly Accessible Open Space
- Children's Play Area
- Youth Club

(It is recognised that there is also a shop and work opportunity at the garage that were not mentioned in the original report).

Public transport.

The village is served by the following bus services:

Service 65 Chepstow, Llanishen, Trellech to Monmouth (6 services between 7am and 7pm)

Service 65 Monmouth, Trellech, Llanishen to Chepstow (6 services between 7am and 7pm)

Village character and landscape setting.

Llanishen lies within the Wye Valley AONB. It is mainly on one side (to the west) of the B4293, apart from a garage and one house. The area to the east of the main road has been identified as having low housing capacity as it forms open countryside, prominent in long views and with limited connection to the settlement. The existing VDB contains two distinct areas, the cluster of dwellings adjacent to the B4293 and a group of dwellings, some older cottages and some more modern dwellings, to the west on the steep slopes facing south-west.

Representations received on Preferred Strategy.

None.

Housing Need.

Llanishen is in the Trellech United Community Council area where a local housing needs survey carried out in November 2006 identified 35 households in housing need. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Trellech Community Council area of 50 dwellings

Sites considered.

Two candidate sites have come forward in Llanishen. CS/0189 is relatively small but can be accessed safely. CS/0254 is out of scale with the village and the development of the whole site would create highway problems. A development of the south-eastern corner of the site, however, would have less visual impact and could be accessed over land adjacent to Penarth Farm that is in the ownership of the Council. PV33 is an allocated UDP site that has not come forward for development to date. It has subsequently been identified as a SINC (a local site of biodiversity interest). Given its existing allocation and suitability for development in landscape terms (as assessed by the UDP Inspector) it is considered that it should remain in the VDB but not specifically allocated for housing unless there is a good prospect of it being developed within a reasonable timescale.

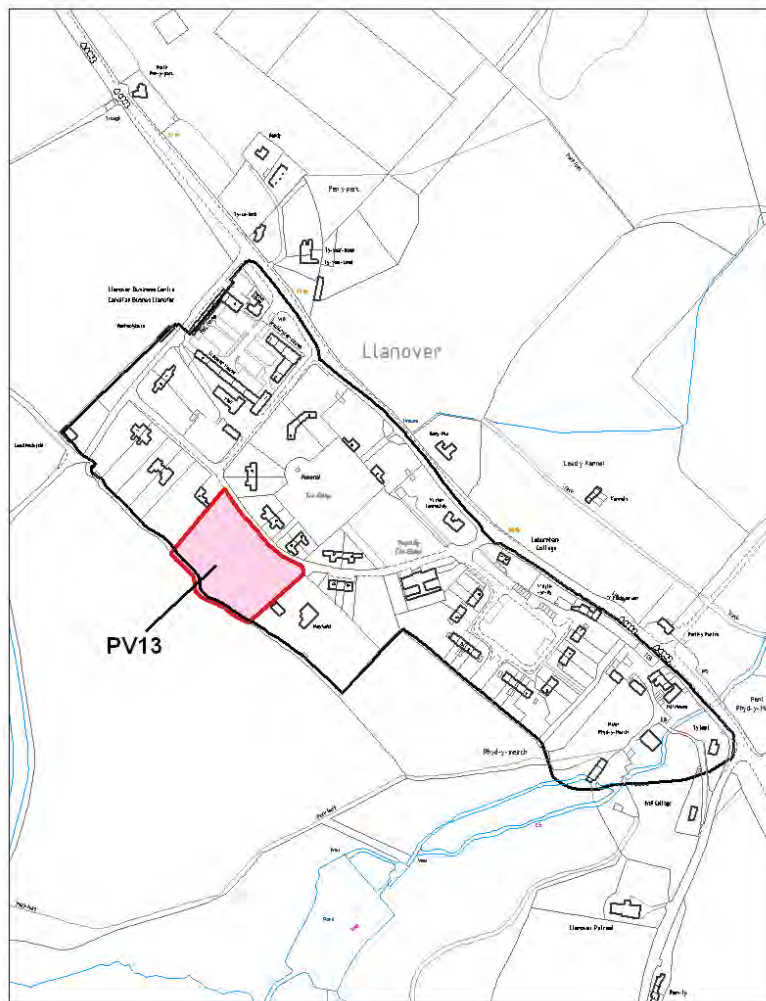
Proposed site allocations.

It is proposed that sites CS/0189 and PV12 be allocated for a residential development of around 10 houses in total.

Proposed village categorisation.

The UDP Inspector noted that, while Llanishen was a small village, it possessed some basic facilities, including a public house and a shop within the petrol filling station. There was also a bus service along the B4293. Accordingly, he considered it to be a settlement where limited housing development might be acceptable and that it was reasonable to categorise it as a H3 settlement. This view is concurred with. It is proposed, therefore, that Llanishen is categorised as a Main Village and that its VDB is reaffirmed with an amendment to include the new housing allocations.

LLANOVER



Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 145.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

- Nursery
- Primary School
- Place of Worship (x3)
- Public Hall (x2)
- Publicly Accessible Open Space
- Children's Play Area
- Work Opportunity

Public transport.

The village is served by the following bus services:

Service X3 Abergavenny, Llanover, Pontypool, Cwmbran to Cardiff (14 services between 7am and 7pm)

Service X3 Cardiff, Cwmbran, Pontypool, Llanover to Abergavenny (13 services between 7am and 7pm)

Service X20 Newport, Cwmbran, Pontypool, Llanover to Abergavenny (3 services between 7am and 7pm)

Service X20 Abergavenny, Llanover, Pontypool, Cwmbran to Newport (3 services between 7am and 7pm)

Village character and landscape setting.

Llanover is a conservation area village lying mainly to the west of the A4042 road, with the Brecon Beacons National Park further to the west. Llanover Park, a registered historic park and garden lies to the east of the A4042. Land to the south of the village has also been identified as having high landscape sensitivity and low capacity for housing as the area is attractive open countryside forming an important element of the conservation area setting.

Representations received on Preferred Strategy.

None.

Housing Need.

Llanover is in the Llanover Community Council area where a local housing needs assessment carried out in April 2006 identified 17 households in need. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Llanover Community Council area of 28 dwellings

Sites considered.

No candidate sites have come forward for the village. There is a current UDP housing allocation (PV13) that is long standing and there has been no apparent interest in bringing the site forward for development. There is a clean northern boundary to the village and any ribbon development along the A4042 would be detrimental to the setting of the conservation area.

Proposed site allocations.

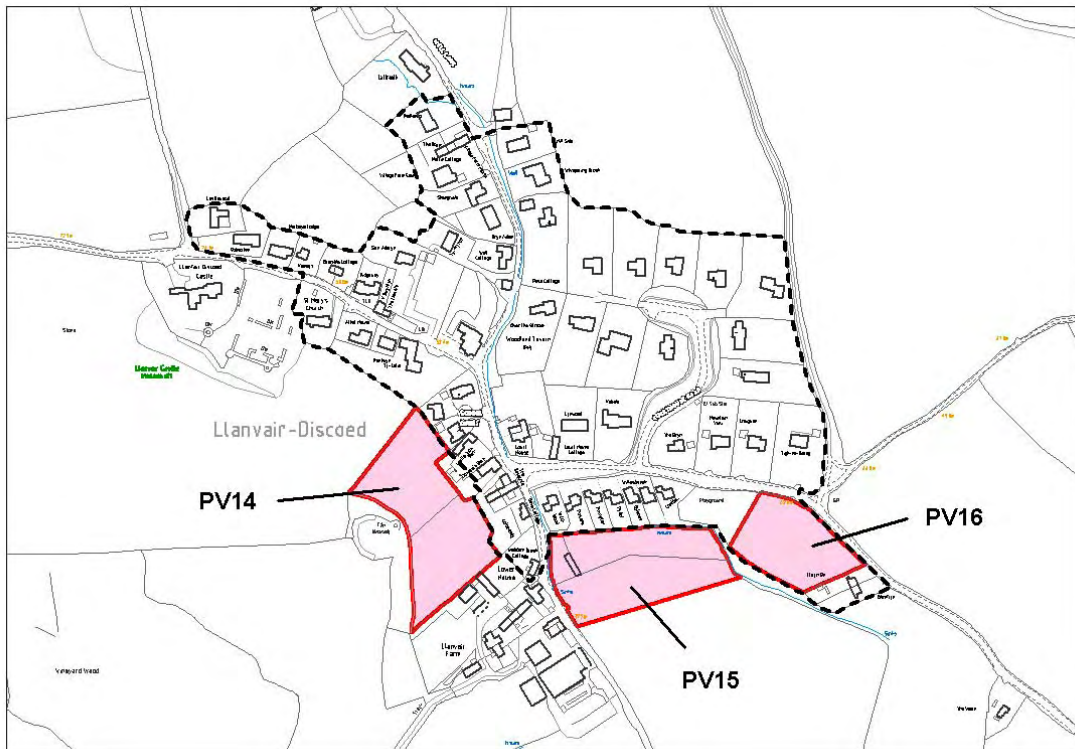
None.

Proposed village categorisation.

Llanover is a small village but has a reasonable range of community facilities, including an employment estate, and has good public transport links. It is

currently a H3 village in the UDP and has a VDB. Given its sensitive conservation area status, however, and the apparent lack of interest of the main landowner, Llanover Estates, in bringing land forward for housing development, it is not considered appropriate to designate it as a Main Village in the LDP. It is proposed, therefore, that Llanover is designated as a Minor Village.

LLANVAIR DISCOED



Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 213.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

- Place of Worship
- Public House
- Children's Play Area
- Sports Ground

Public transport.

The village is served by the following bus service:

Grass routes service.

Village character and landscape setting.

Llanvair Discoed is located within rising ground to the north-west of Caerwent. It consists largely of ribbon development along a number of minor roads, although there is also a relatively recent estate development of large

dwelling in large plots. The older part of the village is on its western edge and includes the church and castle ruins, a Scheduled Ancient Monument. The village lies in a Special Landscape Area. The area to the south of the village has no landscape designation but it has still been identified as having low capacity for housing due to its open, rural character.

Representations received on Preferred Strategy.

None.

Housing Need.

No specific housing needs survey has been carried out for the Caerwent Community Council Area, within which Llanvair Discoed is located. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Caerwent Community Council area of 35 dwellings.

Sites considered.

No sites have come forward through the candidate site process. Officers have identified three possible sites that are all in the Council's ownership. PV14 is landlocked. PV15 and PV16 appear to offer the best prospects for development and also provide an opportunity for upgrading the existing play facility. The sites lie in a character area identified as having low capacity for housing but are adjacent to the village and it is considered that their development would not have a significant adverse landscape impact. PV16, however, is the easier of the two to access. Provision of an access to PV15 would be visually disruptive close to a sensitive part of the village where there are a number of traditional buildings.

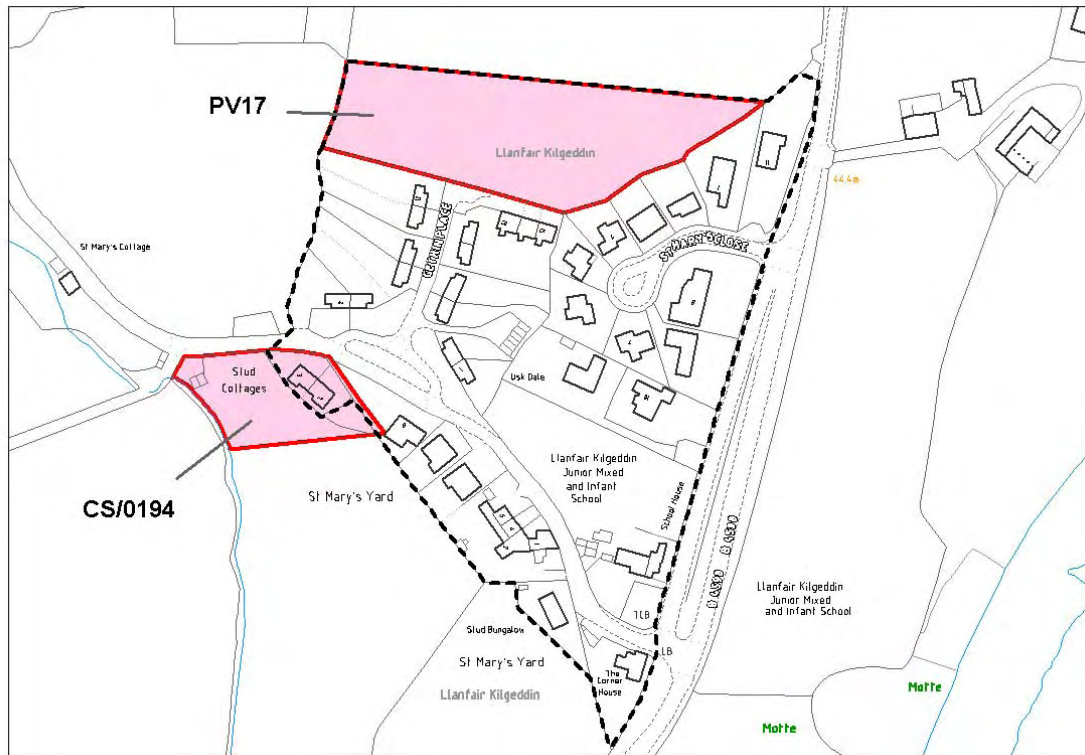
Proposed site allocations.

It is proposed that sites PV16 be allocated for a residential development of up to 10 houses in total.

Proposed village categorisation.

Llanvair Discoed is currently a H4 infill village in the UDP. It is a relatively small village with limited public transport access but it does have a range of community facilities and some development opportunities. It is proposed, therefore, that Llanvair Discoed be categorised as a Main Village and that a VDB be drawn around the existing built form and the proposed housing allocations.

LLANFAIR KILGEDDIN



Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 96.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

- Primary School
- Public Hall
- Publicly Accessible Open Space
- Sports Ground

Public transport.

The village is served by the following bus service:

Grass routes service.

Village character and landscape setting.

The village lies to the west of the B4598. To the east of the road is the Brynderwen registered park and garden and the Usk Valley flood plain. The settlement consists of mainly 20th century development. There is a small river

valley to the west of the settlement gently rising to the north and west to St Mary's Hill, which acts as a local skyline and backcloth to the village. This area to the north and west has been identified as having medium/low capacity for housing as it is open countryside of a pleasant rural character.

Representations received on Preferred Strategy.

None.

Housing Need.

Llanfair Kilgeddin is in the Llanover Community Council area, where a local housing needs survey carried out in April 2006 identified 9-14 households in need. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Llanover Community Council area of 28 dwellings

Sites considered.

One candidate site has been put forward, CS/0194, on the western side of the village, which appears to only have capacity for one or two dwellings. The Council has been contacted by the owner of land at PV17. This site could have potential for 15 or more dwellings with further land potentially available. It is considered, however, that a development of this scale could potentially meet most of the need in the Llanover Community Council area and that it would be more desirable for a broader distribution to be achieved to serve each of the main villages in the community council area. The character area in which the site lies has been identified as having medium/low capacity for housing but as the site lies adjacent to the existing settlement it is considered that it could be development without any significant adverse landscape impacts. There are highway constraints that would need further consideration.

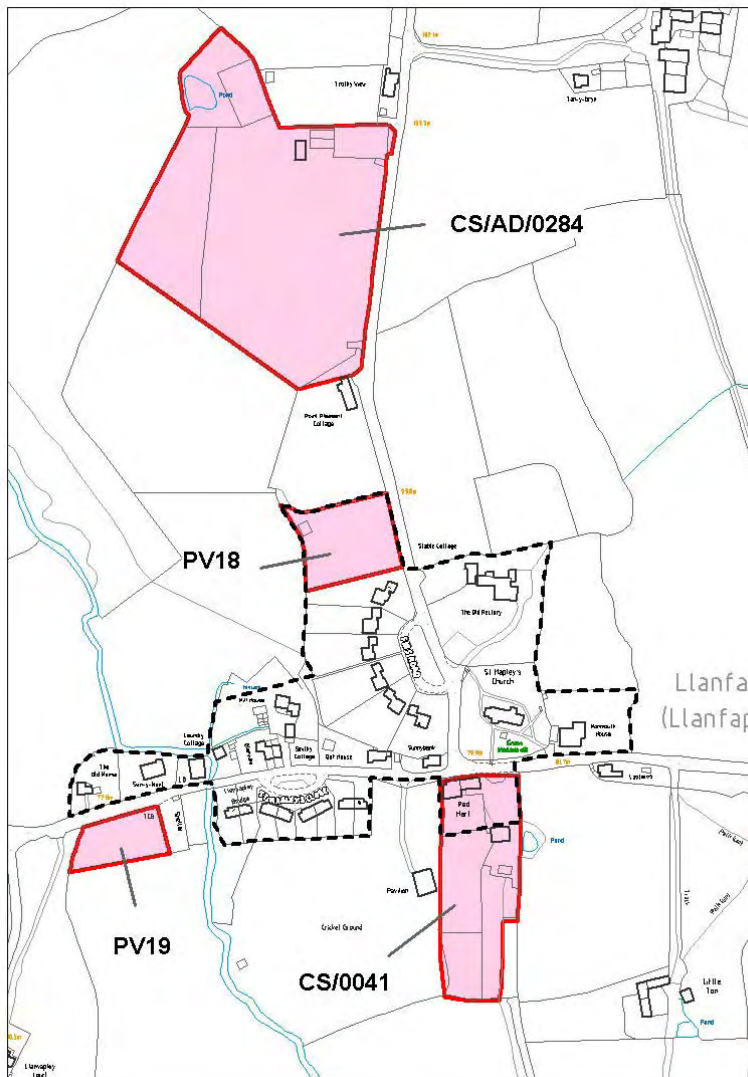
Proposed site allocations.

It is proposed that site PV17 be allocated for a housing development of up to 10 dwellings.

Proposed village categorisation.

The village is clearly very marginal in terms of its 'sustainability', having a small population size, limited facilities and poor access to public transport. At the same time, however, local need is high and there is an existing school in the village that is worthy of support and obviously has sustainability benefits for existing residents. It is proposed, therefore, that Llanfair Kilgeddin be identified as a 'Main Village' and that a VDB be drawn around existing development and the proposed housing allocation.

LLANVAPLEY



Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 76.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

Place of Worship
Public Hall
Publicly Accessible Open Space
Children's Play Area
Sports Ground

Public transport.

The village is served by the following bus service:

Grass routes service.

Village character and landscape setting.

The village has a mainly linear form, lying either side of the B4233, although there is a crescent of half a dozen houses on the western side of the minor road running north out of the village. The Red Hart public house and church are at the centre of the village at the crossroads of the B-road with the minor road, with a listed building to the north of the church. The village is in attractive open countryside rising from the valley floors of the Llanymynach Brook and River Trothy. The surrounds of the village have been identified as having medium/low capacity for housing.

Representations received on Preferred Strategy.

Responses to the Preferred Strategy consultation:

Two representations were received objecting to Candidate Site CS/0041. These representations are summarised on page 114 of the Preferred Strategy Report of Consultation.

Housing Need.

Llanvapley is in the Llanarth Fawr Community Council area, where a local housing needs survey carried out in December 2006 identified 22 households in need. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Llanarth Fawr Community Council area of 18 dwellings. Planning permission has recently been granted for six affordable dwellings on a rural exceptions site in Llanarth village.

Sites considered.

Two candidate sites have come forward for consideration. Site CS/AD/0284 is a large site on rising ground to the north of the village. It is detached from the main village and is considered inappropriate for development. Site CS/0041 is a paddock area to the rear of the Red Hart public house. Development on this site would not be well related to the existing form of the village and there would be possible issues regarding conflict with access and parking for the public house, which retains its existing use rights as a pub. Officers have identified two potential sites at PV18 and PV19, which are considered to be better related to the form of the village. A large part of PV19 is flood plain, however, and not suitable for development. The owners of this site have also stated that they do not wish the site to be considered for development. PV18, therefore, is considered to offer the best prospect for development although the hedgerow fronting the site does have biodiversity interest. It is also possible that this site will not be put forward for development by its owners.

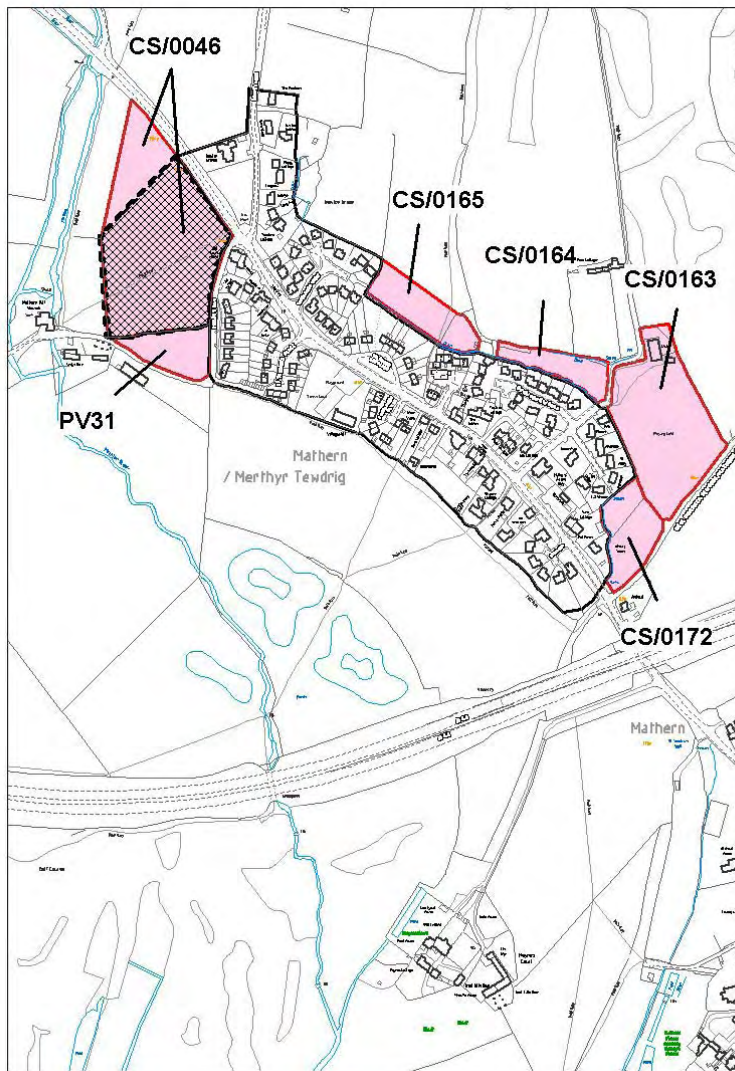
Proposed site allocations.

It is proposed that site PV18 be allocated for a residential development of around 5 dwellings, subject to confirmation of availability.

Proposed village categorisation.

There are reservations about the 'sustainability' of Llanvapley as a settlement, given its small size, limited community facilities and lack of public transport opportunities. Llanarth Community Council area, however, consists of a number of small villages and hamlets, widely dispersed in the midst of attractive countryside and having limited social and community facilities..Of the four main villages of Llanvapley, Great Oak, Llanarth and Bettws Newydd, the last two of which also have conservation area status, Llanvapley offers the best prospects for sustainable residential development. It is proposed, therefore, that Llanvapley is categorised as a Main Village and that a VDB be drawn around the main built form of the settlement (as indicated on the plan above) and enlarged to include the new housing allocation, subject to confirmation of the site's availability.

MATHERN



Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 454.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

- Nursery
- Place of Worship
- Public House
- Public Hall
- Publicly Accessible Open Space
- Children's Play Area
- Youth Club
- Sports Ground

Public transport.

The village is served by the following bus services:

Service C5 Chepstow to Mathern (2 services between 7am and 7pm – Saturdays only)

Service 73 Chepstow, Pwllmeyric, Caerwent to Newport (12 services between 7am and 7pm) (Does not go through Mathern but there is a bus stop on the main road in Pwllmeyric)

Service 73 Newport, Caerwent, Pwllmeyric to Chepstow (12 services between 7am and 7pm) (Does not go through Mathern but there is a bus stop on the main road in Pwllmeyric)

Service 74 Chepstow, Pwllmeyric, Magor to Newport (15 services between 7am and 7pm) (Does not go through Mathern but there is a bus stop on the main road in Pwllmeyric)

Service 74 Newport, Magor, Pwllmeyric to Chepstow (15 services between 7am and 7pm) (Does not go through Mathern but there is a bus stop on the main road in Pwllmeyric)

Village character and landscape setting.

A substantial part of Mathern village and its surrounds is a conservation area, which is divided into two by the M48 Motorway. The part of the area to the south of the motorway is highly sensitive, having an open, gappy character that is an important part of its historic character and also acting as the approach to the historic settlement of Mathern with its numerous listed buildings and the scheduled ancient monument at Moynes Court. To the north of the motorway the village has a much more compact character, to the east of which is the registered historic park and garden of Wyelands and its essential setting. The westernmost part of the village comprises more modern development that is outside the conservation area. The character area to the west of the village has been identified as having medium capacity for housing development, although a defined valley floor with floodplain represents a constraint on any westward expansion.

Representations received on Preferred Strategy.

Responses to Preferred Strategy Consultation:

One representation was received in support of the allocation of site CS/0046 for residential development. This representation is summarised on page 114 of the Preferred Strategy Report of Consultation.

Responses to Opportunities for Further Comment Consultation:

Mathern Community Council (Representor 93) welcomed the rejection to date of the Greenfield sites between Pwllmeyric and the Larkfield Roundabout and expressed the view that a large development in Mathern would be unsuitable and that any building which may take place should be within the current boundaries of the village and of a style that would be in keeping with its existing fabric

Housing Need.

A local housing needs survey carried out in 2005 identified 13 households in need in the Mathern Community Council area. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Mathern Community Council area of 20 dwellings.

Sites considered.

Four candidate sites have come forward on the eastern side of the village. These have various access and/or biodiversity constraints and are important from a landscape and/or amenity open space point of view. CS/0046 is considered to offer the best prospects for development as it extends the village into a less sensitive area, away from the conservation area and other historic designations. There is an encroachment into an existing Green Wedge area but this is not considered to seriously compromise the gap between Mathern and Pwllmeyric. A small site, PV31, had also been suggested for possible development and this would have enabled a rationalisation of the proposed development site. It has subsequently been stated by the owners of this land, however, that they do not wish the site considered at this stage.

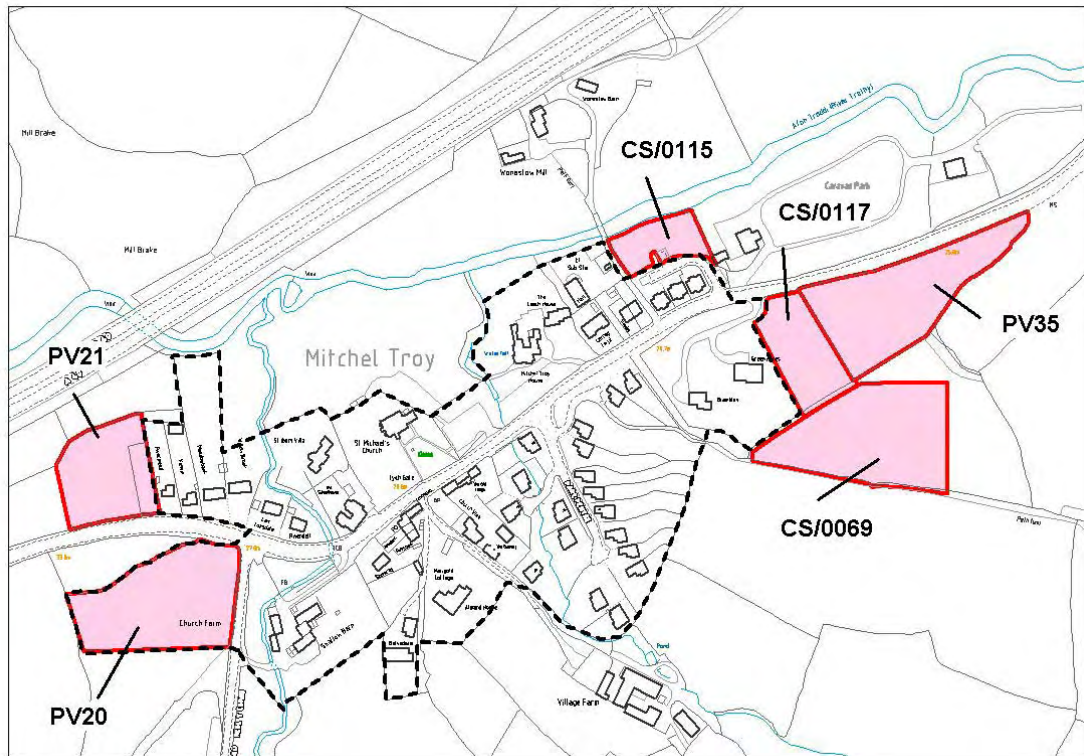
Proposed site allocations.

It is proposed that part of site CS/0046 be allocated for a residential development of around 15 houses.

Proposed village categorisation.

Mathern is relatively large village with a good range of facilities and good access to Chepstow and to public transport (albeit that most bus services involve a short walk to the A48). The village has an extremely sensitive conservation and landscape setting but an opportunity for development exists that would extend the village away from these designations. Mathern is currently a H3 village in the UDP and has a VDB. It is proposed that Mathern is designated as a Main Village and that its VDB is reaffirmed, subject to an amendment to incorporate the new housing allocation.

MITCHEL TROY



Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 131.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

- Nursery
- Place of Worship
- Public Hall
- Children's Play Area

Public transport.

The village is served by the following bus services:

- Service 60 Monmouth, Mitchel Troy, Raglan, Usk to Newport (6 services between 7am and 7pm)
- Service 60 Newport, Usk, Raglan, Mitchel Troy to Monmouth (7 services between 7am and 7pm)
- Service 83 Abergavenny, Raglan, Mitchel Troy to Monmouth (6 services between 7am and 7pm)

Service 83 Monmouth, Mitchel Troy, Raglan to Abergavenny (6 services between 7am and 7pm)

Village character and landscape setting.

Mitchel Troy is largely a linear settlement either side of the old A40 road, although there has been some cul-de-sac development on the southern side of the road. A touring caravan park extends the settlement to the east. The area between the village and the A40 dual carriageway trunk road is flood plain and partly acts as setting to the church. The area to the south forms a steeply sloping rural backcloth to the village, while to the south-west and west are attractive woodland and valley landscapes.

Representations received on Preferred Strategy.

None.

Housing Need.

A local housing needs survey for Mitchel Troy Community Council area carried out in August 2007 identified 33 households in need. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Mitchell Troy Community Council area of 24 dwellings

Sites considered.

Candidate site CS/0115 is within a flood plain. Candidate sites CS/0069 and CS/0117 have difficulties over access. Two additional sites (PV20 and PV21) have been identified by officers as being possible development sites. PV20 appears to have potential, with access off the adjoining land and possible scope for extending southwards. PV35 on the eastern edge of the village has been suggested as a possible development site. Access may be technically feasible but would involve considerable earthworks that would be expensive and have considerable visual impact.

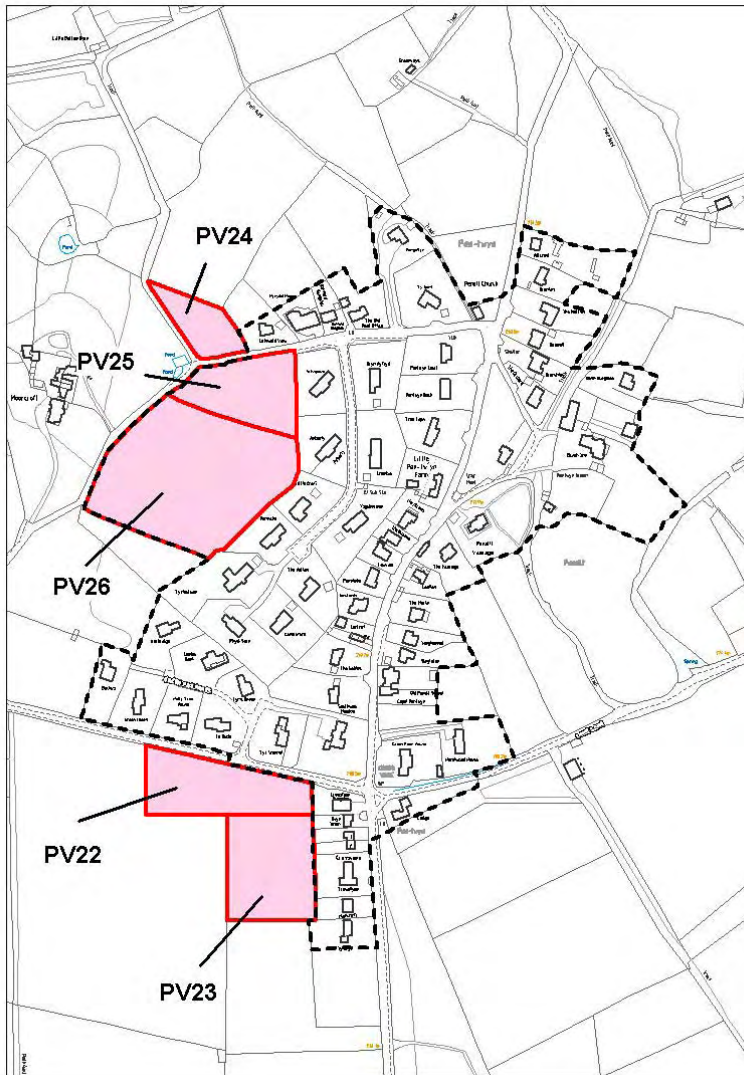
Proposed site allocations.

It is proposed that site PV20 be allocated for a residential development of up to 10 houses, subject to confirmation of availability.

Proposed village categorisation.

Mitchell Troy is currently a Policy H3 village in the UDP. It has reasonable access to public transport but is of a relatively small size and has limited facilities. There may be potential for one development opportunity. There is a high level of housing need in the Mitchell Troy community council area and it is proposed, therefore, that Mitchell Troy be designated as a Main Village in the LDP and that a VDB be drawn around the main built form of the settlement (as indicated on the plan above) and enlarged to include the new housing allocation.

PENALLT



Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 186.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

- Public House
- Public Hall
- Publicly Accessible Open Space
- Children's Play Area
- Sports Ground

Public transport.

The village is served by the following bus services:

Service 65 Chepstow, Trellech, Penallt to Monmouth (4 services between 7am and 7pm)

Service 65 Monmouth, Penallt, Trellech to Chepstow (5 services between 7am and 7pm)

Village character and landscape setting.

The village lies within the Wye Valley AONB on a gently sloping plateau rising to the west and north-west. The area to the east of the village has been identified as having low capacity for housing as it forms the upper slopes of the Wye Valley. To the south-west is open countryside divorced from the majority of the settlement by a minor road. To the west the area has better (medium) capacity for housing, although it does form an attractive small-scale and enclosed backcloth and setting to the settlement.

Representations received on Preferred Strategy.

Responses to the Preferred Strategy Consultation:

Trellech United Community Council requested that the village is restored to its former status as a H3 village.

Housing Need.

Penallt is in the Trellech United Community Council area, which a local housing needs survey carried out in November 2006 identified as having 35 households in need. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Trellech United Community Council area of 50 dwellings

Sites considered.

No sites came forward through the candidate sites process. Officers, therefore, have identified five potential sites adjacent to the village. PV22 and PV23 may not be readily available in an appropriate form for development as there appear to be land ownership and access issues. PV24 is limited in size and may only have potential for two or three dwellings. PV25 and PV26 could be easily accessed and are in the landscape character area where development would have least landscape impact in comparison with sites PV22 and PV23, although it is unlikely that PV26 would be acceptable in isolation as it would not have a direct frontage link with the rest of the village. PV26 also has potential biodiversity interest. The owner of PV26 has put the land forward for consideration as a development site, although this was not a candidate site submission.

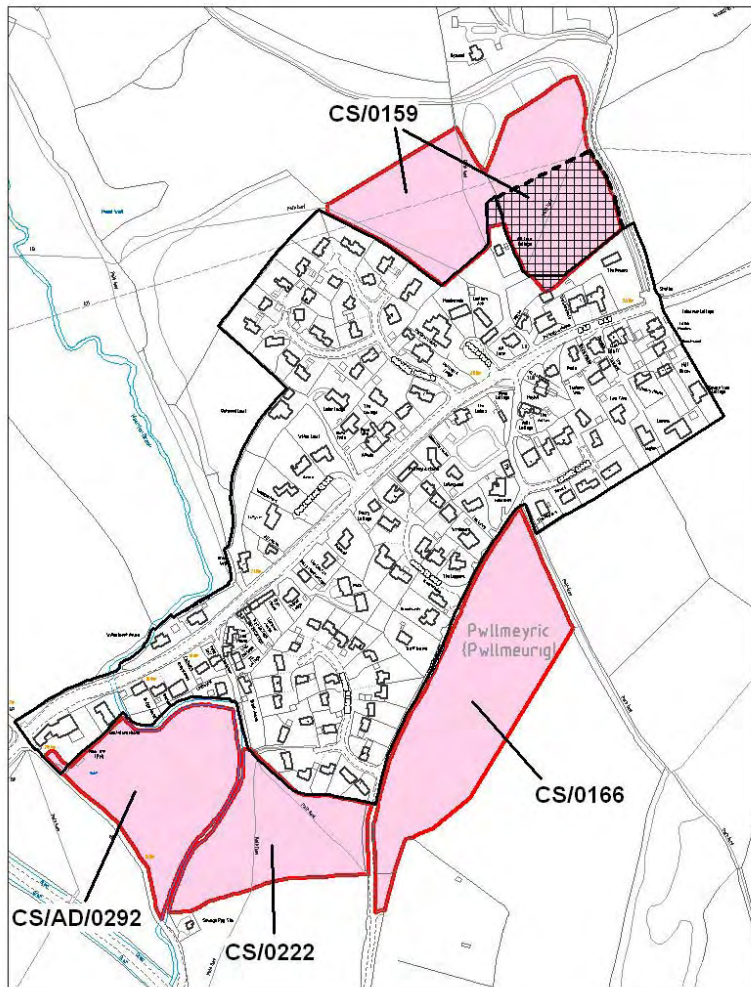
Proposed site allocations.

It is proposed that parts of sites PV25 and PV26 be allocated for residential development for around 10 houses, subject to confirmation of the availability of PV25.

Proposed village categorisation.

Notwithstanding the comments of the community council, Penallt was a H4 infill village in the Monmouth Borough Local Plan and its status was not changed in the UDP. As the village, however, is of a reasonable size with a reasonable range of community facilities and has development opportunities, it is considered that it could be classed as a Main Village in the LDP. It is proposed, therefore, that Penallt is categorised as a Main Village and that a VDB be drawn around the main built form of the village (as suggested on the plan above) with an enlargement to include the new housing allocation.

PWLLMEYRIC



Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 410.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

- Secondary School (Mounton House Special School)
- Convenience Store
- Other Non-food Shop
- Public House
- Petrol Filling Station
- Work Opportunity

Public transport.

The village is served by the following bus services:

Service 73 Chepstow, Pwllmeyric, Caerwent to Newport (12 services between 7am and 7pm)

Service 73 Newport, Caerwent, Pwllmeyric to Chepstow (12 services between 7am and 7pm)

Service 74 Chepstow, Pwllmeyric, Magor to Newport (15 services between 7am and 7pm)

Service 74 Newport, Magor, Pwllmeyric to Chepstow (15 services between 7am and 7pm)

Village character and landscape setting.

Pwllmeyric lies either side of the A48 west of Chepstow and has experienced substantial fairly recent suburban development with a number of cul-de-sacs on either side of the A48, with some gaining access from Chapel Lane, which forms the eastern boundary of the village.

Representations received on Preferred Strategy.

None.

Housing Need.

Pwllmeyric is in the Mathern Community Council area. A local housing needs survey carried out in 2005 identified 13 households in need in the Mathern Community Council area. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Mathern Community Council area of 20 dwellings.

Sites considered.

Candidate sites CS/0222 and CS/AD/0292 are affected by flood plain and would seriously erode the Green Wedge separating Pwllmeyric from Mathern. CS/0166 is also within the Green Wedge but, perhaps more significantly, would also extend the village into the conservation area and essential setting of the Wyelands registered historic park and garden.

Candidate site CS/0076, Wyelands, has generally been assessed as an extension to Chepstow and was considered, because of its scale, as a potential strategic site. There is an intervening site between CS/0076 and the built development of Chepstow (CS/0214, South of Bayfield) and it could, therefore, possibly be treated as a site adjacent to Pwllmeyric but it is felt to be more appropriate to treat it as an urban expansion rather than a village site, given its size and potential for closing the gap between the village and Chepstow. It is considered that these sites to the west of High Beech Roundabout (CS/0214 and CS/0076) represent significant Greenfield extensions into a sensitive landscape setting, highly visible from the A466 major tourism route into the Wye Valley and eroding the gap between Chepstow and Pwllmeyric.

Conversely, parts of candidate site CS/0159, to the north-east of the village do seem to have some potential for development in landscape terms, as it does not affect any statutory designations and could be seen as representing a 'rounding-off' of the existing settlement. There are difficulties in accessing the site, however, including demolishing an existing dwelling, but it may still prove to be a viable proposition.

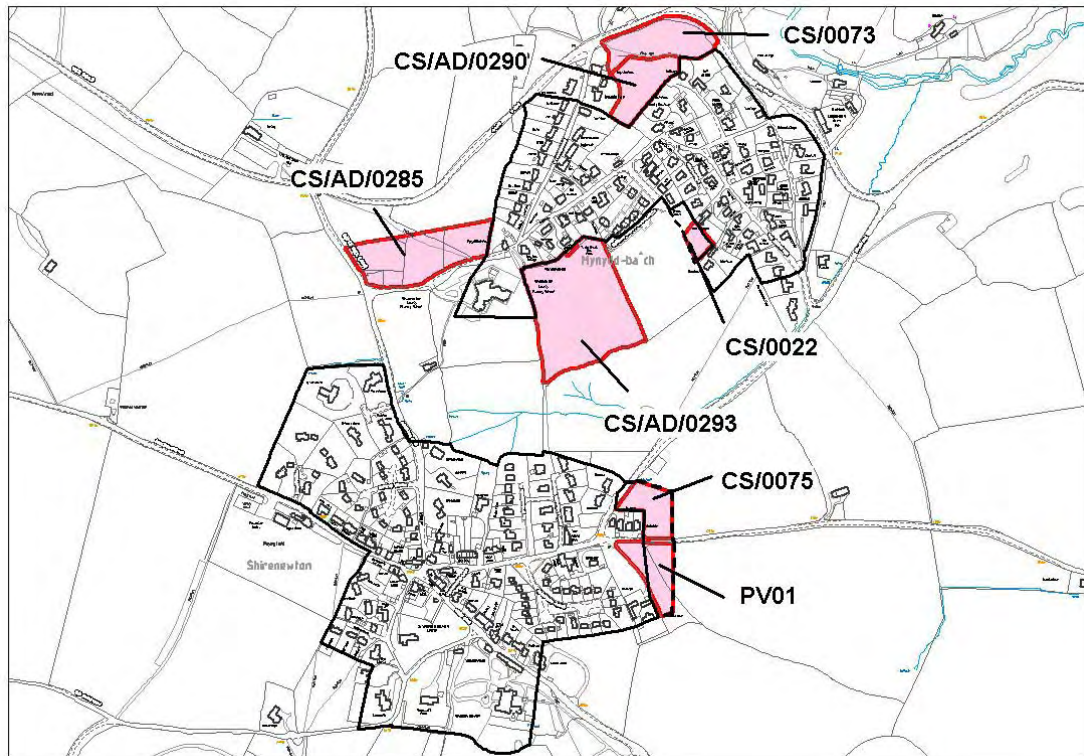
Proposed site allocations.

It is proposed that part of site CS/0159 be allocated for a residential development of up to 15 houses.

Proposed village categorisation.

Pwllmeyric is a Policy H3 village in the UDP and has a VDB. Pwllmeyric is a relatively large settlement with a good range of community facilities and good public transport access to Chepstow, which is a short distance away. It is proposed, therefore, that Pwllwmeyric should be categorised as a Main Village, with the existing VDB re-affirmed, subject to an extension to accommodate the new housing allocation.

SHIRENEWTON / MYNYDDBACH



Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the two villages together to be 578. The population of Shirenewton was estimated at 334 and Mynyddbach at 244. While the two villages do have strong separate identities, for planning policy purposes it is considered appropriate to treat them as a single settlement, as stated below.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the villages:

- Nursery
- Primary School
- Place of Worship
- Public House (x4)
- Public Hall
- Publicly Accessible Open Space (x2)
- Children's Play Area
- Youth Club
- Sports Ground

Public transport.

The village is served by the following bus services:

Service 63 Chepstow, Shirenewton, Usk, Pontypool to Cwmbran (5 services between 7am and 7pm)

Service 63 Cwmbran, Pontypool, Usk, Shirenewton to Chepstow (5 services between 7am and 7pm)

Service 73 Newport, Caerwent, Shirenewton to Chepstow (1 service between 7am and 7pm – School days only)

Service 73 Chepstow, Shirenewton, Caerwent to Newport (1 service between 7am and 7pm – School days only)

Village character and landscape setting.

Mynyddbach has grown intermittently on an open hillside, lying to the north of Shirenewton, from which it is separated by an important Green Wedge. To the north of Mynyddbach is AONB, initially the steep sided valley of the Moulton Brook. Shirenewton is a conservation area village and the open area to the south is particularly sensitive as it provides the setting to the conservation area and includes the Shirenewton Hall historic parkland and garden and its setting. The surrounds of the two villages have been identified as having low capacity for housing.

Representations received on Preferred Strategy.

Responses on Opportunities for Further Comments Consultation:

Shirenewton Community Council (Representor 85) object to the linking of Shirenewton and Mynyddbach as a single village and object to the two candidate sites CS/AD/293 and CS/AD/0285, particularly in relation to the removal of the Green Wedge between the two villages. Five local residents (Representors 484, 1151, 1169, 1172, 1278 and 1279) have written making similar comments on the distinction between the two villages and objecting to candidate site submissions.

Housing Need.

No specific local housing needs survey has been carried out for the Shirenewton Community Council area. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Shirenewton Community Council area of 21 dwellings.

Sites considered.

Candidate site CS/AD/0293 is considered to be unacceptable as it would seriously erode the Green Wedge between the two villages. Similarly, while CS/AD/0285 is not within the designated Green Wedge it would represent a significant visual intrusion between the two built up areas. Both sites also have significant biodiversity constraints. CS/0073 and CS/AD/0290 have difficult topographies and could not be safely accessed.

Candidate site submission CS/0022 seeks a readjustment to the VDB. The area is currently garden and it is accepted that its existing designation as Special Landscape Area and Green Wedge cannot be justified. The submission does not specifically seek a housing allocation and should any planning application for housing be submitted it would need to be treated on its merits and be subject to detailed considerations. It is considered appropriate, therefore, to amend the VDB to include CS/0022. For consistency and to achieve an effective rounding-off, the boundary should also be adjusted northwards to include the area of open space adjacent to CS/0022 that was recently subject to a planning application for affordable housing that was allowed on appeal.

Candidate site CS/0075 is considered to have potential for development as it represents a minor extension of the settlement into a relatively un-intrusive area, although the overall character area to the east of the settlements has been identified as having low capacity for housing as it is an exposed ridge and ridge slopes, reinforcing and joining into the green corridor between the settlements to the west. Similarly, officers have also identified another potential site, PV01, on the opposite side of the road to CS/0075 that could provide an effective rounding off of the settlement in this location.

Proposed site allocations.

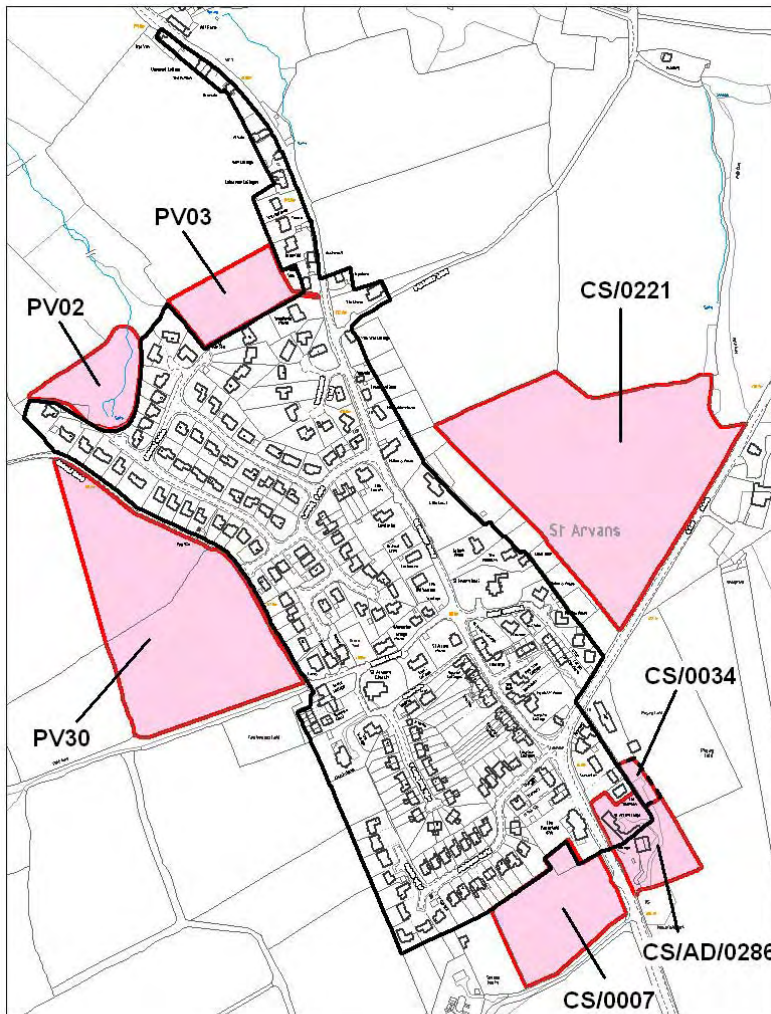
It is proposed that the VDB at Mynyddbach be amended as described above.

It is proposed that candidate site CS/0075 and site PV01 be allocated for residential development of up to 15 houses in total.

Proposed village categorisation.

Shirenewton and Mynyddbach are closely spaced villages with a clear functional relationship with each other (the primary school is shared and virtually midway between the centres of both villages, for instance). While each could be considered to be relatively sustainable settlements in their own right, it is considered appropriate to treat them as a single settlement with capacity for up to 15 dwellings rather than to seek to allocate housing sites of up to 15 dwellings each in both villages. At the same time, it is considered that it is important to retain the physical separation of the villages through the existing Green Wedge. It is proposed, therefore, that Shirenewton/Mynyddbach be categorised as a single Main Village, although with the VDB's around each re-affirmed to keep the Green Wedge between them, subject to minor extensions to include the new housing allocation and the adjustment to the VDB to the east of the open space at Bleddyn Close.

ST. ARVANS



Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 569.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

- Nursery
- Place of Worship
- Convenience Store
- Other Non-food Shop
- Public House
- Public Hall
- Publicly Accessible Open space

Children's Play Area
Sports Ground
Work Opportunity
Public transport.

The village is served by the following bus services:

Service 69 Chepstow, St Arvans, Tintern to Monmouth (8 services between 7am and 7pm)

Service 69 Monmouth, Tintern, St Arvans to Chepstow (9 services between 7am and 7pm)

Village character and landscape setting.

The compact settlement of St Arvans is situated above the River Wye, two miles north of Chepstow. To the southeast lies Chepstow Racecourse which occupies Piercefield Park, to the northeast the Wyndcliffe and to the northwest Chepstow Park Wood. Located on the A466 Chepstow to Monmouth road, the main settlement is strung out, north – south, along the Devauden Road. It lies in the AONB. St Arvans is a conservation area village but there is much modern suburban development interspersed and surrounding the more historic buildings. The area to the south-east of the village has been identified as having low capacity for development as it is within the registered historic park. To the north there is rising ground that is prominent in the AONB. The area to the west and south-west of the village has been identified as having medium capacity for housing as although it is open countryside there may be some limited opportunities to improve the settlement edge.

Representations received on Preferred Strategy.

Responses to Preferred Strategy Consultation:

St Arvans Community Council and a number of local residents objected to the village being considered for development and to the proposed candidate sites. 9 representations were received in relation to Candidate Site CS/007, 3 in relation to Candidate Site CS/0034 and 13 in relation to Candidate Site CS/0221. These are summarised in pages 114-116 of the Preferred Strategy Report of Consultation.

Responses to Opportunities for Further Comments Consultation:

St Arvans Community Council raised similar objections as previously, particularly with regard to the Candidate Site included in the Addendum to the Candidate Site Register, CS/AD/0286.

Housing Need.

No specific local housing needs survey has been carried out for the St Arvans Community Council area. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the St Arvans Community Council area of 14 dwellings.

Sites considered.

Candidate site CS/0034 has already gained a planning permission for housing. There are issues regarding impact on the approach to the St Arvans Conservation Area with both candidate sites CS/0007 and CS/0286. This is particularly the case with the latter in view of its relationship to Piercefield Park. It is considered, however, that CS/0007 could have development potential. It is ruled out, however, by virtue of being within a zone that has to be safeguarded because of the existence of reserves of carboniferous limestone. Similarly, CS/0221 is within a minerals safeguarding zone, although it would in any event represent an undesirable intrusion in a prominent position on the Wye Valley approach to the village.

Given the minerals safeguarding constraint on the southern side of the village, officers sought to identify potential sites on the northern side. Two, PV02 and PV03, are in acceptable landscape positions but cannot be accessed and have significant biodiversity constraints. PV30 would represent an undesirable extension into the open countryside beyond an established village edge, although it is within a landscape character area identified as having some (medium) capacity for housing development.

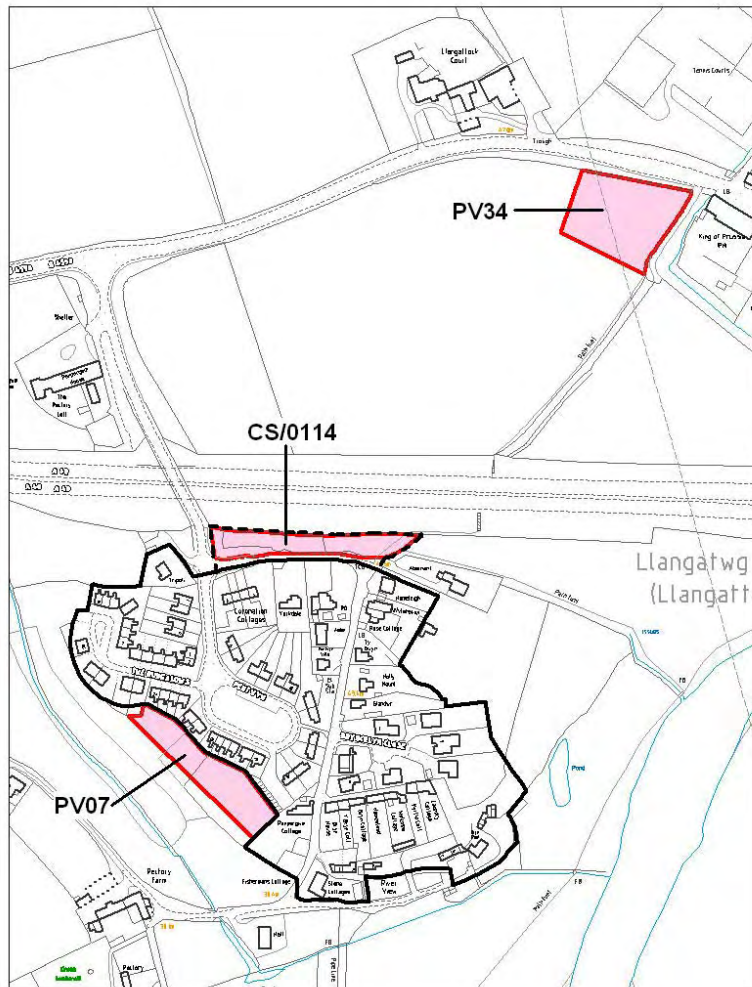
Proposed site allocations.

None, unless the minerals safeguarding zone issue can be satisfactorily resolved.

Proposed village categorisation.

St Arvans is currently a Policy H3 settlement in the UDP. It is a reasonable size with a good range of facilities. There is a relatively frequent bus service to Chepstow, which is a short distance away, should car journeys be necessary to access the town. While there are currently no development opportunities in the village because of the minerals safeguarding constraint, it is proposed, therefore, that St Arvans be categorised as a Main Village in the LDP and that the VDB be reaffirmed.

THE BRYN



Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 220.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

Place of Worship
Convenience Store
Post Office
Public Hall

Public transport.

The village is served by the following bus services:

Service 83 Abergavenny, The Bryn, Raglan to Monmouth (5 services between 7am and 7pm)

Service 83 Monmouth, Raglan, The Bryn to Abergavenny (6 services between 7am and 7pm)

Village character and landscape setting.

The Bryn is located in the valley floor of the River Usk and is surrounded on three sides by the flood plain of the Usk. The A40 Trunk Road is to the north of the settlement. It is accessed by a no through road from the B4598 to the north. The church of St Cadoc is a listed building, located to the south-west of the main village and detached from it.

Representations received on Preferred Strategy.

None.

Housing Need.

The Bryn is in the Llanover Community Council area, where a local housing needs survey carried out in April 2006 identified 17 households in need. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Llanover Community Council area of 28 dwellings.

Sites considered.

The Bryn is very constrained by the flood plain of the Usk. A candidate site, CS/0114, has come forward between the village and the A40. The site is narrow and is not ideal from an amenity point of view due to its proximity to the Trunk Road. Officers attempted to identify a site, PV07, therefore, on the south western side of the village, which is above the Usk flood plain. This is also rather narrow, has an unsatisfactory relationship with adjoining residential development and access arrangements would not be satisfactory, through an existing garage court and involving the demolition of the garages. Levels are also difficult and part of the site contains a play area. CS/0114, therefore, represents the only possible option for development in The Bryn.

It was thought that it might be possible to allocate a housing site in Penpergwm, which is very close to The Bryn and which, although very small in its own right, has a public house and employment opportunities at the existing garage and nearby residential home. A large Candidate Site (CS/0237) has been put forward west of the King of Prussia public house for a caravan and camping park. Officers considered that the north-eastern corner of this site (PV34), adjacent the public house, might have had potential for housing development but the site has access difficulties.

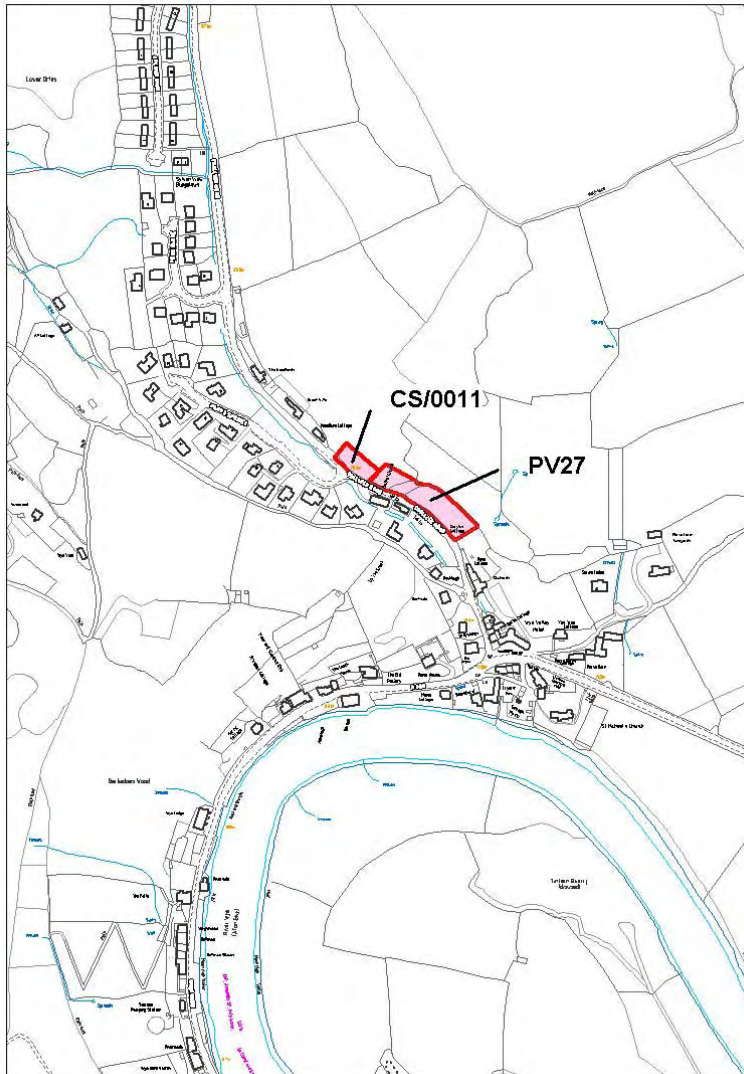
Proposed site allocations.

It is proposed that candidate site CS/0114 be allocated for residential development for around 5 houses.

Proposed village categorisation.

The Bryn is currently a Policy H3 village in the UDP. It has some facilities, including a shop and post office and a limited development opportunity. It is proposed, therefore, that The Bryn be categorised as a Main Village in the LDP and that the VDB be reaffirmed subject to an enlargement to accommodate the new housing allocation.

TINTERN



Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 364.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

- Place of Worship
- GP Surgery
- Other Non-food Shop
- Public House (x7)
- Public Hall
- Pharmacy
- Publicly Accessible Open Space
- Children's Play Area

Youth Club
Sports Ground
Work Opportunity

Public transport.

The village is served by the following bus services:

Service 69 Chepstow, St Arvans, Tintern to Monmouth (8 services between 7am and 7pm)

Service 69 Monmouth, Tintern, St Arvans to Chepstow (9 services between 7am and 7pm)

Village character and landscape setting.

Tintern is a significant conservation area village in the Wye Valley AONB.

The overall character of the Tintern Conservation Area is derived from its distinctive riverside character. It has a complex settlement pattern with the nucleated group of buildings centred on the church of St Michael, the linear ribbon development along the A466 Chepstow to Monmouth Road, the valley hamlet on the Angiddy brook and the scattered hillside cottages overlooking the village below.

The meandering River Wye and topography of the village plays an essential role in defining the character of the conservation area. The loop of the river creates a narrow peninsular on the Gloucestershire side enabling views of Tintern Parva from the riverside at the Abbey and Abbey Mill.

The historic village of Tintern Parva comprises church, former mill buildings, farmhouse and outbuildings on the riverside juxtaposed by the 19th century terrace on the A466 and 1920s Wye Valley Hotel. Travelling due south along the A466 traditional 18th and 19th century stone cottages are mixed with late 19th century picturesque villas with ornate bargeboards, substantial hostelrys and early 20th century Crown cottages and shops. The magnificent ruins of the Abbey church rise in the fields east of the A466 overlooking the Wye. A series of small cottages are dotted on the hillsides to the west almost hidden by the wooded slopes.

More modern development has taken place outside the conservation area in the Catbrook Valley that runs north from Tintern Parva. The character areas surrounding the village generally have low capacity for housing, particularly the higher slopes and the area around Tintern Abbey and the River Wye.

Representations received on Preferred Strategy.

None.

Housing Need.

No specific housing needs survey has been carried out for the Tintern Community Council area. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Tintern Community Council area of 15 dwellings.

Sites considered.

Only one small site, CS/0011 in the Catbrook Valley, has come forward for consideration. Officers considered the potential for extending this south-eastwards (PV27) but there are access difficulties and significant biodiversity constraints.

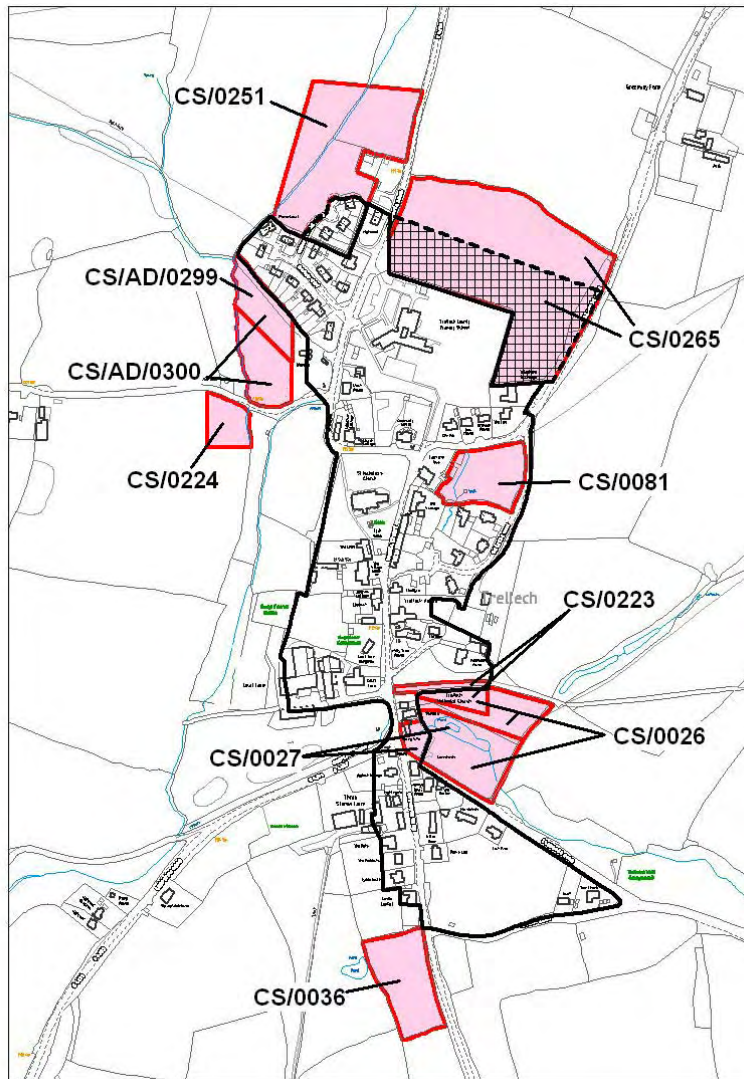
Proposed site allocations.

None.

Proposed village categorisation.

Tintern is currently a Policy H4 infill village in the UDP. It has a large number of facilities, mainly because of its status as a tourist destination, and in this respect would warrant designation as a Main Village. It has a very sporadic character, however, that would make it difficult to define a VDB and there appear to be very limited development opportunities because of the sensitivity of the settlement and its surrounds and topography. It is proposed, therefore, that Tintern be designated as a Minor Village in the LDP and that it remains without a VDB.

TRELLECH



Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 195.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

- Nursery
- Primary School
- Place of Worship (x2)
- GP Surgery
- Public House
- Public Hall
- Publicly Accessible Open Space
- Children's Play Area

Public transport.

The village is served by the following bus services:

Service 65 Chepstow, Trellech to Monmouth (6 services between 7am and 7pm)

Service 65 Monmouth, Trellech to Chepstow (6 services between 7am and 7pm)

Village character and landscape setting.

Trellech lies on the B4293, the old upland Chepstow to Monmouth Road. It is sited in the Wye Valley AONB in the midst of attractive countryside on an Old Red Sandstone plateau. To the east the land rises to the wooded Beacon Hill, which overhangs the Wye Valley. Trellech village centre is primarily arranged around a single road, Church Street that runs north to south. All the main buildings of the village can be found on either side of it, giving Trellech its linear form, with a historic core and more modern expansion to the north and south. The approach from the south-west is particularly sensitive as it is the setting for the main historic features of the village – the castle mound and church - and the prominent Court Farm. To the north of the village there is some (medium/low) capacity for housing but it would be important to ensure views to the church spire are not interfered with.

Representations received on Preferred Strategy.

None.

Housing Need.

Trellech is in the Trellech United Community Council area, which a local housing needs survey carried out in November 2006 identified as having 35 households in need. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Trellech United Community Council area of 50 dwellings.

Sites considered.

A number of candidate sites have come forward in the village. CS/0026 and CS/0223 are not considered appropriate for development as they are in the centre of the village conservation area and are important areas of open space. CS/0036 is not ideal as it would extend the village in an undesirable ribbon fashion towards the south, although it can be satisfactorily accessed. CS/0224, CS/AD/0299 and CS/AD/0300 would be intrusive expansions to the west of the village that cannot be satisfactorily accessed. CS/0251 would be appropriate for an expansion of the existing residential cul-de-sac but a recent planning permission for a doctor's surgery in this location means that the highway leading to the site will be at full capacity when the surgery is built.

It is considered that CS/0265 represents the best prospect for development in Trellech, although there are a number of highway constraints. An access from the Monmouth Road could be achievable but a pedestrian link would be required to the centre of the village through the school site. A vehicular access onto Monmouth Road would have a significant visual impact, although there might also be an opportunity to alleviate the very severe parking problems at the entrance to the school. It was felt by officers that Greenway Lane might have potential to provide access to the eastern part of the site. In this respect, however, the Council's Highway Engineers have commented as follows: 'There are obvious deficiencies with the existing B4293 in Trellech – narrow carriageway, sharp bends, lack of footways, etc. Whilst inappropriate development of this site could make conditions worse, a properly planned development would provide the opportunity to reduce the extent of deficiencies. This site should be the subject of an overall development master plan, even if development is phased over a long period. It is inappropriate for Greenway Lane to accommodate further development – although the section abutting the site is capable of improvement, the narrow section near the B4293 junction is not.'

Proposed site allocations.

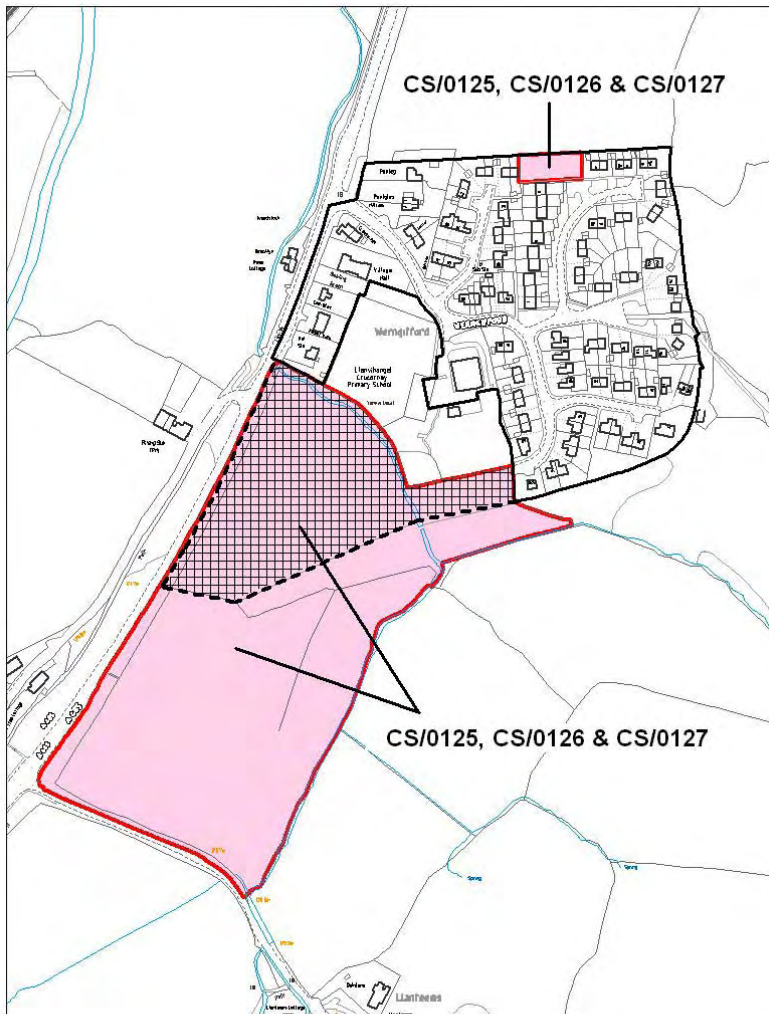
It is proposed that Candidate Site CS/0265 be investigated further with a view to seeking a comprehensive development in association with providing access/parking and footpath links with the adjoining school to provide up to 15 houses.

To ensure that some housing development can take place in Trellech should there be delays with the progression of a scheme in connection with CS/0265, it is proposed that CS/0036 be allocated for around 5 dwellings.

Proposed village categorisation.

While of a small size and with poor public transport services, Trellech has a range of facilities that indicate its importance as a centre for the surrounding rural area. It is an important conservation area village, has a significant archaeological resource and is within a sensitive landscape setting in the AONB. There is a need to achieve an appropriate balance between achieving sustainable development in environmental terms as well as social, but Trellech is clearly worthy of being considered as a Main Village, as it has a good range of facilities and also some development potential. It is proposed, therefore, that Trellech be categorised as a Main Village in the LDP and that its VDB be reaffirmed, subject to enlargements to accommodate the new housing allocations.

WERNGIFFORD / PANDY



Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 279.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

- Nursery
- Primary School
- Public House
- Public Hall
- Publicly Accessible Open Space
- Sports Ground

Public transport.

The village is served by the following bus services:

Service X4 Pandy to Aberavenny (7 services between 7am and 7pm)

Service X4 Aberavenny to Pandy (6 services between 7am and 7pm)

Service 442 Cleyhonger, Pandy to Aberavenny (1 service between 7am and 7pm – Tuesdays only)

Service 442 Aberavenny, Pandy to Cleyhonger (1 service between 7am and 7pm – Tuesdays only)

Village character and landscape setting.

Pandy is a dispersed linear settlement that runs mainly along the line of the A465 in the low lying valley floor of the River Honddu, with the Brecon Beacons National Park to the west. Wern Gifford, however, is a modern block estate that lies to the east of the main road, seen as an isolated development in an area with a rural character interspersed with sporadic building. The area surrounding the settlement has been identified as having low capacity for housing; to the west is flood plain and rising ground forming setting to the Black Mountains; to the east are highly visible sloping valley sides of open countryside which form the backcloth to the settlement and are intervisible with the National Park and Offa's Dyke Path, which passes through the area. The character area within which the settlement lies has been identified as having slightly more capacity for housing, although still medium/low as it is considered important to maintain green gaps between existing development to retain its rural character and avoid ribbon development along the A465. Werngifford is described in the Landscape Sensitivity and Capacity Study as not responding positively to the landscape and it is suggested that further development outside its boundaries would be undesirable.

Representations received on Preferred Strategy.

Response to Preferred Strategy Consultation:

Two representations received relating to village. These suggest that land should be set aside for allotments and a play area should the candidate sites be developed. The representations are summarised on page 117 of the Preferred Strategy Report of Consultation.

Response to Opportunities for Further Comments Consultation.

Crucorney Community Council (Representor 323) requested that land is allocated in WernGifford/Pandy for affordable housing, allotments and play area. These comments were supported by CPRW (Representor 1) and Crucorney Affordable Housing Group (Representor 1280).

Housing Need.

Werngifford/Pandy is in the Crucorney Community Council area, where a local housing needs study carried out in 2003 identified 50 households in need. The Welsh Rural Housing Enabler Study estimated that there was a minimum

affordable housing need in the Crucorney Community Council area of 24 dwellings.

Sites considered.

Candidate site submissions CS/0125, 0126 and 0127 relate to the same areas of land, a small area of open space on the northern side of the village and a larger area (6.5 hectares) to the south-west. The proposed uses of the land are, respectively, a mixed use settlement expansion, residential development and residential institution (close care village).

The small area on the northern side of the village has value as amenity open space and previous applications for residential development have been resisted. It is considered that should residential development go ahead on the other site in the village that this piece of land could be utilised as a play area, both sites being in the same ownership and a play area being a needed community facility to serve any village expansion.

There are landscape issues with the larger site, as evidenced by the findings of the Landscape Capacity and Sensitivity Study referred to above. Part of the site is also within a flood plain. There is also potential biodiversity interest. Nevertheless, it is considered to be an appropriate site for residential development. While the primary objective of such development would be to meet affordable housing needs there would also be the opportunity to provide community facilities such as a play area and allotments.

Proposed site allocations.

It is proposed that part of candidate site CS/0125, 0126 and 0127 be allocated for a residential development of up to 15 houses, with the precise allocation being dependent on detailed analysis, including addressing a flooding constraint on part of the land.

Proposed village categorisation.

Werngifford has a school that that is worthy of support and obviously has sustainability benefits for existing residents. There are also other facilities nearby and there is a reasonable public transport service. It is proposed, therefore, that Werngifford/Pandy be designated as a Main Village in the LDP and that the existing VDB around the estate be reaffirmed, subject to an enlargement to accommodate the proposed housing allocation.

D. MINOR VILLAGES

BETTWS NEWYDD.

Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 67.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

Place of Worship
Public House
Public Hall

Public transport.

The village is not served by a bus service.

Village character and landscape setting.

Bettws Newydd is a sensitive conservation area village. It is essentially a linear settlement. The older part of the settlement consists of cottages and pub by the crossroads with the church separated from this on the hill with associated larger older properties such as Bettws Lodge and rectory. More modern suburban development links these two parts together. Only the village hall and pub lie to the west of the village street. The setting of the church and lodge is an important feature of the conservation area. Capacity for further development is limited.

Representations received on Preferred Strategy.

None.

Housing need.

Bettws Newydd is in the Llanarth Fawr Community Council area, where a local housing needs survey carried out in December 2006 identified 22 households in need. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Llanarth Fawr Community Council area of 18 dwellings Planning permission has recently been granted for a rural exceptions affordable housing site in Llanarth village for six dwellings on the north of the village on Council owned land.

Sites considered.

One candidate submission has come forward for Bettws Newydd. This has not been subject to a detailed assessment as the site was not compatible with the Preferred Strategy, this village not being proposed as a location for further housing allocations.

Proposed site allocations.

None

Proposed village categorisation.

Bettws Newydd is a relatively isolated conservation area village with no public transport. It does have a public house, however, which is a valuable community facility worthy of support, in addition to the church and village hall. Capacity for further development is limited, particularly given the need to preserve important open spaces in the conservation area. It is proposed, however, that Bettws Newydd be categorised as a Minor Village in the LDP, suitable only for minor infill and rural exceptions affordable housing, in the event that it may be possible to identify some development possibilities following detailed analysis and reaffirming its UDP status as a Policy H4 village.

BROADSTONE/CATBROOK.

Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 220.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

Public Hall
Publicly Accessible Open Space
Children's Play Area

Public transport.

The village is served by the following bus service:

Service 91 Tintern, Broadstone to Monmouth (1 service between 7am and 7pm – Friday only)

Service 91 Monmouth, Broadstone to Tintern (1 service between 7am and 7pm – Friday only)

Village character and landscape setting.

Broadstone is essentially a linear settlement. The older part consists of small dispersed cottages with paddocks and small fields with a couple of farms. Twentieth century housing is linear mainly on one side of the east-west minor road through the settlement. Catbrook's traditional cottages are similar to Broadstone but these have been largely subsumed by twentieth century estate and infill development, the village having the character of a suburban housing estate with no village centre in the middle of the countryside. The villages lie within the Wye Valley AONB.

Representations received on Preferred Strategy.

None.

Housing need.

Broadstone and Catbrook are in the Trellech United Community Council area, which a local housing needs survey carried out in November 2006 identified as having 35 households in need. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Trellech United Community Council area of 50 dwellings

Sites considered.

Three candidate sites were submitted for Catbrook and one for Broadstone. These have not been subject to a detailed assessment as they were not compatible with the Preferred Strategy, these villages not being proposed as locations for further housing allocations. A six unit exceptions site for affordable housing has recently been approved at Broadstone.

Proposed site allocations.

None

Proposed village categorisation.

Broadstone and Catbrook are a relatively isolated villages with very limited public transport and community facilities. There may be some opportunities for small scale residential development that can be carried out without significant harm to the landscape or village character. It is proposed, therefore, that Broadstone/Catbrook be categorised as Minor Villages in the LDP, suitable only for minor infill and rural exceptions affordable housing, reaffirming their UDP status as Policy H4 villages.

BRYNYGWENIN.

Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 124.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified none of the listed facilities and services as being available in the village.

Public transport.

The village is served by the following bus service:

Grass routes service.

Village character and landscape setting.

The village street is a no through road running off the B4521 and is virtually straight running over the hill, the village being a linear settlement along this road. There are a few older cottages and small farms scattered along the village street that are virtually joined together by 20th century infill of suburban character as far as the hilltop. Incremental 20th century development runs to the south-west on the southern side of the road with some gaps. There are few houses to the north of the road which presents a generally mitigated edge in views from the north. The settlement is an incongruous linear settlement running up a hill and over the other side, not respecting topography, drainage or other patterns. The area is particularly sensitive to the north in terms of its role as the setting to the Ysgyrd Fawr within the National Park.

Representations received on Preferred Strategy.

None.

Housing need.

Brynygwenin is in the Llantillio Pertholey Community Council area. This is partly urban in character as it contains Mardy and no estimate of rural housing need appears to have been carried out.

Sites considered.

One candidate submission has come forward for Brynygwenin. This has not been subject to a detailed assessment as the site was not compatible with the Preferred Strategy, this village not being proposed as a location for further housing allocations.

Proposed site allocations.

None

Proposed village categorisation.

The village has no community facilities and very limited public transport. There may be one or two opportunities for very minor infill development but care would be needed to ensure that larger gaps are not built on given their importance to village character and its sensitive setting. It is proposed that Brynygwenin be categorised as a Minor Village in the LDP suitable only for minor infill and rural exceptions affordable housing, reaffirming its UDP status as a Policy H4 village.

COED-Y-PAEN.

Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 86.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

Place of Worship
Public House

Public transport.

The village is not served by a bus service.

Village character and landscape setting.

Coed-y-Paen is a clustered settlement focused on the church and pub with its green frontage on the hilltop. There are a few older houses in the centre of the village, some close to and defining the road edge. These are almost surrounded by 20th century housing including a small estate of suburban character. The settlement is located on a hilltop and is therefore potentially exposed to view. The surrounding area is sensitive as it is a highly rural, tranquil sloping hill falling away to the Llandegfedd reservoir to the west, the Dowlais Brook to the east and a tributary of the Sor Brook to the south.

Representations received on Preferred Strategy.

Response to Preferred Strategy consultation:
Representations were received in support of the three candidate sites put forward for the village. These representations are summarised on page 118 of the Preferred Strategy Report of Consultation.

Housing need.

Coed-y-Paen is in the Llangybi Community Council area. No specific housing needs survey has been carried out for the Llangybi Community Council Area. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Llangybi Community Council area of 18 dwellings.

Sites considered.

Three large candidate sites in Coed-y-Paen have been put forward for consideration. These, because of their size, were assessed as potential

strategic sites prior to the preparation of the Preferred Strategy. Together, they were considered to represent a potential amount of development obviously out of scale with this relatively remote and small rural settlement. It is recognised that the land was put forward to give an indication of what might be available rather than to seek a development of this size but no further consideration has been given to the potential for a smaller scale of development as even these would not be compatible with the Preferred Strategy, Coed-y-Paen not being proposed as a location for further housing allocations.

Proposed site allocations.

None

Proposed village categorisation.

Coed-y-Paen is a relatively small village in a remote location, without access to public transport. It does have a church and a pub, however, and may offer potential for some small-scale development. It is proposed, therefore, that Coed-y-Paen be categorised as a Minor Village in the LDP, suitable only for minor infill and rural exceptions affordable housing, reaffirming its UDP status as a Policy H4 village.

CRICK.

Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 198.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

Work Opportunity

Public transport.

The village is served by the following bus services:

Service 73 Newport, Caerwent, Crick to Chepstow (11 services between 7am and 7pm)

Service 73 Chepstow, Crick, Caerwent to Newport (12 services between 7am and 7pm)

Village character and landscape setting.

The settlement lies on the wide, partly dualled, A48 with minor roads running north and south. It is primarily linear in character along the A48 and Old Shirenewton Road with Crick Manor to the north and a small farm to the south and some large houses with large gardens. Limited 20th century estate development has increased the size of the village to the south west and north east. The village is hemmed in by the motorway, railway and MOD base. The setting of St Nyvern Chapel and Crick Manor and their open relationship with the valley to the north east is important. Similarly, the intimate fieldscape to the south with its positive relationship to Bradbury's Farm is also important and provides a buffer to the M48.

Representations received on Preferred Strategy.

None.

Housing need.

Crick is in the Caerwent Community Council area. No local housing needs study has been carried out for the area. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Caerwent Community Council area of 35 dwellings. The new housing development at Merton Green will make a significant contribution to meeting local need for affordable housing.

Sites considered.

Two quite large candidate sites (over 2 hectares) have come forward for consideration in Crick. These have not been subject to a detailed assessment as the sites were not compatible with the Preferred Strategy, this village not being proposed as a location for further housing allocations.

Proposed site allocations.

None

Proposed village categorisation.

The village has no community or social facilities, although it has a good bus service. Given its relative unsustainable character it is not considered suitable for any significant housing allocation and there appears to be limited potential for even small scale development. There may be some minor opportunities, however, and it is proposed, therefore, that Crick be categorised as a Minor Village in the LDP, suitable only for minor infill and rural exceptions affordable housing, reaffirming its UDP status as a Policy H4 village.

CUCKOO'S ROW.

Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 67.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

Public Hall
Work Opportunity

Public transport.

The village is served by the following bus services:

Service 60 Newport, Usk, Raglan, Cuckoo's Row to Monmouth (7 services between 7am and 7pm)

Service 60 Monmouth, Cuckoo's Row, Raglan, Usk to Newport (6 services between 7am and 7pm)

Service 83 Abergavenny, Raglan, Cuckoos Row to Monmouth (6 services between 7am and 7pm)

Service 83 Monmouth, Cuckoos Row, Raglan to Abergavenny (6 services between 7am and 7pm)

Village character and landscape setting.

Cuckoos Row is linear along the various old alignments of the east/west A40 with some on an apparently older road, now including the truncated Cuckoo's Row. The settlement is dislocated with incremental 20th century development, including a club house. An unsightly commercial use (agricultural machinery) is located in the centre of the settlement. The settlement does not relate particularly well to the landscape as it is spread out without a centre. To the west there are important views to Raglan Castle. Otherwise its setting is moderately sensitive.

Representations received on Preferred Strategy.

None.

Housing need.

Cuckoos Row is in the Raglan Community Council area, where a local housing needs survey carried out in August 2007 identified 69 households in need. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Raglan Community Council area of 35 dwellings.

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Sites considered.

One candidate submission has come forward for Cuckoos Row. This has not been subject to a detailed assessment as the site was not compatible with the Preferred Strategy, this village not being proposed as a location for further housing allocations.

Proposed site allocations.

None

Proposed village categorisation.

Cuckoo's Row is a small settlement with very limited facilities, although it is reasonably accessible. It is not in an especially sensitive landscape setting. Opportunities for minor residential development appear limited but the existing employment site and allocation in the settlement means that it may have some rural employment opportunities, with potential for some further employment development. It is proposed, therefore, that Cuckoo's Row be categorised as a Minor Village in the LDP, suitable only for minor infill and rural exceptions affordable housing, reaffirming its UDP status as a Policy H4 village.

GREAT OAK.

Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 88.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

None.

Public transport.

The village is served by the following bus services:

Service 83 Abergavenny, Great Oak, Raglan to Monmouth (5 services between 7am and 7pm)

Service 83 Monmouth, Raglan, Great Oak to Abergavenny (4 services between 7am and 7pm)

Village character and landscape setting.

The older part of the settlement to the north is linear and its core consists of estate houses some of which are listed. A 20th century estate of bungalows expands the settlement to the south in a dislocated manner. The settlement lies on gentle lower slopes and is not prominent although the northern part is sensitive due to its proximity to the Llanarth Court historic park and garden and its location in the Llanarth Conservation area.

Representations received on Preferred Strategy.

None.

Housing need.

Great Oak is in the Llanarth Fawr Community Council area, where a local housing needs survey carried out in December 2006 identified 22 households in need. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Llanarth Fawr Community Council area of 18 dwellings Planning permission has recently been granted for a rural exceptions affordable housing site in Llanarth village for six dwellings on the north of the village on Council owned land.

Sites considered.

None.

Proposed site allocations.

None

Proposed village categorisation.

Great Oak has no community facilities, although it does have a bus service. Given the limited opportunities for providing affordable housing in the Llanover Community Council area it is considered that the village should be considered as having some potential for rural exceptions affordable housing. It is proposed, therefore, that Great Oak be categorised as a Minor Village in the LDP, suitable only for minor infill and rural exceptions affordable housing, reaffirming its UDP status as a Policy H4 village.

GWEHELOG.

Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 149.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

Place of Worship
Public House
Public Hall

Public transport.

The village is served by the following bus services:

Service 60 Monmouth, Raglan, Gwehelog, Usk to Newport (6 services between 7am and 7pm)
Service 60 Newport, Usk, Gwehelog, Raglan to Monmouth (7 services between 7am and 7pm)

Village character and landscape setting.

The settlement is served by a network of minor winding roads with no apparent hierarchy, apart from the slightly larger road running between Usk and Raglan. The settlement is generally dispersed over a wide area based on a post-mediaeval squatter pattern with smallholdings or large plots associated with 20th century houses. There is a concentration of dwellings in Gwehelog, which consists of an incremental 20th century linear settlement along Waunfield Lane on a small ridge. There is no defined centre, with the chapel isolated away from a hall and pub, which are on the Usk Road. The overall pattern of development is highly informal, dispersed and incremental which leads to a varying degree of fit in this complex landscape. The later 20th century infill is sensitive in places but elsewhere introduces a suburban grain and character. The Landscape Capacity and Sensitivity Study suggests that unsympathetic ribbon development may almost have resulted in the capacity of the area for new housing reaching its maximum.

Representations received on Preferred Strategy.

None.

Housing need.

No specific local housing needs survey has been carried out for the Gwehelog Fawr Community Council area. The Welsh Rural Housing Enabler Study

estimated that there was a minimum affordable housing need in the Gwehelog Fawr Community Council area of 9 dwellings

Sites considered.

Four candidate sites in Gwehelog have been put forward for consideration. These have not been subject to a detailed assessment as the sites were not compatible with the Preferred Strategy, this village not being proposed as a location for further housing allocations

Proposed site allocations.

None

Proposed village categorisation.

Given that the settlement has some good community facilities and is reasonably accessible it is considered that its status as an 'infill' village should be retained in the LDP, although care will be needed over future infill proposals in the light of the findings of the Landscape Study. It is proposed, therefore, that Gwehelog be categorised as a Minor Village in the LDP, suitable only for minor infill and rural exceptions affordable housing, reaffirming its UDP status as a Policy H4 village.

LLANDEGVETH.

Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 78.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

Place of Worship
Public House

Public transport.

The village is not served by a bus service.

Village character and landscape setting.

The settlement is located on quiet minor roads. It is essentially linear in form. The older part of the settlement consists of a line of cottages with gaps running on the north side of the valley parallel to the floodplain towards the church. A small cluster of dwellings lies on the southern side of the valley floor around the pub to the west. 20th century development of suburban style houses run up the valley side to the south east. A series of gaps allows the landscape to dominate the settlement. The settings of the church and Cwrt Perrott are important. Overall, the area is sensitive as it is in the highly rural valley of the Sor Brook.

Representations received on Preferred Strategy.

None.

Housing need.

Llandegveth is in the Llanybi Community Council area. No specific housing needs survey has been carried out for the Llanybi Community Council Area. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Llanybi Community Council area of 18 dwellings.

Sites considered.

One candidate site in Llandegveth has been put forward for consideration. This has not been subject to a detailed assessment as the site was not compatible with the Preferred Strategy, this village not being proposed as a location for further housing allocations

Proposed site allocations.

None

Proposed village categorisation.

The village is not particularly accessible but has a church and public house and there may be a few limited opportunities for single dwellings. It is considered that its status as an 'infill' village should be retained in the LDP although care will be needed over future infill proposals in the light of the findings of the Landscape Study. It is proposed, therefore, that Llandegveth be categorised as a Minor Village in the LDP, suitable only for minor infill and rural exceptions affordable housing, reaffirming its UDP status as a Policy H4 village.

LLANDENNY.

Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 90.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

Place of Worship
Public House
Public Hall

Public transport.

The village is not served by a bus service.

Village character and landscape setting.

The settlement is linear with older buildings such as the large church, pub and fine farmhouses spaced along the main village street. There has been significant late 20th century infill between houses so the village street is now without gaps and appears fairly dense due to the size of the new dwellings in relation to their plots. The settlement sits well just off the floodplain on rising land overlooking the valley floor. The linear character allows key buildings such as the church to be seen from the wider landscape in their setting and the essential historic character of the settlement has been retained. The scope for further infill is extremely limited and further expansion to the east and north is limited by the floodplain and setting of listed buildings including the church and Church Farm. This only leaves expansion to the west and the Landscape Sensitivity and Capacity Study concluded that this is sensitive due to long views on the approaches, the presence of the conservation area and the setting of Rock Farm, which should remain separate from the settlement. The current edge here is considered satisfactory at present.

Representations received on Preferred Strategy.

None.

Housing need.

Llandenny is in the Raglan Community Council area, where a local housing needs survey carried out in August 2007 identified 69 households in need. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Raglan Community Council area of 35 dwellings.

Sites considered.

Five candidate sites in Llandenny were submitted for consideration. Two of these were to the north of the church and three were in the vicinity of Rock Farm. These have not been subject to a detailed assessment as the sites were not compatible with the Preferred Strategy, this village not being proposed as a location for further housing allocations

Proposed site allocations.

None

Proposed village categorisation.

While the village has some community facilities, like the public house that would be worthy of support, it is small without access to public transport and is an extremely sensitive conservation area village that appears to no capacity for further expansion other than minor infill. It is proposed, therefore, that Llandenny be categorised as a Minor Village in the LDP suitable only for minor infill and rural exceptions affordable housing, reaffirming its UDP status as a Policy H4 village.

LLANGATTOCK LINGOED.

Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 31.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

Place of Worship
Post office
Public House

Public transport.

The village is not served by a bus service.

Village character and landscape setting.

The village is small scale and linear but there are small clusters west of the church and a newer cluster east of the pub. The village focus is around the church and the pub but there is a significant gap in the frontage ensuring that the settlement feels as though the landscape runs through it, with the settlement sitting well on the hillside. The scope for further development is very limited due to the small size, listed building settings and hillside character of the settlement.

Representations received on Preferred Strategy.

None

Housing need.

Llangattock Lingoed is in the Grosmont Community Council area. A local housing needs survey carried out in February 2007 identified 28 households in need in the area. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Grosmont Community Council area of 16 dwellings

Sites considered.

None.

Proposed site allocations.

None

Proposed village categorisation.

While the village has some community facilities, like the public house that would be worthy of support, it is small without access to public transport and appears to have little or no capacity for further expansion. It is proposed, therefore, that Llangattock Lingoed **not be** categorised as a Minor Village in the LDP and be treated as open countryside for the purposes of assessing proposals for residential development. Its UDP status as a Policy H4 village, therefore, would not be reaffirmed.

LLANGWM.

Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 80.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

Place of Worship
Public Hall

Public transport.

The village is served by the following bus service:

Service 63 Chepstow, Llangwm, Usk, Pontypool to Cwmbrant (5 services between 7am and 7pm)

Service 63 Cwmbran, Pontypool, Usk, Llangwm to Chepstow (5 services between 7am and 7pm)

Village character and landscape setting.

The village is at the junction of five roads with the B4235 being the main road through the settlement bypassing the majority of the houses. The settlement is much expanded in the 20th century with older buildings dispersed between the chapel and cottages on Llanynant Road and the B4235. Infill with larger suburban style houses and bungalows has occurred. The village hall and former pub on the B road feel dislocated from the main village. Opportunities for development are limited by openness and floodplain to the north and a positive dispersed rural character to the south.

Representations received on Preferred Strategy.

None.

Housing need.

No specific housing needs survey has been carried out for the Llangwm Community Council Area. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Llangwm Community Council area of 8 dwellings.

Sites considered.

One candidate site was put forward for consideration in Llangwm village. This has not been subject to a detailed assessment as the site was not compatible

with the Preferred Strategy, this village not being proposed as a location for further housing allocations

Proposed site allocations.

None

Proposed village categorisation.

The village is small with a limited amount of community facilities and seemingly few opportunities for resident development, although perhaps not a highly sensitive settlement in terms of landscape and character. It is considered that it could retain its status as a H4 infill village. It is proposed, therefore, that Llangwm be categorised as a Minor Village in the LDP, suitable only for minor infill and rural exceptions affordable housing, reaffirming its UDP status as a Policy H4 village.

LLANSOY.

Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 88.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

Place of Worship
Public House

(It is recognised, however, that the nearest public house is not in the village but is the Star Inn some 1500 metres away)

Public transport.

The village is served by the following bus services:

Service 65 Monmouth, Llansoy to Chepstow (1 service between 7am and 7pm)

Service 65 Chepstow, Llansoy to Monmouth (1 service between 7am and 7pm)

Village character and landscape setting.

Llansoy lies at a 'T' junction with the prime road being the minor road along the east west ridge linking the settlements of the Usk and Olway valleys such as Raglan with those of the Trellech plateau. The settlement is much expanded in the 20th century with older buildings dispersed between the church, the farm and cottages on Chepstow Road. Infill with larger suburban style houses and bungalows has occurred, some as an estate on St Tysoi Close and others on Church Lane. There is a large farm complex on Chepstow Road that is being partly redeveloped as barn conversions. The settlement sits astride the ridge with the estate housing marching up the ridge sides. Bush Farm house provides a low key well spaced rural edge to the village to the west. The setting of the church and Lansoy House, both to the south of the village, is important., although in general terms the surrounds of the village are moderately sensitive

Representations received on Preferred Strategy.

None.

Housing need.

Llansoy is in the Llangwm Community Council area. No specific housing needs survey has been carried out for the Llangwm Community Council Area. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Llangwm Community Council area of 8 dwellings.

Sites considered.

Three candidate sites in Llansoy have been put forward for consideration as part of the candidate site process. These have not been subject to a detailed assessment as the sites were not compatible with the Preferred Strategy, this village not being proposed as a location for further housing allocations

Proposed site allocations.

None

Proposed village categorisation.

The village is small with a limited amount of community facilities and seemingly few opportunities for residential development, although perhaps not a highly sensitive settlement in terms of landscape and character. It is considered that it could retain its status as a H4 infill village. It is proposed, therefore, that Llansoy be categorised as a Minor Village in the LDP, suitable only for minor infill and rural exceptions affordable housing, reaffirming its UDP status as a Policy H4 village.

LLANTILLIO CROSSENNY.

Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 71.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

Place of Worship

Public transport.

The village is served by the following bus service:

Grass routes service

Village character and landscape setting.

Llantillio Crossenny is a sensitive conservation area village located off a network of quiet minor roads just off the B4233 terminating at the church to the north. The settlement is essentially linear running north east/south west with the church and Llantillio Court at one end and the estate related cottages and buildings running to the south west and some outlying buildings such as White House. There has been 20th century infill with newer development concentrated on the eastward running Trothy Way. The setting of the village is dominated by the church and its open parkland setting to the north and west. The estate related farms and houses to the south and south east sit within relatively open landscape rather than imposing on it while the 20th century housing to the east is relatively well hidden in the lower valley by tree cover. The Landscape Capacity and Sensitivity Study identified a need to retain the gappy linear character of older part of the settlement with views to the church and keeping White House separate from the main settlement.

Representations received on Preferred Strategy.

None

Housing need.

A local housing needs survey carried out in November 2006 estimated that there were 9 households in need in the Llantillio Crossenny Community Council area. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Llantillio Crossenny Community Council area of 14 dwellings.

Sites considered.

One candidate site was put forward for consideration in Llantilio Crossenny. This has not been subject to a detailed assessment as the site was not compatible with the Preferred Strategy, this village not being proposed as a location for further housing allocations

Proposed site allocations.

None

Proposed village categorisation.

Llantillio Crossenny is not a particularly sustainable settlement, given its remote location and lack of community facilities, particularly since the Hostry Inn public house closed down a number of years ago. It is, however, the largest village in the Llantillio Crossenny Community Council area, where a local need for affordable housing has been identified, and it is considered appropriate to retain its status as a village suitable for minor development, particularly in the event of the possibility of a rural exceptions site being found, although recognising the significant landscape and conservation constraints identified above. It is proposed, therefore, that Llantillio Crossenny be categorised as a Minor Village in the LDP, suitable only for minor infill and rural exceptions affordable housing, reaffirming its UDP status as a Policy H4 village.

LLANTRISANT.

Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 64.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

Place of Worship

Public transport.

The village is served by the following bus services:

Service 60 Monmouth, Raglan, Usk, Llantrisant to Newport (1 service between 7am and 7pm)

Service 60 Newport, Llantrisant, Usk, Raglan to Monmouth (1 service between 7am and 7pm)

Village character and landscape setting.

Llantrisant is located on a winding village street to the east of the main through road and lying adjacent to the A449(T). The settlement is mainly clustered around the church and former public house on the steep slopes above the valley floor, being locally prominent when viewed from the west. There has been late 20th century infill between houses so the village street is now without gaps east of the pub. The settlement sits moderately well just off the floodplain on steeply rising land, overlooking the valley floor. The lower key fading out of the village to the south is positive with the setting of Church Farm protected. Ty Mawr Farm has a strong sense of place. The area in which the village is located is sensitive due to the large areas of floodplain to the west and the long views across the flat open valley floor. The nucleated settlement has a number of listed buildings with sensitive settings and the Usk Valley Walk passes adjacent to the village adding to its sensitivity especially to the south and west. The nearby A449(T) reduces the area's tranquillity.

Representations received on Preferred Strategy.

None.

Housing need.

Llantrisant is in the Llantrisant Fawr Community Council area. No specific housing needs survey has been carried out for the area. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Llantrisant Fawr Community Council area of 8 dwellings.

Sites considered.

None, albeit that there is a current planning application for 10 affordable houses and 3 market houses on the site between Church Farm and the village road.

Proposed site allocations.

None

Proposed village categorisation.

Llantrisant is not a particularly sustainable settlement, given its poor access to public transport and lack of community facilities. It is currently a Policy H4 settlement in the UDP. It is considered that the village clearly does not warrant categorisation as a 'Main Village'. The scale of development proposed in the current planning application would not be appropriate for consideration as a housing allocation in the LDP, therefore, if it had been submitted as a candidate site, notwithstanding any sensitive landscape and conservation issues that might arise, as described above. There may be scope for minor infill or a small scale rural exceptions proposal, although this would need very careful consideration, given the sensitivity of the settlement and its setting. It is proposed, therefore, that Llantrisant be categorised as a Minor Village in the LDP, suitable only for minor infill and rural exceptions affordable housing, reaffirming its UDP status as a Policy H4 village.

LLANVETHERINE.

Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 31.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

Place of Worship

Public transport.

The village is served by the following bus service:

Grass routes service

Village character and landscape setting.

Llanvetherine is located primarily along the B4521 Old Ross Road. The village is essentially small scale with a loose informal layout focussed on the church and Glebe Farm. The Old Rectory to the east forms a fine outlier to the village on the steep valley floor. Caggle Street is predominantly a line of cottages (possibly of squatter origin) with large plots to the rear. A limited amount of linear development lies to the east with a chapel lying isolated north of the road. The core of the village sits well between the Old Ross Road and the stream on the minor valley sides with the church a positive focus and the Old Rectory a strong eastern full stop to the settlement. The hierarchy of small cottages and farm also contribute to the settlement's character. North of the Old Ross Road the scattering of houses allows landscape to dominate but a recent house is dominant and may be beginning to create a ribbon settlement which would not be desirable. The Landscape Capacity and Sensitivity Study identifies that the church and its setting are critical to the settlement character and recommends that development, especially on the western approaches should be avoided. Similarly the setting of the Old Rectory is important. Caggle Street is a linear development significantly detached from the core of the settlement and would not be appropriate for further development.

Representations received on Preferred Strategy.

None.

Housing need.

Llanvetherine is in the Grosmont Community Council area. A local housing needs survey carried out in February 2007 identified 28 households in need in the area. The Welsh Rural Housing Enabler Study estimated that there was a

minimum affordable housing need in the Grosmont Community Council area of 16 dwellings

Sites considered.

Two candidate sites in Llanvetherine were submitted for consideration. These have not been subject to a detailed assessment as the sites were not compatible with the Preferred Strategy, this village not being proposed as a location for further housing allocations

Proposed site allocations.

None

Proposed village categorisation.

The village is a Policy H4 settlement in the UDP. It is a very small, sporadic group of buildings in a remote location and development opportunities are limited in a sensitive setting as described above. It is proposed, therefore, that Llanvetherine **not be** categorised as a Minor Village in the LDP and be treated as open countryside for the purposes of assessing proposals for residential development. Its UDP status as a Policy H4 village, therefore, would not be reaffirmed.

MAYPOLE/ST MAUGHANS GREEN.

Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 100.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

Place of Worship

Public transport.

The village is not served by a bus service.

Village character and landscape setting.

The settlements are located on three minor roads running from the ridge to the valley floor to the north east. Both settlements are essentially small scale and linear, often with single side frontages to lanes. Older cottages lie at right angles to the lanes and have long thin gardens adjacent to the lane, which gives a spaced out rural character. In Maypole 20th century properties have been located in larger plots and been constructed behind the older properties. In both settlements this recent development has significantly increased the density and extent of the settlements, giving a suburban feel in places. These low key settlements have no landmark buildings but the older cottages such as those on the eastern edge and 'centre' of Maypole and the estate style cottages at the core of St Maughan's Green are important to character. Maypole lies predominantly on the top of a ridge and as such is prominent when viewed from the north east and south west from adjacent valley sides. St Maughan's Green lies on a minor ridge and valley side defining the Monnow Valley. The gap between the settlements is considered important from a landscape point of view and further and any further thickening' of development through backland development would be harmful, especially on the ridge slopes in Maypole. Extensions to either settlement would be prominent. The general landscape setting in the Monnow Valley is sensitive with long views across and the settlements are prominent along the ridge top.

Representations received on Preferred Strategy.

None.

Housing need.

The villages are in the Llangattock Vibon Avel Community Council area. No specific local housing needs study has been carried out for the community council area. The Welsh Rural Housing Enabler Study estimated that there

was a minimum affordable housing need in the Llangattock-Vibon-Avel Community Council area for 19 dwellings.

Sites considered.

Five candidate sites have come forward for consideration in the villages. These have not been subject to a detailed assessment as the sites were not compatible with the Preferred Strategy, these villages not being proposed as locations for further housing allocations

Proposed site allocations.

None

Proposed village categorisation.

These are small, isolated villages with the church as a single community facility and in a very prominent and sensitive landscape. Opportunities for minor infill are limited and even small scale rural exceptions sites would be likely to have harmful effects on the landscape and village character. It is proposed, therefore, that Maypole and St Maughams Green **not be** categorised as Minor Villages in the LDP and be treated as open countryside for the purposes of assessing proposals for residential development.

PENPERGWM.

Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 32.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

Public house
Work Opportunity

Public transport.

The village is served by the following bus services:

Service 83 Abergavenny, Penpergwm, Raglan to Monmouth (6 services between 7am and 7pm)
Service 83 Monmouth, Raglan, Penpergwm to Abergavenny (6 services between 7am and 7pm)

Village character and landscape setting.

The settlement is located primarily on the B4598 Groesonen Road, which was once the main road between Abergavenny and Monmouth. It is essentially a small scale linear settlement with a very loose informal layout of farms, large houses, a few cottages, a pub and one commercial property. The settlement is dispersed with no clear start and ending point. Llangattock Court and Llangattock House are key listed buildings at either edge of the settlement. The A40 Trunk Road lies to the south. There are sensitive approaches to the settlement and its dispersed nature is an important element of its character. The area to the north of the B4598 is the most sensitive part of the setting where there are important properties and rising slopes. The commercial building, the dual carriageway and power lines are detractors.

Representations received on Preferred Strategy.

None.

Housing need.

Penpergwm is in the Llanover Community Council area, where a local housing needs survey carried out in April 2006 identified 17 households in need. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Llanover Community Council area of 28 dwellings.

Sites considered.

A candidate site submission for a large area of land to the west of the King of Prussia proposed a use as a caravan and camp site (CS/0237). Given the shortage of opportunities for development at The Bryn to the south, officers felt that there might be potential for a housing allocation in the north-east corner of this larger site (PV34 in Section C of this report). Penpergwm, is very close to The Bryn and, although very small in its own right, has a public house and employment opportunities at the existing garage and nearby residential home. The site has access difficulties, however, and did not appear to be suitable as a housing allocation.

Proposed site allocations.

None

Proposed village categorisation.

As mentioned above, Penpergwm is a very small settlement in its own right but has a close physical relationship to The Bryn, where there is a shop, and has access to employment and public transport opportunities. Development opportunities appear to be limited, particularly to the north of the B4598 but it is considered that there might be potential for some minor development, without causing harm to conservation or landscape interests. It is proposed, therefore, that Penpergwm be categorised as a Minor Village in the LDP, suitable only for minor infill and rural exceptions affordable housing, reaffirming its UDP status as a Policy H4 village.

PEN-Y-CLAWDD.

Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 10.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

Place of Worship

Public transport.

The village is not served by a bus service.

Village character and landscape setting.

Pen-y-Clawd is a tiny settlement located on a staggered minor crossroads in open countryside to the east of Raglan. It is balanced on a narrow ridgetop and consists of a small church, a fine Old Vicarage facing west and two houses on the ridge top, one a converted farm. The scale is small and intimate and mainly exposed to the west. The landscape setting is sensitive with steep slopes and exposed ridgetop character.

Representations received on Preferred Strategy.

None.

Housing need.

Pen-y-Clawdd is in the Raglan Community Council area, where a local housing needs survey carried out in August 2007 identified 69 households in need. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Raglan Community Council area of 35 dwellings.

Sites considered.

None.

Proposed site allocations.

None

Proposed village categorisation.

The settlement is tiny with just the church as a community facility and no access to public transport. The highly rural and small size of the settlement mean that any development would significantly change its character and it is has a sensitive landscape setting. It is proposed, therefore, that Pen-y-Clawdd **not be** categorised as a Minor Village in the LDP and be treated as open countryside for the purposes of assessing proposals for residential development. Its UDP status as a Policy H4 village, therefore, would not be reaffirmed.

THE NARTH.

Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 213.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

Public Hall

Public transport.

The village is served by the following bus services:

Service 65 Monmouth, The Narth to Chepstow (5 services between 7am and 7pm)

Service 65 Chepstow, The Narth to Monmouth (4 services between 7am and 7pm)

Village character and landscape setting.

The Narth is relatively isolated on a minor loop road accessed from the west with a network of other minor lanes. The traditional cottages of the settlement are dispersed with large plots or smallholdings along the main loop access lane or Pool Lane but there has been significant infill development, mainly within the loop. There are significant green spaces which allow pleasant vistas such as to the west and within the settlement so that it does not feel totally like a suburban estate. The settlement lies on the gentle ridge slopes and is generally well screened by trees and woodlands. There is a reasonably well defined edge to the settlement on the west and the setting and separation of Rose Farm is important. The settlement is less well defined to the east where there are small squatters cottages in large plots/smallholdings. The eastern margins around Narth Farm are also sensitive. The landscape setting is sensitive as part of the Wye Valley AONB and historic landscape and within the Trellech forests and commons.

Representations received on Preferred Strategy.

None.

Housing need.

The Narth is in the Trellech United Community Council area, which a local housing needs survey carried out in November 2006 identified as having 35 households in need. The Welsh Rural Housing Enabler Study estimated that

there was a minimum affordable housing need in the Trellech United Community Council area of 50 dwellings

Sites considered.

Four candidate sites have come forward for consideration in The Narth. These have not been subject to a detailed assessment as the sites were not compatible with the Preferred Strategy, the village not being proposed as a location for further housing allocations

Proposed site allocations.

None

Proposed village categorisation.

The Narth was originally a Policy H3 village in the Monmouth Borough Local Plan but was reclassified as a Policy H4 village in the UDP on the recommendation of the UDP Inspector. It is in an isolated location in a sensitive AONB landscape with limited access to public transport and has one community facility, the village hall. It is considered, therefore, that the village does not warrant being categorised as a Main Village. There could be an argument that the absence of a VDB might give some additional scope for development where there is some loose knit development at the village edge but it is considered that this is unlikely to occur in significant numbers. The provision of a VDB would also be inconsistent with the approach suggested in this report whereby only Main Villages are given VDBs as a result of their sustainability as settlements and, generally, because of the opportunities that they offer for small scale housing allocations. It is proposed, therefore, that The Narth be categorised as a Minor Village in the LDP, suitable only for minor infill and rural exceptions affordable housing, reaffirming its UDP status as a Policy H4 village.

TREDUNNOCK.

Population.

The Monmouthshire LDP Function and Settlements Study (October 2008) estimated the population of the village to be 89.

Facilities and services.

The Monmouthshire LDP Function and Settlements Study (October 2008) identified that the following facilities and services were available in the village:

Place of Worship

(Although it is recognised that there is public house/restaurant nearby at Newbridge on Usk)

Public transport.

The village is served by the following bus services:

Service 60 Monmouth, Raglan, Usk, Llantrisant, Tredunnock to Newport (1 service between 7am and 7pm)

Service 60 Newport, Tredunnock, Llantrisant, Usk, Raglan to Monmouth (1 service between 7am and 7pm)

Village character and landscape setting.

One minor road runs through Tredunnock and Newbridge linking the area to the west across the Usk to the east. Tredunnock is a small nucleated conservation area village consisting of a church, a farm complex which dominates the approaches from the west, a fine farmhouse at Ton and a number of other houses, some with an estate character. There is a row of relatively modern houses to the south-east. Newbridge forms an outlier to the main village where the pub is flanked by a few houses alongside the River Usk. Tredunnock forms a neat cluster on the valley side landscape by the nature of its compact character with strong tree cover. The whole of the valley side is constrained as it is highly rural, open on an exposed valley side and within a conservation area. The slopes get steeper to the east making any potential development even more prominent. The setting of Tredunnock Church is sensitive. Newbridge is highly distinctive with a strong sense of place adjacent to the River Usk.

Representations received on Preferred Strategy.

None.

Housing need.

Tredunnock is located in the Llanhennock Community Council area. No specific local housing needs study has been carried out for the community council area. The Welsh Rural Housing Enabler Study estimated that there was a minimum affordable housing need in the Llanhennock Community Council area for 9 dwellings.

Sites considered.

Four candidate sites have been submitted for consideration in Tredunnock. These have not been subject to a detailed assessment as the sites were not compatible with the Preferred Strategy, the village not being proposed as a location for further housing allocations.

Proposed site allocations.

None

Proposed village categorisation.

There is clearly a potential supply of land available in the village as evidenced by the candidate site submissions. Given the sensitive nature of this conservation area village and its constrained landscape setting, together with its limited access to community facilities and public transport, however, the village is considered suitable for minor development only. There may be scope for minor infill or a small scale rural exceptions proposal, although this would need very careful consideration, given the sensitivity of the settlement and its setting. It is proposed, therefore, that Tredunnock be categorised as a Minor Village in the LDP, suitable only for minor infill and rural exceptions affordable housing, reaffirming its UDP status as a Policy H4 village.