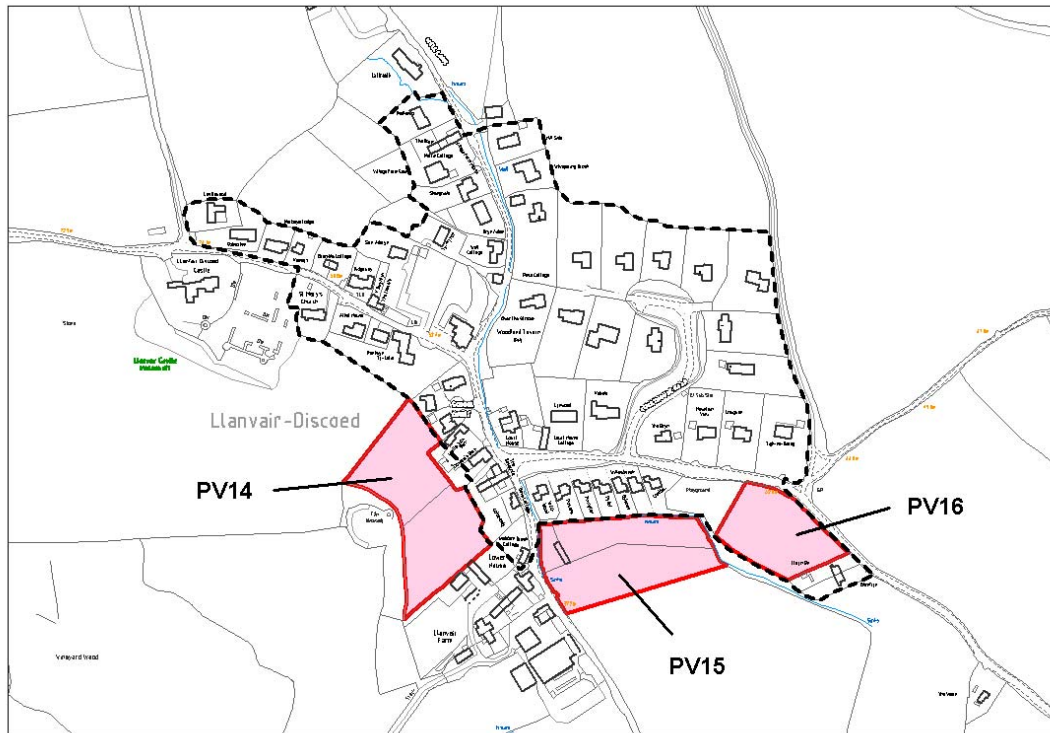


## 14. LLANVAIR DISCOED



75 Representors submitted comments on the report and its proposals.

The main issues raised in relation to Llanvair Discoed are summarised as follows:

GWT has no objection to PV16 but would expect protection and retention of hedgerows and adjacent watercourses and protection of priority species in the development process.

GGAT commented that PV16 has no known archaeological restraints. No reason for not allocating.

The Principal Landscape & Countryside Officer for Monmouthshire County Council made the following comments:

- PV16 is of low capacity for development and thus it would be inconsistent to allocate it.
- Redrawing of the village development boundary should consider not incorporating PV14 which is the most sensitive allocation and forms the back drop to the village and its setting.

The Biodiversity and Ecology Officer for Monmouthshire County Council commented that in relation to PV16 further ecological assessment will be necessary, with the biodiversity, connectivity value and important features of the site acknowledged and considered.

The Conservation Manager for Monmouthshire County Council objects to PV15, there would be an unacceptable impact on the listed barn.

Caerwent Community Council submitted the following comments:

- Capacity of settlement to accommodate proposed scale of development.
- Poor access.
- Lack of infrastructure and services.
- No mains gas or sewerage.
- Problems of flooding.

69 individuals submitted comments as follows:

General comments:

- Scale of development.
- Poor access to village.
- Insufficient infrastructure or amenities to support further housing.
- Problems of continuity of electricity supply and broadband speed.
- No mains gas, sewerage or drainage.
- Poor water pressure.
- Environmental impact, village is within EA groundwater special protection zone.
- Loss of agricultural land.
- Impact on biodiversity.
- Need for affordable housing in Community Council area already provided for by development in Caerwent.
- Village has already experienced recent in-fill development.
- Problems of flooding and surface water drainage.

22 representations received in relation to PV14:

- Outside current village boundary.
- In SLA.
- Poor access.
- Highly visible.
- Adjacent a listed building.
- Possible site of archaeological interest.
- Impact on biodiversity.
- Problems of flooding and surface water drainage.
- Loss of privacy to neighbouring houses.

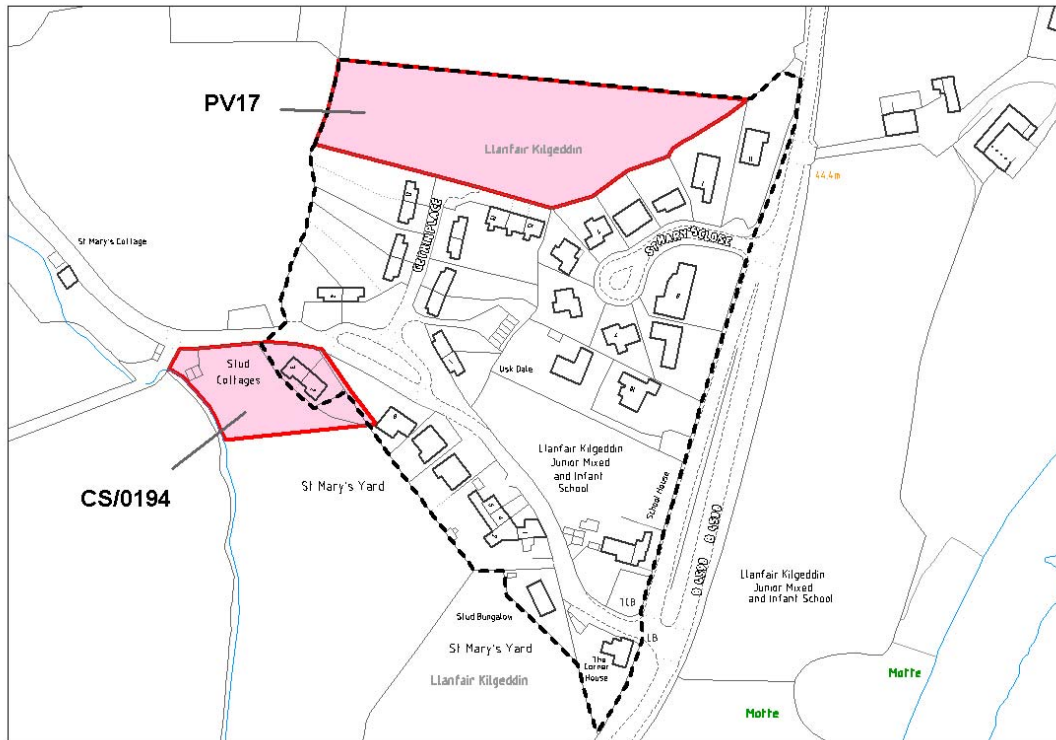
21 representations received in relation to PV15:

- Outside current village boundary,
- Adjacent a listed building.
- Possible site of archaeological interest.
- Poor access.
- Highly visible.
- Impact on biodiversity.
- Problems of flooding and surface water drainage.
- Loss of privacy to neighbouring houses.

29 representations received in relation to PV16:

- Outside current village boundary.
- Highly visible
- Poor access.
- Grade 2 agricultural land.
- Impact on biodiversity.
- Problems of flooding and surface water drainage.
- Loss of privacy to neighbouring houses.

## 15. LLANVAIR KILGEDDIN



**37** Representors submitted comments on the report and its proposals.

The main issues raised in relation to Llanfair Kilgeddin are summarised as follows:

GWT has no objection to PV17 but would expect protection and retention of hedgerows and protection of priority species in the development process.

GGAT commented that PV17 has no known archaeological restraints. No reason for not allocating.

CCW commented that it is hard to justify the allocation of PV17 as no housing needs survey undertaken. Concerns about the deliverability of the site contrary to TAN6 (para. 2.2.4) and may result in inefficient use of land contrary to PPW (paras. 4.10.5 & 9.1.2)

Llanover Community Council does not object to the development of PV17, but access is poor. A development of 4-6 houses would be acceptable on part of the site. CS/0194 is a possible site but a development of up to 15 houses would be too big for the village. Other sites put forward by the Rural Housing Enabler should be considered.

The landowner of PV17 submitted the following supporting comment:

- Road access can be achieved directly off the B4598 avoiding extra traffic through the village.

The landowner of PV17 submitted comments in support of an alternative site to the east of the B4598:

- Good traffic access.
- Minimal visual impact.
- Sewerage works on landowners land.

The agent acting on behalf of the landowner of CS/0194 submitted the following comment:

- Scale of proposed development too great. Two additional dwellings on both CS/0194 and PV17 would more easily be absorbed into the village.

31 individuals submitted comments as follows:

General comments:

- Capacity of settlement to accommodate proposed scale of development.
- Insufficient infrastructure or amenities.
- No mains gas.
- Sewerage capacity.
- Insufficient evidence of local need.

2 representations received commending the proposed development of affordable housing, but at a much smaller scale.

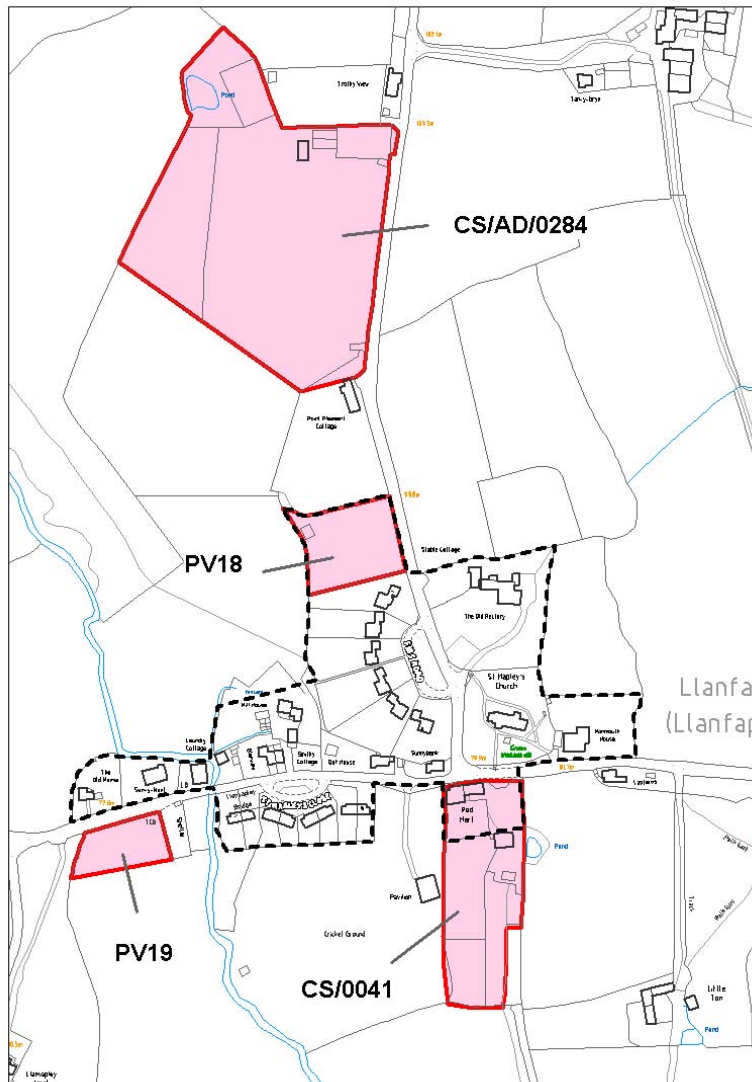
28 representations received in relation to PV17:

- Poor access.
- Noise pollution during construction.
- Greenfield site, currently designated as Special Landscape Area.
- Question the grading of the land as Grade 3/4.
- Existing problems of surface water drainage and flooding, particularly the lower section of the site.
- Impact on biodiversity.
- TPOs on the site.
- If problems overcome could accommodate a maximum of six dwellings.

6 representations received in relation to CS/0194:

- Poor access.
- Problems of surface water drainage and flooding.
- If problems overcome could accommodate three or four dwellings.

## 16. LLANVAPLEY



**18** Representors submitted comments on the report and its proposals.

The main issues raised in relation to Llanvapley are summarised as follows:

GWT has no objection to PV18 but would expect protection and retention of hedgerows and trees and protection of priority species in the development process.

GGAT commented that PV18 has no known archaeological restraints. No reason for not allocating.

CCW commented that any development of PV18 should make provision for the protection of existing landscape and ecological features and minimise potential impacts on biodiversity.

The Biodiversity and Ecology Officer for Monmouthshire County Council commented that in relation to PV18 further ecological assessment will be necessary, with the biodiversity, connectivity value and important features of the site acknowledged and considered.

The Conservation Manager for Monmouthshire County Council objects to CS/0041 due to the potential impact on the setting of the listed church and not in line with the linear development of the settlement.

Llanarth Fawr Community Council submitted the following comments:

- No overall objection to a small development on a suitable site.
- PV18 would be an acceptable site provided that there were access improvements.
- Object to CS/0041 as poor access and not in keeping with the village layout.
- Object to CS/AD/0284 as is an elevated position and so highly visible. Also poor access.

The owners of PV18 have stated that they do not wish their land to be considered for development.

The owners of PV19 have stated that they do not wish their land to be considered for development.

One representation queries whether the site boundaries to AD/0284 are correct.

11 individuals submitted comments as follows:

General comments:

- Capacity of settlement to accommodate proposed scale of development.
- Few local facilities and services.
- No mains sewerage or gas.
- Inadequate water supply.
- Problems of continuity of electricity supply and broadband speed.
- Too high a % of affordable housing.

6 representations received in relation to PV18:

- Constitutes ribbon development.
- Highly visible.
- Poor access.
- Ecological and environmental impact.
- Affect amenity of neighbouring properties.

1 representation received in relation to PV19:

- Prone to flooding.

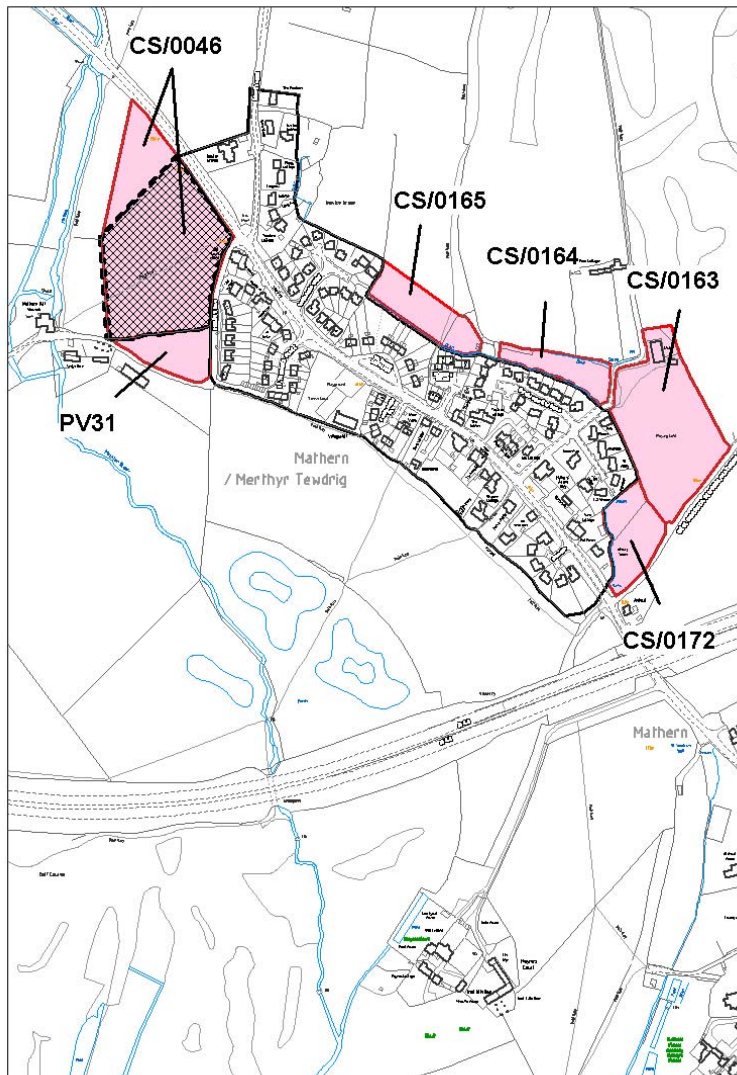
4 representations received in relation to CS/0041:

- Outside village boundary.
- Route of public right of way.
- Sloping site, development could cause problems of run-off and erosion.
- Status of land as car park for the public house should be maintained.
- Proximity of land to listed buildings.

4 representations received in relation to CS/AD/0284:

- Outside village boundary.
- Detrimental to the character of the village.
- Highly visible in the landscape.
- Poor access.

## 17. MATHERN



**40** Representors submitted comments on the report and its proposals.

The main issues raised in relation to Mathern are summarised as follows:

GWT has no objection to CS/0046 but would expect protection and retention of hedgerows and adjacent woodland and stream and protection of priority species in the development process.

GGAT commented that CS/0046 has no known archaeological restraints. No reason for not allocating.

CCW made the following comments:

- Hard to justify the allocation of CS/0046 as no housing needs survey undertaken. Concerns about the deliverability of the site contrary to TAN6

(para. 2.2.4) and may result in inefficient use of land contrary to PPW (paras. 4.10.5 & 9.1.2)

- Unclear what part of CS/0046 is to be allocated.

The Biodiversity and Ecology Officer for Monmouthshire County Council commented that in relation to PV31 further ecological assessment will be necessary, with the biodiversity, connectivity value and important features of the site acknowledged and considered.

Mathern Community Council submitted the following comments:

- Site is large, not sufficient infrastructure capacity to support a significant development.
- Visual impact on the village.
- Site is on the edge of the Conservation Area.

The agent acting on behalf of the landowner of CS/0172 submitted supporting comments:

- The site is well related to the existing built up area.
- The site is located in close proximity to a range of services.
- No biodiversity constraints.

The agent acting on behalf of the landowner of CS/0163, CS/0164 and CS/0165 submitted supporting comments:

- The sites are well related to the existing built area.
- The impact on the Historic Park would be minimal as would be viewed against the back drop of existing residential development.

33 individuals submitted comments as follows:

10 individuals submitted comments in support of the inclusion of CS/0046:

- Represents a rounding off of the village.
- Would meet the need for affordable housing for local people.
- Village well placed in terms of services and facilities, further development will support these.
- Landscape and historical aspects of the area would not be compromised by a sensitive development of the site.
- The site is well drained.

1 individual submitted comments in support of CS/0164 and CS/0165 on the grounds that the sites are capable of sensitive development.

1 individual submitted comments in support of CS/0163:

- The site is within the natural footprint of the village.
- Development of the site would improve access to Chepstow.

General Comments:

- The villages of Pwllmeyric and Mathern are very much a combined community their need for affordable housing should be considered together not separately.

- Affordable housing must be for local people.
- Capacity of village infrastructure and services to absorb additional housing.
- Capacity of the sewerage and drainage system.
- Problem of continuity of electricity supply.
- Increase in road traffic on A48 and approach to the High Beech roundabout.

1 representation received in relation to PV31:

- Ecological and biodiversity issues.

19 representations received in relation to CS/0046:

- Adverse impact on the approach into the historic village.
- Greenfield development.
- Would extend the linear settlement pattern resulting in ribbon development.
- Would reduce the green belt between Mathern and the A48.
- Size of site, too large for number of houses proposed.
- Proximity to listed building.
- Problems of surface water drainage.
- Loss of public amenity.
- Loss of agricultural land.
- Affect on biodiversity.

1 representation received in relation to CS/0163:

- Highly visible.
- Recreation area.

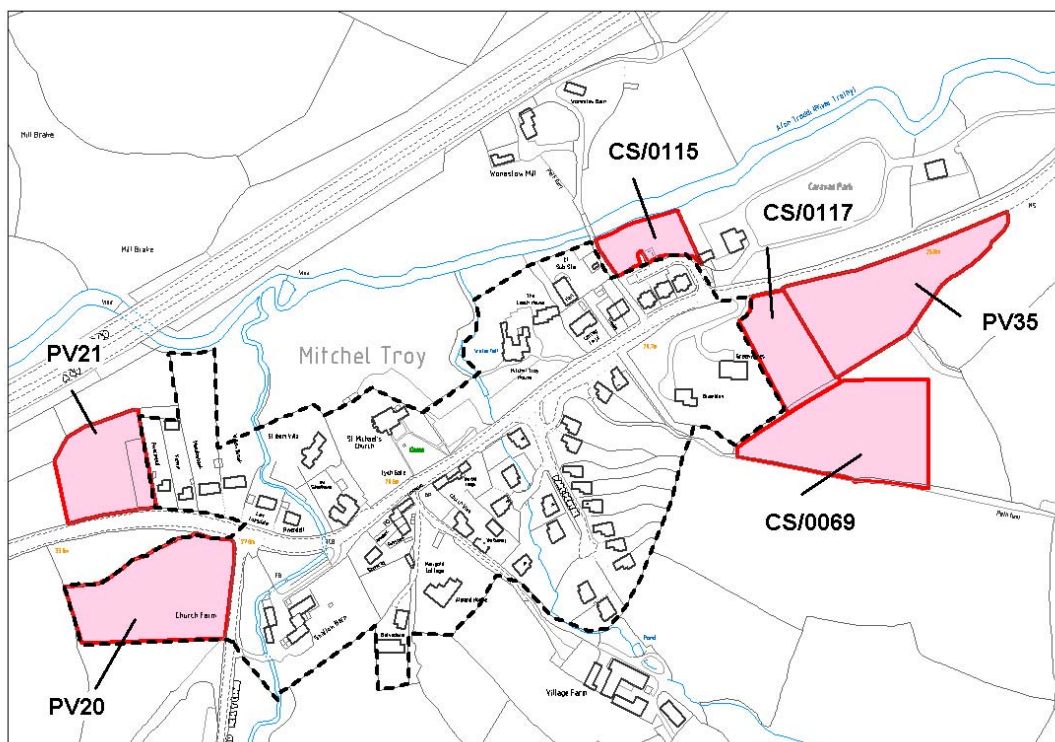
1 representation received in relation to CS/0164:

- Impact on biodiversity.
- Problems of surface water drainage.

2 representations received in relation to CS/0165:

- Poor access.
- Impact on biodiversity.
- Problems of surface water drainage.

## 18. MITCHEL TROY



**19** Representors submitted comments on the report and its proposals.

The main issues raised in relation to Mitchel Troy are summarised as follows:

GWT has no objection to PV20 but would expect protection and retention of woodland and any trees and protection of priority species in the development process.

GGAT commented that PV20 has no known archaeological restraints. No reason for not allocating.

CCW made the following comments:

- Any development of PV20 should make provision for the protection of existing landscape and ecological features and minimise potential impacts on biodiversity.
- Size of allocation will extend linear/ribbon nature of the village. Proposed allocation appears to conflict with national planning policy objectives to minimize need to travel (PPW, para. 4.6.4) More appropriate to allocate housing in Monmouth.

The Biodiversity and Ecology Officer for Monmouthshire County Council commented that in relation to PV20 further ecological assessment will be necessary, with the biodiversity, connectivity value and important features of the site acknowledged and considered.

The landowner of CS/0069 submitted comments in support of the site:

- Site abuts the existing village development boundary.
- Level site with safe access.
- A buffer could be placed between the site and Longstone Wood to protect biodiversity.
- Existing hedgerows shield site from view and protect neighbour amenity.
- Uneconomic to use the site for agricultural use.
- Local need for low cost affordable housing in the Community Council area.

The Landowner of PV35 submitted comments in support of the site:

- Site is in close proximity to the existing village development boundary.
- Safe access to site.
- A buffer could be placed between the site and Longstone Wood to protect biodiversity.
- Appropriate landscaping and design would reduce visual impact.
- Local need for low cost affordable housing in the Community Council area.

The owners of site PV20 have stated that they have no wish to sell the land.

The owners of land at the Sawmill, Highway Farm have put forward their site to be considered for development.

14 individuals submitted comments as follows:

General comments:

- Insufficient infrastructure or amenities.
- Too large a development for size of village.

7 representations received in relation to PV20:

- New woodland created under Woodlands for Wales initiative.
- Impact on habitat.
- Elevated, steeply sloping site.
- Poor access.
- Issues of flooding and surface water drainage.
- Isolated from the village.

5 representations received in relation to PV21:

- Would extend the village beyond its natural boundary.
- Greenfield site.
- Provides entrance to village.
- Highly visible from the surrounding area.
- Loss of agricultural land.
- Issues of flooding and surface water drainage.
- Impact on biodiversity.
- Poor access.
- Increase in traffic.
- Air, light and noise pollution from A40.
- Impact on amenity of neighbouring house.

3 representations received in relation to PV35:

- Within the AONB.
- Greenfield site.
- Loss of agricultural land.
- Adjacent ancient woodland designated for biodiversity importance.
- Highly visible sloping site.
- Public footpath crosses the site.
- Poor access.
- Issues of flooding and surface water drainage.

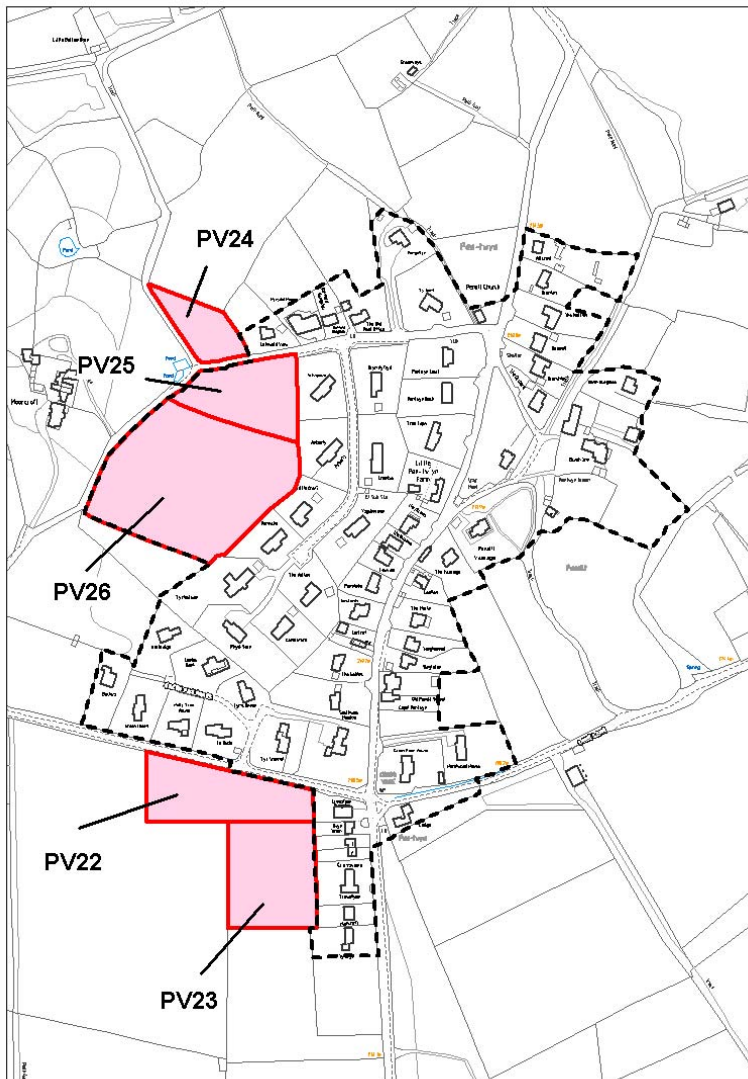
1 representation received in relation to CS/0069:

- Isolated without development of neighbouring sites.
- Public footpath crosses the site.
- Right of Easement for mains water for Longstone Farm goes through the middle of the site.

1 representation received in relation to CS/0117:

- Not suitable for proposed number of houses as poor access.

## 19. PENALLT



51 Representors submitted comments on the report and its proposals.

The main issues raised in relation to Penallt are summarised as follows:

GWT made the following comments:

- No objection to PV25 but would expect protection and retention of hedgerows and trees and protection of priority species in the development process.
- Object to the development of PV26 as large proportion qualifies as a UKBAP Priority Habitat and S42 habitat.

GGAT commented that PV25 and PV26 have no known archaeological restraints. No reason for not allocating.

CCW made the following comments:

- Any development of PV26 and PV26 should make provision for the protection of existing landscape and ecological features and minimise potential impacts on biodiversity.
- Village is within the AONB and the allocation exceeds the identified housing need for the Community Council area. Possible conflict with national policy and legislation relating to AONBs, thus proposal fails to meet Test of Soundness C2.

WVAONB commented that any development should be directed to PV25. PV26 would be visible from some distance and would have a detrimental impact on the AONB.

The Biodiversity and Ecology Officer for Monmouthshire County Council recommends that PV26 not be allocated as it has been identified as being of SINC quality. Further ecological assessment will be necessary for PV25, with the biodiversity, connectivity value and important features of the site acknowledged and considered.

Trellech Community Council submitted the following comments:

- Building on Greenfield sites is unwelcome.
- Lack of infrastructure and services in village.
- Poor water pressure.
- Drainage and flooding issues.
- Inadequate telecoms and broadband services.

The owner of sites PV24 and PV25 has confirmed that she would like her land to be considered for development. It is also confirmed that there is a no building covenant on the land, although it is believed that this may have already been breached.

45 individuals submitted comments as follows:

30 individuals signed a petition submitted by the landowner of part of PV22 in favour of potential housing development at Penallt on PV22 and PV23 on the following grounds:

- No impact on neighbours amenity.
- Minimal impact on the feel of the village.
- Good access.
- No drainage issues.
- No covenants on the land.

General comments:

- No clear evidence of the level of need in the Community Council area.
- Scale of development out of keeping with the village.
- Inconsistencies in the criteria ratings in the site assessments.
- Poor road access to the village.
- Lack of services and infrastructure.
- No mains sewerage or gas.
- Issues of flooding and surface water drainage.

- Poor water pressure.
- Problems of continuity of electricity supply and broadband speed.
- Increase in road traffic.
- Area identified as having radon gas by the Health and Protection Agency.

4 representations received in relation to PV22:

- Not as prominent or ecologically sensitive as other sites.
- Greenfield land.
- Poor access.
- Constitutes ribbon development.
- Impact on views.
- Issues of flooding and surface water drainage.
- Impact on amenity of neighbouring houses.

3 representations received in relation to PV23:

- Not as prominent or ecologically sensitive as other sites.
- Greenfield land.
- Issues of flooding and surface water drainage.
- Impact on amenity of neighbouring houses.
- Land is in a number of different ownerships.

3 representations received in relation to PV24:

- Poor access.
- Issues of flooding and surface water drainage.
- Land subject to a restrictive covenant.

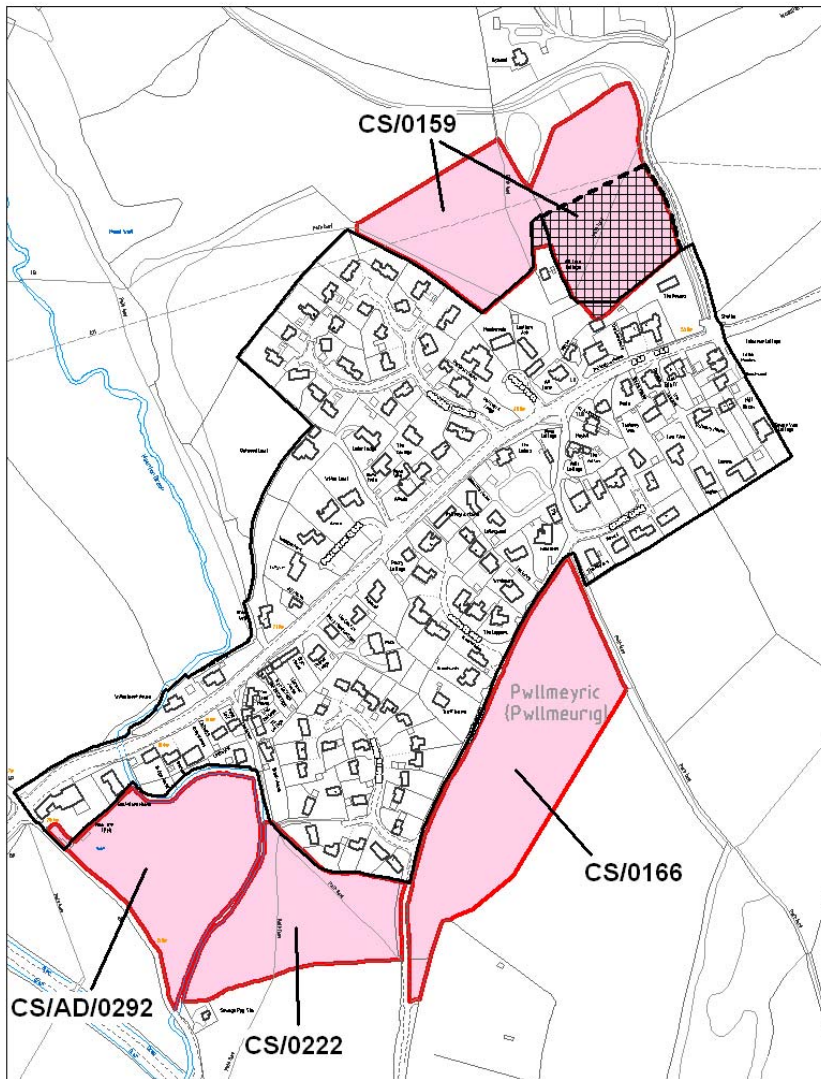
11 representations received in relation to PV25:

- Prominent in the AONB landscape.
- Land subject to a restrictive covenant.
- Site contains the septic tank serving Moorcroft Cottage and Moorcroft House.
- Poor access.
- Issues of flooding and surface water drainage.
- Impact on biodiversity.
- Agricultural land.
- Impact on amenity of neighbouring houses.

12 representations received in relation to PV26:

- Prominent in the AONB landscape.
- Access would need to be achieved through PV25.
- Issues of flooding and surface water drainage.
- Agricultural land.
- Impact on biodiversity.
- Impact on amenity of neighbouring houses.

## 20. PWLLMEYRIC



51 Representors submitted comments on the report and its proposals.

The main issues raised in relation to Pwllmeyric are summarised as follows:

GWT object to CS/0159 as a large proportion of site qualifies as a UKBAP Priority Habitat and S42 habitat.

GGAT commented that no reason for not allocating CS/0159 as line of Roman road is not within area proposed for allocation.

CCW made the following comments:

- CS/0159 identified as having 'medium' biodiversity value, if taken forward landscape features and biodiversity habitat should be protected.
- Hard to justify the allocation of CS/0159 as no housing needs survey undertaken. Concerns about the deliverability of the site contrary to TAN6

(para. 2.2.4) and may result in inefficient use of land contrary to PPW (paras. 4.10.5 & 9.1.2)

- Any development of CS/0159 should make provision for a landscape buffer to provide a firm defensible boundary and minimise landscape impacts.

The Biodiversity and Ecology Officer for Monmouthshire County Council commented that in relation to CS/0159 further ecological assessment will be necessary, with the biodiversity, connectivity value and important features of the site acknowledged and considered.

The Conservation Manager for Monmouthshire County Council objects to CS/0159, the approach road is an integral part of the Grade 11\* Mounton House development, it's also within the Registered Garden.

Mathern Community Council commented that access to both sites is poor, as it would be off of the busy A48, and more housing would exacerbate existing sewerage problems.

The agent acting on behalf of the promoters of CS/AD/0292 submitted the following comments:

- Majority of the site is outside the C2 flood plain.
- The stream running along the south-eastern boundary of the site provides a natural limit to development and so would not erode the green wedge between Pwllmeyric and Mathern.
- No impact on the Historic Park and Garden.
- Site would not have adverse impact on the setting of Mounton House.
- Development of the site would provide an opportunity to improve access on Pwllmeyric Hill.
- Site scores better against sustainability criteria than CS/0159.

The owner of site CS/0159 has advised that he has been in contact with the County Highway Engineers and has submitted access proposals for the site.

#### 44 individuals submitted comments as follows:

1 representation received in support of CS/0159:

- The site is not highly visible in the landscape.

General comments:

- No clear evidence of local need.
- Extension of the VDB is not consistent with existing UDP policy.
- Scale of development out of keeping with the village.
- Lack of local facilities and services.
- Issue of drainage and sewerage capacity and affect of increases on Mounton Brook.
- Continuity of power supply.
- Increase in traffic.
- Capacity of High Beech roundabout.

28 representations received in relation to CS/0159:

- Poor road access.
- Greenfield land.
- Within a conservation area.
- Impact on biodiversity.
- Proximity to Mounon House, a grade II\* listed estate.
- Impact on amenity of neighbouring houses.

2 representations received in relation to CS/0166:

- Highly visible from the road.
- Poor access.
- Encroach into the Conservation Area.

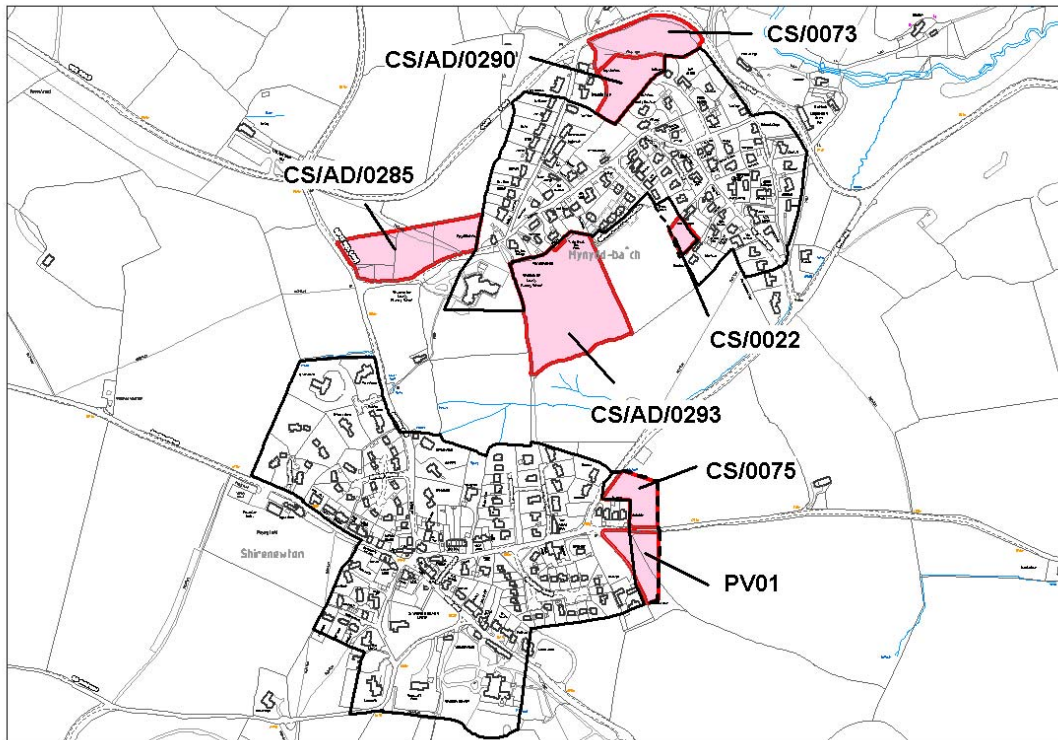
2 representations received in relation to CS/0222:

- Issues of flooding.
- Represents a green buffer between Pwllmeyric and Mathern.

1 representation received in relation to CSAD//0292:

- Issues of flooding.
- Represents a green buffer between Pwllmeyric and Mathern.

## 21. SHIRENEWTON/MYNYDDBACH



**22** Representors submitted comments on the report and its proposals.

The main issues raised in relation to Shirenewton/Mynyddbach are summarised as follows:

GWT has no objection to PV01 and CS/0075 but would expect protection and retention of hedgerows and protection of priority species in the development process.

GGAT has commented that both PV01 and CS/0075 can be allocated but archaeological evaluation needed prior to planning permission.

CCW made the following comments:

- Hard to justify the allocation of PV01 and CS/0075 as no housing needs survey undertaken. Concerns about the deliverability of the sites contrary to TAN6 (para. 2.2.4) and may result in inefficient use of land contrary to PPW (paras. 4.10.5 & 9.1.2)
- Any development of PV01 and CS/0075 should make provision for a landscape buffer to provide a firm defensible boundary and minimise landscape impacts.

The Principal Landscape & Countryside Officer for Monmouthshire County Council commented that the area is of low capacity for development and thus it would be inconsistent to allocate PV01 and CS/0075.

The Biodiversity and Ecology Officer for Monmouthshire County Council commented that in relation to PV01 further ecological assessment will be necessary, with the biodiversity, connectivity value and important features of the site acknowledged and considered.

Shirenewton Community Council submitted the following comments:

- Shirenewton and Mynyddbach should be considered as separate villages.
- No survey has been carried out to establish the level of local need.
- Scale of development out of keeping with the village.
- Object to the preferred sites as in conjunction with recent and proposed new development would give the appearance of an estate at the entrance to the village.
- The preferred sites are in an area of high sensitivity and low capacity in landscape terms.

The agent acting on behalf of the landowner of CS/0073 commented that the preferred sites do not represent a level of growth appropriate to the size of the settlement. The assessment of their site against sustainability criteria needs reviewing with more in-depth studies.

The agent acting on behalf of the landowners of PV01 support its allocation on the grounds that the village has the potential for a modest expansion and the site is immediately adjacent proposed development.

The agent acting on behalf of 6 residents questioned the “soundness” of the approach to rural housing allocations on the following grounds:

- The viability of the threshold and percentage for affordable housing has not been proven.
- No evidence of the level of local need.
- Site selection is flawed on the grounds that the sites are much larger than required.
- Access could not be achieved to the preferred sites without the removal of high value habitat.
- Ecological surveys should be undertaken before allocation not before development.

7 individuals submitted comments as follows:

General comments:

- Settlements should be treated as two separate villages.
- Lack of infrastructure and services.
- Increase in traffic.
- Sewerage capacity.

2 representations received in relation to PV01:

- Would extend the hard edge of the village.
- Proximity to existing planning permission.
- Site forms part of a larger field which includes a footpath.
- Poor access.

- Impact on views.
- Issue of surface water drainage.
- SLA.
- Impact on value of neighbouring properties.

2 representations received in relation to CS/0022:

- Would facilitate gradual encroachment into open space between the two villages.
- Poor access.

1 representation received in relation to CS/0073:

- Steeply sloping site.
- Poor access.