



Monmouthshire Replacement Local Development Plan

2018-2033

Report Of Consultation: Appendix 12: Deposit RLDP Representation Responses

Volume 7 – New Housing

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New Housing

Policy H1 – Residential Development in Primary and Secondary Settlements

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1367 / Abergavenny and District Civic Society / Support	Policy H1 is supported only in respect of Abergavenny/Llanfoist and subject to our comments on the boundary of HA1 and our objection to HA5.	Support for Policy H1 in respect of Abergavenny and Llanfoist is welcomed. Further detailed comments on HA1 – Land to the East of Abergavenny and HA5 – Land at Penlanlas is provided in the responses to the respective allocations.	No change required.
2532 / Cwmpas Community Housing / Objection	Community led affordable housing has direct relevance and contribution to the policy. Direct and overt reference to community led housing could provide a positive contribution in furthering the diverse means by which affordable housing can be delivered in Monmouthshire.	Policy H1 establishes an in-principle acceptance for all types of housing development within the defined settlement boundaries, including community led affordable housing. Specific reference to community led affordable housing is therefore not considered necessary.	No change required.
1281 / Barratt David Wilson Homes / Objection	Settlement boundary redrawn to include Land at Bayfield Chepstow in order to provide the additional housing required to meet Monmouthshire's key issues and re-balance the distribution of growth with a higher proportion of growth within Chepstow (Q9. points 1.1 & 1.1).	The settlement boundaries defined on the Proposals Map to inform the implementation of the housing policies have been done so having regard to the growth and spatial strategy set out in the Strategic Policies S1 and the Settlement Hierarchy set out in S2. This has been informed by the findings of the Sustainable Settlement Appraisal (SSA) which has grouped settlements into tiers based on their role and function and has informed where development should be spatially located to achieve a sustainable pattern of growth, with site allocations made in accordance with this. The SSA confirms the dominant role of the primary settlements of Abergavenny, Chepstow, Caldicot and Monmouth. Welsh Government in response to the Deposit Plan consultation, concluded that the proposed level of growth is in general conformity with Future Wales and did not raise an objection to this in principle. Similarly, Welsh Government did not object to the Deposit Plan settlement hierarchy and distribution of housing growth. The settlement boundaries appropriately reflect the growth and spatial strategy, and the allocations considered necessary to deliver the strategy. The settlement boundary defined on the Proposals Map for Chepstow reflects the Council's decision to allocate Land at Mounton Road, Chepstow under Policy HA3. The	No change required.

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		merits of allocating candidate site CS0098 – Land at Bayfield Chepstow, Chepstow in the Deposit Plan were considered by Council in October 2023, where a decision was agreed to amend the strategic site allocation in Chepstow from Land at Bayfield to Land at Mounon Road on that basis that a mixed-use development has associated job creation and tourism benefits. Further detailed comments on this issue are set out in relation to CS0098 in the Alternative Sites section of the Consultation Report.	
1467 / Hallam Land / Support	support the identification of Monmouth as a Primary Settlement.	Support welcomed.	No change required.
1663 / Richborough / Support	Support the acknowledgement that new residential development will be acceptable within the settlement boundaries of Primary/Secondary Settlements.	Support welcomed.	No change required.
1694 / The Stantonbury Building and Development Company / Objection	The settlement boundary of Abergavenny should be amended so that CS0108 Land north of Hillgrove Avenue is included within the settlement boundary.	The settlement boundary defined around Abergavenny reflects the spatial strategy and housing allocations made in the Deposit Plan. The Council's conclusions in relation to CS0108 – Land North of Hillgrove Avenue, Abergavenny are set out in the Candidate Site Assessment Report 2024, which concludes that the site is not progressing due to highway and landscape impact concerns and overall, there are considered to be more suitable sites available in Abergavenny. It is, therefore, not considered appropriate to amend the settlement boundary as suggested.	No change required.
1383 / Taylor Wimpey / Support	Support the identification of Monmouth as a Primary Settlement.	Support welcomed.	No change required.
1646 / Mr Brian Williams / Objection	H1 - for reasons previously detailed above I do not agree with the invented concept of Caldicot (inc. Severnside area comprising of: Caerwent, Crick, Magor Undy, Portskewett, Rogiet and Sudbrook). With the possible exception of Portskewett which MCC have progressively been incorporating into Caldicot, this should be	The methodology used for the Sustainable Settlement Appraisal (SSA) is based on the approach set out in the draft South-East Wales Strategic Planning (SEWSPG) Pathfinder Group Sustainable Settlement Appraisal Paper, with some amendments for local considerations. The methodology is consistent with requirements of the Development Plans Manual and provides a basis for regional consistency and is therefore considered to be an acceptable and appropriate basis for the RLDP settlement hierarchy. In accordance with Planning Policy Wales (PPW), the methodology allows for clusters of smaller settlements where a sustainable functional linkage can be demonstrated, to be	No change required.

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	changed to recognise the individual settlements for the separate settlements that they are.	designated as the preferred locations for new development, including housing and employment provision. The criteria used for identifying clusters is set out in section 4 and 10 of the SSA. The cluster analysis recognises that some of the lower tier settlements have a strong geographical and functional relationship with a Tier 1 (Primary Settlement). The settlements along the M4 corridor in particular exhibit strong geographical and functional relationships and have formed a cluster linked to the primary (tier 1) settlement of Caldicot. This approach is consistent with the methodology and PPW.	
3632 / Mr George RV Ashworth / Objection	The Settlement Boundaries for Abergavenny, Chepstow, Monmouth, Raglan and Usk in particular have been drawn to include major new housing sites and a new employment allocation at Raglan, the development of which will be unacceptably environmentally damaging.	The settlement boundaries defined on the Proposals Map to inform the implementation of Policy H1 have been done so having regard to the growth and spatial strategy set out in Strategic Policy S1 and the Settlement Hierarchy set out in S2. This has been informed by the findings of the Sustainable Settlement Appraisal (SSA) which has grouped settlements into tiers based on their role and function and has informed where development should be spatially located to achieve a sustainable pattern of growth, with site allocations made in accordance with this. The SSA confirms the dominant role of the primary settlements of Abergavenny, Chepstow, Caldicot and Monmouth, with Raglan, Usk and Penperlleni identified as Tier 2, Secondary Settlements. The level of growth proposed in the Deposit RLDP will assist in addressing the County's key local issues in relation to the provision of much needed affordable homes in sustainable settlements, rebalancing our demography and supporting economic prosperity. The Plan's Growth and Spatial Strategy also responds to the climate and nature emergency, including the delivery of net zero carbon new homes for our communities and ensuring development proposals provide a net benefit for biodiversity and improved ecosystem resilience. Welsh Government in response to the Deposit Plan consultation, concluded that the proposed level of growth is in general conformity with Future Wales and did not raise an objection to this level in principle. Similarly, Welsh Government did not object to the Deposit Plan settlement hierarchy and distribution of housing growth. It is, therefore, not considered necessary to amend the settlement boundaries as suggested. Further detailed comments on the site allocations within the settlements listed are provided in the responses to the respective allocations.	No change required.

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3763 / Natalie Sandercock / Objection	Policy H1 proposes a new settlement boundary for the north of Abergavenny, which is moved to the west, eroding the buffer next to the BBNP in order to accommodate site HA5. The proposed positioning of this boundary is going to form a disruption in the important ecological corridor around the circular shape of Deri Mountain (which itself forms a SAC and SSSI site as part of the Sugar Loaf Woodlands). It is therefore inappropriate to extend development boundary having a negative impact on buffer to BBNP and ecological corridor.	The settlement boundaries drawn to inform the implementation of Policy H1 and Policy HA5 – Land at Penlanlas allocation have been done so having regard to the growth and spatial strategy set out in Strategic Policy S1 and the Settlement Hierarchy set out in S2. This has been informed by the findings of the Sustainable Settlement Appraisal (SSA) which has grouped settlements into tiers based on their role and function and has informed where development should be spatially located to achieve a sustainable pattern of growth, with site allocations made in accordance with this. The SSA confirms the dominant role of Abergavenny as a primary settlement. The level of growth proposed in the Deposit RLDP will assist in addressing the County's key local issues in relation to the provision of much needed affordable homes in sustainable settlements, rebalancing our demography and supporting economic prosperity. The Plan's Growth and Spatial Strategy also responds to the climate and nature emergency, including the delivery of net zero carbon new homes for our communities and ensuring development proposals provide a net benefit for biodiversity and improved ecosystem resilience. Welsh Government in response to the Deposit consultation, concluded that the proposed level of growth is in general conformity with Future Wales and did not raise an objection to this level in principle. Similarly, Welsh Government did not object to the Deposit Plan settlement hierarchy and distribution of housing growth. It is, therefore, not considered necessary to amend the settlement boundaries as suggested. The acceptability of allocating Land at Penlanlas (Policy HA5), is discussed further in response to the comments received on the allocation.	No change required.
3865 / Mr Adams / Objection	Object to extension of settlement boundary to include Mounon Road Fields.	The settlement boundaries drawn to inform the implementation of Policy H1 and Policy HA3 – Land at Mounon Road, Chepstow allocation have been done so having regard to the growth and spatial strategy set out in Strategic Policy S1 and the Settlement Hierarchy set out in S2. This has been informed by the findings of the Sustainable Settlement Appraisal (SSA) which has grouped settlements into tiers based on their role and function and has informed where development should be spatially located to achieve a sustainable pattern of growth, with site allocations made in accordance with this. The SSA confirms the dominant role of Chepstow as a primary settlement. The level of growth proposed in the Deposit RLDP will assist in addressing the County's key local issues in relation to the provision of much needed affordable homes in	No change required.

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		sustainable settlements, rebalancing our demography and supporting economic prosperity. The Plan's Growth and Spatial Strategy also responds to the climate and nature emergency, including the delivery of net zero carbon new homes for our communities and ensuring development proposals provide a net benefit for biodiversity and improved ecosystem resilience. Welsh Government in response to the Deposit consultation, concluded that the proposed level of growth is in general conformity with Future Wales and did not raise an objection to this level in principle. Similarly, Welsh Government did not object to the Deposit Plan settlement hierarchy and distribution of housing growth. It is therefore not considered necessary to amend the settlement boundaries as suggested. The acceptability of allocating Land at Mounton Road (Policy HA3), is discussed further in response to the comments received on the allocation.	
3965 / Mr Steve Jones / Objection	Policy H1 - The redrawn settlement boundary for Chepstow contradicts policies GW1, S3, PM1, PM2, S5, LC1 and S6.	The settlement boundaries drawn to inform the implementation of Policy H1 and Policy HA3 – Land at Mounton Road, Chepstow allocation have been done so having regard to the growth and spatial strategy set out in Strategic Policy S1 and the Settlement Hierarchy set out in S2. This has been informed by the findings of the Sustainable Settlement Appraisal (SSA) which has grouped settlements into tiers based on their role and function and has informed where development should be spatially located to achieve a sustainable pattern of growth, with site allocations made in accordance with this. The SSA confirms the dominant role of Chepstow as a primary settlement. The level of growth proposed in the Deposit RLDP will assist in addressing the County's key local issues in relation to the provision of much needed affordable homes in sustainable settlements, rebalancing our demography and supporting economic prosperity. The Plan's Growth and Spatial Strategy also responds to the climate and nature emergency, including through the delivery of net zero carbon new homes for our communities and ensuring development proposals provide a net benefit for biodiversity and improved ecosystem resilience. Welsh Government in response to the Deposit consultation, concluded that the proposed level of growth is in general conformity with Future Wales and did not raise an objection to this level in principle. Similarly, Welsh Government did not object to the Deposit Plan settlement hierarchy and distribution of housing growth. It is therefore not considered necessary to amend the settlement boundaries as suggested.	No change required.

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		The acceptability of allocating HA3 – Land at Mounton Road, is discussed further in response to the comments received on the allocation.	

Policy H2 – Residential Development in Main Rural Settlements

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1412 / Natural Resource Wales (NRW) / Comment	If in agreement with NRW's advice on Source Protection Zones that proposals must have an environmental permit and will be based on a risk assessment having regard to the discharge and local environmental setting, paragraph 12.3.3 will need to be amended to reflect this. Support highlighting all infrastructure concerns within the main rural settlements. Would therefore suggest adding Trellech to this to reflect the village's foul drainage constraints.	Comments noted. For the reasons noted in the representation, additional wording will be added to the supporting text of Policy H2 – Residential Development in Main Rural Settlements.	Amend paragraph 12.3.3 to read: The settlement of Llanvair Discoed does not have existing mains sewer infrastructure and is located within a groundwater Source Protection Zone (SPZ). All proposals will therefore be considered against NRW's guidance relating to proposals within SPZs. New development within the settlement of Trellech must seek connection to the DCWW sewage works, instead of exploring non-mains options, which will likely require upgrading.
2532 / Cwmpas Community Housing / Objection	Community led affordable housing has direct relevance and contribution to the policy. Direct and overt reference to community led housing could provide a	Policy H2 establishes an in-principle acceptance for all types of housing development within the defined settlement boundary including community led affordable housing. Specific reference to community led affordable housing is therefore not considered necessary.	No change required.

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	positive contribution in furthering the diverse means by which affordable housing can be delivered in Monmouthshire.		
1305 / MHA / Comment	MHA are supportive of the settlement boundaries as drawn at Llandogo. They confirm that an application is due to be submitted at land adjacent to Parklands which lies within the settlement boundary but question whether this should be an allocation given that there are no constraints to development.	Support for the Llandogo settlement boundary welcomed. With regards to CS0101 – Land adjacent to Parklands, Llandogo as noted in the Candidate Site Assessment Report 2024, given the site's location within the settlement boundary, proposals can be pursued via the planning application system, subject to detailed planning policies.	No change required.
1596 / MHA / Support	Support Policy H2 - Residential Development in Main Rural Settlements, in particular the allocation of St Arvans (HA13) for 16 approximate no. homes.	Support for Policy H2 and allocation HA13 – Land adjacent to Piercefield Public House, St Arvans is welcomed.	No change required.
1663 / Richborough / Comment	Support the general principle of Policy H2. Suggest given the nature of villages in this tier it is appropriate for H2 to require the suitability of such developments to be considered in the context of the village form and character.	Support welcomed.	No change required.
1944 / John Burrows / Objection	H2 refers to drawing Village Boundaries but proposal HA18 at Shirenewton is outside the Village Boundary but is being put forward as a site for 26 houses. It should be opposed on the grounds that it is outside the Villages Boundary. If by promoting site HA18 means that H2 is changing the Village Boundary of Shirenewton then I would oppose H2 changing the Shirenewton Village Boundary.	The land allocated under HA18 – Land West of Redd Landes, Shirenewton is outside the settlement boundary in the Adopted Local Development Plan. A settlement boundary review has been undertaken as part of the RLDP evidence base with changes made where considered necessary to address contextual issues or where site allocations are proposed as part of the RLDP. The settlement boundaries drawn to inform the implementation of Policy H2 and HA18 have been done so having regard to the growth and spatial strategy set out in Strategic Policy S1 and the Settlement Hierarchy set out in S2. This has been informed by the findings of the Sustainable Settlement Appraisal (SSA) which has grouped settlements into tiers based on their role and function and has informed where development should	No change required.

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		be spatially located to achieve a sustainable pattern of growth, with site allocations made in accordance with this. Given the high levels of need for affordable housing for local people in rural areas of Monmouthshire, the RLDP's spatial strategy also seeks to provide an appropriate amount of housing development in those villages that have reasonable access to services and / or public transport. An allocation on Land West of Redd Landes and associated settlement boundary amendment has therefore been made in the RLDP. In this respect, the defined settlement boundaries are considered to be acceptable. The acceptability of allocating HA18 – Land West of Redd Landes, Shirenewton, is discussed further in response to the comments received on the allocation.	

Policy H3 – Residential Development in Minor Rural Settlements

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1106 / Llanarth Fawr Community Council / Objection	Object to Policy H3 and H9 as they compound the objection to the wording of Policy S2. Policy H3 goes even further and policy H9 allows for affordable exceptions site of up to 5 homes. It would be contrary to the Deposit RLDP's sustainability principles to allow such significant new housing development in settlements such as Bettws Newydd, Great Oak and Llanarth.	The approach taken to small scale rounding off or infilling opportunities in the Minor Rural Settlements is considered to be in accordance with Planning Policy Wales, which notes that infilling or minor extensions to existing settlements may be acceptable, in particular where they meet a local need for affordable housing or it can be demonstrated that the proposal will increase local economic activity (paragraph 3.60). It goes on to note in paragraph 4.4.24 that infill and windfall sites can make a useful contribution to the delivery of housing. Proposals for housing on infill and windfall sites within settlements should be supported where they accord with the national sustainable placemaking outcomes. Within the context of placemaking in rural areas, PPW notes that the countryside must be conserved and, where possible, enhanced for the sake of its ecological, geological, physiographic, historical, archaeological, cultural and agricultural value and for its landscape and natural resources. The need to conserve these attributes should be balanced against the economic, social and recreational needs of local communities and visitors. The restrictions on the scale of rounding off or infill opportunities set out in Policy H3 and other relevant policies such as OC1 – New Built Development in the Open Countryside, are considered to reflect the balance referred to in PPW. The policy seeks to avoid encroachment into the open countryside, restricting development to the physical form of the settlement, but recognises that there may be small scale infill/rounding off opportunities that can help sustain minor rural settlements, subject to detailed development considerations. Further detailed comments on Policy S2 and H9 are provided in the responses to the respective policies.	No change required.
1138 / Raglan Community Council / Objection	Object to excessive development opportunities allowed by Policy H3 through the changes to the infill and rounding off wording and affordable housing exception sites referred to in paragraph 12.4.1. The RLDP does not take into account the lack of	The approach taken to small scale rounding off or infilling opportunities in the Minor Rural Settlements is considered to be in accordance with Planning Policy Wales, which notes that infilling or minor extensions to existing settlements may be acceptable, in particular where they meet a local need for affordable housing or it can be demonstrated that the proposal will increase local economic activity (paragraph 3.60). It goes on to note in paragraph 4.4.24 that infill and windfall sites can make a useful contribution to the delivery of housing. Proposals for housing on infill and windfall sites	No change required.

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	infrastructure and community facilities from the proposed windfall and infill sites.	within settlements should be supported where they accord with the national sustainable placemaking outcomes. Within the context of placemaking in rural areas, PPW notes that the countryside must be conserved and, where possible, enhanced for the sake of its ecological, geological, physiographic, historical, archaeological, cultural and agricultural value and for its landscape and natural resources. The need to conserve these attributes should be balanced against the economic, social and recreational needs of local communities and visitors. The restrictions on the scale of rounding off or infill opportunities set out in Policy H3 and other relevant policies such as OC1 – New Built Development in the Open Countryside, are considered to reflect the balance referred to in PPW. The policy seeks to avoid encroachment into the open countryside, restricting development to the physical form of the settlement, but recognises that there may be small scale infill/rounding off opportunities that can help sustain minor rural settlements, subject to detailed development considerations.	
1367 / Abergavenny and District Civic Society / Objection	The reference to 'infilling of a small gap between existing buildings' in Policy H3, rather than between existing dwellings, would seem likely to be less controlling of development than the present policy.	The approach taken to small scale rounding off or infilling opportunities in the Minor Rural Settlements is considered to be in accordance with Planning Policy Wales, which notes that infilling or minor extensions to existing settlements may be acceptable, in particular where they meet a local need for affordable housing or it can be demonstrated that the proposal will increase local economic activity (paragraph 3.60). It goes on to note in paragraph 4.4.24 that infill and windfall sites can make a useful contribution to the delivery of housing. Proposals for housing on infill and windfall sites within settlements should be supported where they accord with the national sustainable placemaking outcomes. Within the context of placemaking in rural areas, PPW notes that the countryside must be conserved and, where possible, enhanced for the sake of its ecological, geological, physiographic, historical, archaeological, cultural and agricultural value and for its landscape and natural resources. The need to conserve these attributes should be balanced against the economic, social and recreational needs of local communities and visitors. The restrictions on the scale of rounding off or infill opportunities set out in Policy H3 and other relevant policies such as OC1 – New Built Development in the Open Countryside, are considered to reflect the balance referred to in PPW. Infill	No change required.

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		development is not restricted to gaps between existing residential properties as there could be equally acceptable opportunities between other buildings. Policy H3 seeks to avoid encroachment into the open countryside, restricting development to the physical form of the settlement, but recognises that there may be small scale infill/rounding off opportunities that can help sustain minor rural settlements, subject to detailed development considerations.	
2532 / Cwmpas Community Housing / Objection	Community led affordable housing has direct relevance and contribution to the policy. Direct and overt reference to community led housing could provide a positive contribution in furthering the diverse means by which affordable housing can be delivered in Monmouthshire.	Policy H3 recognises that there may be small scale infill/rounding off opportunities that can help sustain minor rural settlements, subject to detailed development considerations. Community led affordable housing schemes that satisfy the requirements of the policy would be considered acceptable in principle. Explicit reference to community led housing is, therefore, not considered necessary.	No change required.
2550 / Whitecastle Community Council / Support	Support the proposed planning regulation for Minor Rural Settlements which suggests that minor infilling between existing buildings will be considered acceptable, subject to detailed policy considerations. Ensure the architectural style of new housing complements existing design to preserve the character of the area. Modular homes could be used to provide solution to improve affordability. Prioritised housing for individuals employed in rural areas should be considered.	Support for Policy H3 is welcomed. The policy requires there to be no unacceptable adverse impacts on village form and character and the surrounding landscape. In addition, other RLDP policies would be applied as relevant including PM1 – Creating Well-Designed Places, which address the comments noted. The use of modular homes is not objected to, provided the design of the scheme satisfies the RLDP policies. In the case of open market homes, the RLDP cannot restrict the occupation of new homes. However, in the case of affordable homes, local connection to the area is a key consideration in the allocation of properties.	No change required.
1663 / Richborough / Objection	Given the nature of the 'Minor Rural Settlements' it is appropriate for Policy H3 to clarify that housing development in such settlements will be limited to minor small scale rounding off, infilling or	Paragraph 12.4.1 clarifies that an exception to the development scale restrictions set out in Policy H3 may be made in the case of affordable housing exception sites. It is not considered necessary to reference Policy H9 – Affordable Housing Exception Sites in Policy H3 as its policy requirements will be applied should an affordable housing exception site come forward in relation to a minor rural settlement. This is consistent with the approach taken to policies H1 and H2, which relate to new residential	No change required.

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	conversion/subdivision of existing properties. Paragraph 12.4.1 also refers to possible exception for affordable housing on exception sites. This is not, however, referred to in Policy H3 itself. Policy H3 should be amended to refer to the potential for exception sites, cross referring to the need for any such sites to be in accordance with Policy H9.	development in primary and secondary settlements and main rural settlements respectively.	
1366 / Carney Sweeney Ltd / Objection	Welcome the overarching principle of infill and rounding off opportunities in Minor Rural Settlements, however, this should not be restricted to 1 or 2 dwellings. Such wording is overly prescriptive - it is the village form and the character of the landscape which are the relevant considerations, not the exact number of dwellings. Reference to 1 or 2 dwellings should be removed to allow the optimisation and efficient use of suitable sites.	The approach taken to small scale rounding off or infilling opportunities in the Minor Rural Settlements is considered to be in accordance with Planning Policy Wales, which notes in paragraph 4.4.24 that proposals for housing on infill and windfall sites within settlements should be supported where they accord with the national sustainable placemaking outcomes. Within the context of placemaking in rural areas, PPW notes that the countryside must be conserved and, where possible, enhanced for the sake of its ecological, geological, physiographic, historical, archaeological, cultural and agricultural value and for its landscape and natural resources. The need to conserve these attributes should be balanced against the economic, social and recreational needs of local communities and visitors. The restrictions on the scale of rounding off or infill opportunities set out in Policy H3 and other relevant policies such as OC1 – New Built Development in the Open Countryside, are considered to reflect the balance referred to in PPW. The policy seeks to avoid encroachment into the open countryside, restricting development to the physical form of the settlement, but recognises that there may be small scale infill/rounding off opportunities that can help sustain minor rural settlements, subject to detailed development considerations. In view of the above, it is not considered appropriate to remove the reference to ‘1 or 2 dwellings’ as suggested.	No change required.

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2779 / Mrs Kaely Backland / Objection	H3 goes even further than S2 in allowing excessive development opportunities through stating "permission granted for minor small scale rounding off or infilling of small gap between existing buildings" and allowing for affordable homes on exception sites.	The approach taken to small scale rounding off or infilling opportunities in the Minor Rural Settlements is considered to be in accordance with Planning Policy Wales, which notes that infilling or minor extensions to existing settlements may be acceptable, in particular where they meet a local need for affordable housing or it can be demonstrated that the proposal will increase local economic activity (paragraph 3.60). It goes on to note in paragraph 4.4.24 that infill and windfall sites can make a useful contribution to the delivery of housing. Proposals for housing on infill and windfall sites within settlements should be supported where they accord with the national sustainable placemaking outcomes. Within the context of placemaking in rural areas, PPW notes that the countryside must be conserved and, where possible, enhanced for the sake of its ecological, geological, physiographic, historical, archaeological, cultural and agricultural value and for its landscape and natural resources. The need to conserve these attributes should be balanced against the economic, social and recreational needs of local communities and visitors. The restrictions on the scale of rounding off or infill opportunities set out in Policy H3 and other relevant policies such as OC1 – New Built Development in the Open Countryside, are considered to reflect the balance referred to in PPW. The policy seeks to avoid encroachment into the open countryside, restricting development to the physical form of the settlement, but recognises that there may be small scale infill/rounding off opportunities that can help sustain minor rural settlements, subject to detailed development considerations. For clarity, reference is made in paragraph 12.4.1 of the Deposit Plan to affordable housing exception sites having different size limitations to those relating to small-scale rounding off or infilling proposals being proposed under Policy H3. National planning policy encourages the use of affordable housing exceptions policies to help meet affordable housing need and support the viability of local communities. Reflecting this, the development thresholds for 100% affordable housing exception sites identified in Policy H9 have been set at a level considered to be proportionate to the size of each of the settlement tiers in the hierarchy. Supporting paragraph 13.2.3 provides further information regarding this approach.	No change required.
3632 / Mr George RV	Policy H3 goes further than Policy S2 by allowing 'minor small scale rounding off or	The approach taken to small scale rounding off or infilling opportunities in the Minor Rural Settlements is considered to be in accordance with Planning Policy Wales, which	No change required.

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Ashworth / Objection	infilling of a small gap between existing buildings'. To add to the excessive development opportunities allowed by Policy H3, paragraph 12.4.1 also allows for 'the possibility of affordable housing exception sites'. Tier 4 settlements will be for 5 homes or less. It would be contrary to the RLDP's sustainability principles to allow such significant new development in settlements such as Gwehelog, Llandenny and Great Oak.	notes that infilling or minor extensions to existing settlements may be acceptable, in particular where they meet a local need for affordable housing or it can be demonstrated that the proposal will increase local economic activity (paragraph 3.60). It goes on to note in paragraph 4.4.24 that infill and windfall sites can make a useful contribution to the delivery of housing. Proposals for housing on infill and windfall sites within settlements should be supported where they accord with the national sustainable placemaking outcomes. Within the context of placemaking in rural areas, PPW notes that the countryside must be conserved and, where possible, enhanced for the sake of its ecological, geological, physiographic, historical, archaeological, cultural and agricultural value and for its landscape and natural resources. The need to conserve these attributes should be balanced against the economic, social and recreational needs of local communities and visitors. The restrictions on the scale of rounding off or infill opportunities set out in Policy H3 and other relevant policies such as OC1 – New Built Development in the Open Countryside, are considered to reflect the balance referred to in PPW. The policy seeks to avoid encroachment into the open countryside, restricting development to the physical form of the settlement, but recognises that there may be small scale infill/rounding off opportunities that can help sustain minor rural settlements, subject to detailed development considerations. Issues raised in relation to affordable housing exception sites are discussed in detail elsewhere in the report within the context of policy H9. However, national planning policy notes at paragraph 4.2.35 that the provision of affordable housing exception sites must be considered to help meet identified requirements and ensure the viability of the local community. It recognises that such sites must meet all the other criteria against which a housing development would be judged, such as the national sustainable placemaking outcomes. As noted above within the context of rural areas this involves the balance between protection of the countryside features as well as meeting the economic, social and recreational needs of local communities and visitors. Technical Advice Note 6: Planning for Sustainable Rural Communities, adds that planning authorities should employ all available policy approaches, in an innovative way, to maximise the supply of affordable housing as defined in TAN2. In the case of smaller settlements and clusters, it notes that planning authorities should proactively engage with the local community and rural housing enablers to bring forward affordable homes	

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		to meet local needs and adopt a flexible approach to delivery. In this respect, the policy approach set out in Policy H9 in respect of minor rural settlements, is considered to be consistent with national policy and the Council's core objectives of increasing the delivery of affordable housing for all parts of the County, including rural settlements, and rebalancing our demographic.	
3836 / Steve Hoselitz / Objection	Policy H3 goes even further by stating: "...planning permission will be granted for minor small scale rounding off or infilling of a small gap between existing buildings ... subject to detailed planning considerations ...". To add to the excessive development opportunities allowed by Policy H3, para 12.4.1 also allows "... for the possibility of affordable housing on exception sites, i.e. sites where development would not be allowed other than to provide affordable housing."	The approach taken to small scale rounding off or infilling opportunities in the Minor Rural Settlements is considered to be in accordance with Planning Policy Wales, which notes that infilling or minor extensions to existing settlements may be acceptable, in particular where they meet a local need for affordable housing or it can be demonstrated that the proposal will increase local economic activity (paragraph 3.60). It goes on to note in paragraph 4.4.24 that infill and windfall sites can make a useful contribution to the delivery of housing. Proposals for housing on infill and windfall sites within settlements should be supported where they accord with the national sustainable placemaking outcomes. Within the context of placemaking in rural areas, PPW notes that the countryside must be conserved and, where possible, enhanced for the sake of its ecological, geological, physiographic, historical, archaeological, cultural and agricultural value and for its landscape and natural resources. The need to conserve these attributes should be balanced against the economic, social and recreational needs of local communities and visitors. The restrictions on the scale of rounding off or infill opportunities set out in Policy H3 and other relevant policies such as OC1 – New Built Development in the Open Countryside, are considered to reflect the balance referred to in PPW. The policy seeks to avoid encroachment into the open countryside, restricting development to the physical form of the settlement, but recognises that there may be small scale infill/rounding off opportunities that can help sustain minor rural settlements, subject to detailed development considerations. Issues raised in relation to affordable housing exception sites are discussed in detail elsewhere in the report within the context of policy H9. However, national planning policy notes at paragraph 4.2.35 that the provision of affordable housing exception sites must be considered to help meet identified requirements and ensure the viability of the local community. It recognises that such sites must meet all the other criteria against which a housing development would be judged, such as the national sustainable	No change required.

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		placemaking outcomes. As noted above within the context of rural areas this involves the balance between protection of the countryside features as well as meeting the economic, social and recreational needs of local communities and visitors. Technical Advice Note 6: Planning for Sustainable Rural Communities adds that planning authorities should employ all available policy approaches, in an innovative way, to maximise the supply of affordable housing as defined in TAN2. In the case of smaller settlements and clusters, it notes that planning authorities should proactively engage with the local community and rural housing enablers to bring forward affordable homes to meet local needs and adopt a flexible approach to delivery. In this respect, the policy approach set out in Policy H9 in respect of minor rural settlements is considered to be consistent with national policy and the Council's core objective of increasing the delivery of affordable housing for all parts of the County, including rural settlements and rebalancing our demographic.	
3983 / Mr Tim James / Objection	Policy H3 compounds the objection to the wording of S2 allowing for minor small scale rounding off or infilling of a small gap between existing buildings.	The approach taken to small scale rounding off or infilling opportunities in the Minor Rural Settlements is considered to be in accordance with Planning Policy Wales, which notes that infilling or minor extensions to existing settlements may be acceptable, in particular where they meet a local need for affordable housing or it can be demonstrated that the proposal will increase local economic activity (paragraph 3.60). It goes on to note in paragraph 4.4.24 that infill and windfall sites can make a useful contribution to the delivery of housing. Proposals for housing on infill and windfall sites within settlements should be supported where they accord with the national sustainable placemaking outcomes. Within the context of placemaking in rural areas, PPW notes that the countryside must be conserved and, where possible, enhanced for the sake of its ecological, geological, physiographic, historical, archaeological, cultural and agricultural value and for its landscape and natural resources. The need to conserve these attributes should be balanced against the economic, social and recreational needs of local communities and visitors. The restrictions on the scale of rounding off or infill opportunities set out in Policy H3 and other relevant policies such as OC1 – New Built Development in the Open Countryside, are considered to reflect the balance referred to in PPW. Infill development is not restricted to gaps between existing residential properties as there could be equally acceptable opportunities between other buildings. Policy H3 seeks to	No change required.

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		avoid encroachment into the open countryside, restricting development to the physical form of the settlement, but recognises that there may be small scale infill/rounding off opportunities that can help sustain minor rural settlements, subject to detailed development considerations.	

Policy H4 – Conversion / Rehabilitation of Buildings in the Open Countryside for Residential Use

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1061 / Bannau Brycheiniog National Park (BBNP) / Objection	Wish to understand approach to development in the countryside, which appears open when compared with PPW, e.g. Policy H4 - Conversion / Rehabilitation of Buildings in the Open Countryside for Residential Use and Policy T1 - New or Extended Tourism Accommodation and Facilities in the Open Countryside	Planning Policy Wales states that new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. Policy S2 – Spatial Distribution of Development, is considered to accord with this, clearly stating that outside of Tiers 1 – 4 of the settlement hierarchy, open countryside policies will apply, though there are exceptions where certain types of development will be allowed subject to national planning policy and detailed planning criteria. Policy H4 relates to the conversion or rehabilitation of existing buildings and the inclusion of a criteria-based policy to ensure such proposals are undertaken sensitively, within the context of Monmouthshire’s countryside is considered necessary to provide strict controls to such development. Detailed comments relating to Policy T1 – New or Extended Tourism Accommodation Facilities in the Open Countryside, are addressed in relation to that policy elsewhere in the report.	No change required.
1803 / Councillor Dr Louise Brown / Objection	If there is a strict policy of no new build in the open countryside, then policy H4 should not be allowed.	Planning Policy Wales states that new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. Policy S2 – Spatial Distribution of Development is considered to accord with this, clearly stating that outside of Tiers 1 – 4 of the settlement hierarchy, open countryside policies will apply though there are exceptions where certain types of development will be allowed subject to national planning policy and detailed planning criteria. Policy H4 relates to the conversion or rehabilitation of existing buildings and does not relate to new build development proposals. The inclusion of a criteria-based policy to ensure such proposals are undertaken sensitively within the context of Monmouthshire’s countryside is considered necessary to provide strict controls to such development.	No change required.
2532 / Cwmpas Community Housing / Objection	Community led affordable housing has direct relevance and contribution to the policy. Direct and overt reference to community led housing could provide a positive contribution in furthering the diverse means by which affordable housing can be delivered in Monmouthshire.	Community led affordable housing is not considered to be of relevance to the consideration of conversion / rehabilitation of buildings in the open countryside. It is, therefore, not considered appropriate to reference community-led housing as suggested.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
2550 / Whitecastle Community Council / Support	Most of the community council area is made up of Rural Settlements. Support the proposed open countryside policies which will apply where planning permission will only be allowed for certain types of development, subject to satisfying detailed criteria. Ensure the architectural style of new housing complements existing design to preserve the character of the area. Modular homes could be used to provide solution to improve affordability. Prioritised housing for individuals employed in rural areas should be considered.	Support for the open countryside policies is welcomed. Policy H4 requires there to be no unacceptable adverse impacts on village form and character and the surrounding landscape. In addition, other RLDP policies would be applied as relevant including PM1 – Creating Well-Designed Places, which address the comments noted. Modular homes are not considered to be acceptable within the context of conversions, which are restricted to utilising the existing building. In the case of open market homes, the RLDP cannot restrict the occupation of new homes. However, in the case of affordable homes, local connection to the area is a key consideration in the allocation of properties.	No change required.

Policy H7 – Specialist Housing

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1209 / Aneurin Bevan University Health Board / Comment	Homes specifically for older people should ideally be situated in places where amenities are within walking distance and follow the design principles of dementia friendly environments.	Agree with the points raised. Criterion a) of Policy H7 – Specialist Housing, requires proposals to have safe and convenient access to shops, services, community facilities and public transport appropriate to the needs of the intended occupiers. Criterion b) also requires proposals to be appropriate for its intended residents in terms of scale and design and support and care. The policy is therefore considered to provide the necessary planning policy framework to address the concerns raised. The Council will seek to engage with the Health Board with regard to any such proposals.	No change required.
3704 / Age-Friendly Monmouthshire / Comment	A survey of 50-64 age group provided the following comments on housing in Monmouthshire: Issues with existing housing, such as poor ventilation, unsuitable staircases for stair lifts, lack of transport, and absence of local shops or post offices and long waiting lists for social housing. Strong demand for more bungalows and sheltered housing, both private and rented. Concerns about the lack of single-storey properties in new developments, which are essential for enabling older people to stay in their homes longer. Significant shortage of affordable housing, particularly bungalows and social housing for older people. Housing prices and private rental costs are prohibitively high, making it difficult for older people to downsize or find suitable accommodation. The closure of local amenities and the lack of community facilities in rural areas contribute to social isolation among older residents. More warden-controlled housing and community-focused developments needed.	The RLDP provides the policy framework to address many of the issues raised. In particular, Policy H8 – Housing Mix, seeks to ensure a range of house types including bungalows and smaller houses to provide opportunities to downsize are incorporated within new developments. Similarly, the provision of affordable housing is a key objective of the RLDP, setting a requirement for 50% affordable housing on new housing allocations. The energy efficiency of new homes is also addressed with Policy NZ1 – Monmouthshire Net Zero Carbon Homes, setting net zero carbon standards for new houses. The provision of infrastructure to support new development is also a requirement of Policy S6 – Infrastructure. Similarly, the RLDP seeks to protect and enhance existing community facilities and supports the provision of new facilities under policy S15 – Community and Recreation Facilities. Overall, it is considered that the RLDP seeks to address many of the issues raised, with the provision of affordable housing in some of the County's most sustainable rural settlements assisting in sustaining communities and addressing rural inequality and rural isolation in these areas. Council tax brackets are beyond the scope of the RLDP.	No change required.

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	Concerns were raised about the quality and adaptability of housing for older people, the need for more lifetime homes, better insulation, and adaptations to keep people in their homes longer and supported living options. A need for more affordable rental housing that accommodates care and support needs. The influx of retirees from other counties is seen as increasing the burden on health and social care services. Concerns about the sustainability of building more retirement communities without adequate support infrastructure and the impact of new housing developments on local infrastructure, such as roads, doctors, schools, and dentists. Multiple comments mentioned the excessive council tax in Monmouthshire for example a two-person household paying over £4000 a year.		
3704 / Age-Friendly Monmouthshire / Comment	A survey of 65-74 age group provided the following comments on housing in Monmouthshire: Good quality housing is generally available in the area. Social housing is acknowledged to exist, though it may have certain limitations. Private housing market is active but may not cater to all needs. There is a significant need for more sheltered housing specifically for those over 60. Transport issues hinder socialising for elderly residents. There is a strong demand for more bungalows, particularly for elderly residents and those wishing to downsize. Apartments with lift	The RLDP provides the policy framework to address many of the issues raised. In particular, Policy H8 – Housing Mix, seeks to ensure a range of house types including bungalows and smaller houses to provide opportunities to downsize are incorporated within new developments. Similarly, the provision of affordable housing is a key objective of the RLDP, setting a requirement for 50% affordable housing on new housing allocations. The energy efficiency of new homes is also addressed with Policy NZ1 – Monmouthshire Net Zero Carbon Homes, setting net zero carbon standards for new houses. The protection and enhancement existing community facilities and the provision of new facilities is addressed under policy S15 – Community and Recreation Facilities. The limitations of public transport in the more rural areas are recognised, however, the RLDP does seek to address this through the requirements of Policy 13 – Sustainable Transport. Overall, it is considered that the RLDP seeks to address many of the issues raised, with the provision of affordable housing in some of the County's most	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	facilities and energy-efficient ground floor two-bedroom homes are required. Private market housing does not meet affordable housing needs adequately. Social housing is perceived to be narrowly targeted, mostly at the lowest income brackets. Old housing stock requires modernization and building maintenance is a significant cost issue. New developments are criticized for not including enough bungalows. There is a call for more affordable homes and rents.	sustainable rural settlements assisting in sustaining communities and addressing rural inequality and rural isolation in these areas.	
3704 / Age-Friendly Monmouthshire / Comment	A survey of 70+ age group provided the following comments on housing in Monmouthshire: In Abergavenny and Monmouth housing is generally considered good, though there is a need for more bungalows. Overall housing in Monmouthshire does not meet the needs of the population adequately. More affordable housing is needed, especially for older residents. Regular community buses to train stations and hospitals would be beneficial. Insufficient provision of private or public housing suitable for the elderly; a question on the availability of sheltered accommodation. Demand for smaller housing, such as bungalows, to allow elderly residents to downsize and release larger houses to the market. Lack of experience or information among some residents to accurately comment on housing needs. Some retirement housing options are perceived as too small or not suitable.	The RLDP provides the policy framework to address many of the issues raised. In particular, Policy H8 – Housing Mix, seeks to ensure a range of house types including bungalows and smaller houses to provide opportunities to downsize are incorporated within new developments. Similarly, the provision of affordable housing is a key objective of the RLDP, setting a requirement for 50% affordable housing on new housing allocations. The limitations of public transport in the more rural areas are recognised, however, the RLDP does seek to address this through the requirements of Policy 13 – Sustainable Transport. Overall, it is considered that the RLDP seeks to address many of the issues raised.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1663 / Richborough / Comment	Welcome specific support for specialist housing but state greater flexibility should be applied when assessing higher dependency facilities against Policy H7(a) noting this should be clarified in Policy H7 or the supporting text.	Support for Policy H7 is welcomed. However, further clarification in relation to criterion a) is not considered necessary as it notes access to a range of services appropriate to the needs of the intended occupiers. This therefore allows for a degree of flexibility to be applied.	No change required.
3780 / South Wales Land Developments Ltd / Objection	Welcome the specific support for specialist housing within or adjacent to defined settlement boundaries, however, it is important to recognise that different locational requirements will apply. Greater flexibility should therefore be applied when assessing higher dependency facilities against Policy H7(a). This should be clarified in Policy H7 or the supporting text.	Support for Policy H7 is welcomed. However, further clarification in relation to criterion a) is not considered necessary as it notes access to a range of services appropriate to the needs of the intended occupiers. This therefore allows for a degree of flexibility to be applied.	No change required.
1646 / Mr Brian Williams / Objection	H7 Ideally these needs should be accommodated within H8 with all the larger new developments addressing these needs, rather than being addressed in a separate policy. Settlements should be designed to allow a 'cradle to grave' life rather than bundling old or disabled people into separate planning designations that may mean having to leave their 'home' area as problems arise.	Comments noted and whilst Policy H8 seeks to make provision for a range of housing sizes and types, Policy H7 is considered necessary for the consideration of specialist housing proposals that might have additional requirements. This is consistent with national planning policy which requires planning authorities to specifically consider the differing needs of their communities including the housing requirements of older people and people with disabilities.	No change required.
3492 / Claire Richards / Objection	Conflicts with policy S2 as allows development adjacent to settlement boundaries, therefore in open countryside.	National planning policy requires planning authorities to specifically consider the differing needs of their communities including the housing requirements of older people and people with disabilities. Policy H7 provides the policy framework for the consideration of specialist housing proposals that might have additional requirements. This is of particular relevance in a Monmouthshire context given its ageing demographic and the demands this could potentially have on social care and housing needs. In this	No change required.

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		respect, Policy H7 is considered to be justified to provide a policy framework to consider such proposals on a site-by-site basis. For clarity, the list in Strategic Policy 2 is not exhaustive and it is therefore considered more appropriate to refer to national planning policy within S2 rather than try and provide a definitive list. It is therefore proposed to reword Strategic Policy S2 to read: Outside of Tiers 1 – 4, open countryside policies will apply where planning permission will only be allowed where justified in national planning policy, subject to satisfying detailed planning criteria.	

Policy H8 – Housing Mix

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3118 /Councillor Meirion Howells / Support	I support the national guidance that new housing developments in both urban and rural areas should incorporate a mix of market and affordable house types, tenures and sizes to cater for the range of identified housing needs and contribute to the development of balanced communities.	Support welcomed.	No change required.
1255 / HBF / Objection	The supporting text to Policy H8 includes two paragraphs [12.10.6, 12.10.7], HBF requests that these include additional clarification.	In accordance with Planning Policy Wales (2024) LPAs should plan for a mix of market and affordable housing types to meet the housing requirement and specifically consider the differing needs of their communities. Additionally, localised issues must also be considered, and a local policy approach can be applied where justified to support the viability of communities. The provision of a range and choice of homes, both market and affordable, in housing developments is considered essential in addressing the County's affordability issues and delivering sustainable and resilient communities that support the well-being of current and future generations. Reflecting this, Policy H8 (Housing Mix) seeks to ensure that new housing developments of 10 or more homes provide an appropriate range and mix of house types, tenure and size to assist in addressing our issues and objectives relating to affordability and demographic challenges. The retention and attraction of younger adult population age groups is key to this, we need to therefore ensure we unlock opportunities for a range of homes, both size and type, to meet their needs, as well as the needs of the older population. Ensuring a mix of good quality homes of different types and sizes can help to meet the needs of the community and contribute to balanced communities. While it is recognised there may be a demand for larger homes, there is also a need for smaller homes to assist in building sustainable balanced communities. Low Cost Home Ownership (LCHO) can provide opportunity for first time buyers through starter homes. However, there is also a need to ensure the provision of additional smaller market units for those that do not meet the criteria for LCHO properties but cannot necessarily afford the typical larger homes on the market in Monmouthshire. The provision of small to medium homes of three bedrooms or fewer will increase the choice of homes for single households, smaller families, young	No change required.

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		couples/mixed young households as well as older households who would like to downsize, which will help retain these cohorts within Monmouthshire. Policy H8 requires development proposals to be accompanied by a statement setting out how the mix of market housing will assist in achieving balanced communities, including the site allocations included in the RLDP. It would therefore be in any site promoters benefit to submit such statements at the pre-application stage to aide discussions with the Council. Site promoters of the proposed site allocations have completed site specific financial viability assessments (FVA) to support their proposals and ensure their sites are viable based on 50% affordable housing requirements, net zero carbon homes and other key requirements. The FVA's also set out the market mix and where this has not been appropriate, site promoters have been notified and have updated their FVA's accordingly to ensure that these appropriately reflect the requirements of Policy H8. In accordance with Welsh Government guidance set out in the Development Plans Manual (2020) this assists in frontloading the process to inform delivery of site allocations within the Plan. The Council will give consideration to the preparation of a planning advice note/SPG to provide further clarification on the interpretation/implementation of Policy H8. It is not, therefore, considered necessary to amend the supporting text to Policy H8.	
2532 / Cwmpas Community Housing / Objection	Community led affordable housing has direct relevance and contribution to the policy. Direct and overt reference to community led housing could provide a positive contribution in furthering the diverse means by which affordable housing can be delivered in Monmouthshire.	Comment noted. Any proposals for community-led affordable housing will be considered on a site-by-site basis. It is not considered appropriate to refer directly to this type of housing in the housing mix policy. Any such proposals must adhere to Policy S7 relating specifically to affordable housing as well as other policies set out within the RLDP. It is not, therefore, considered appropriate to amend the policy as suggested.	No change required.
2548 / Shirenewton Community Council / Objection	Housing mix not a defined term. Policies should provide a procedure to establish a set of proportions of 2 & 3 bedroom market houses, bungalows, sheltered housing, taken account of local opinion.	The provision of a range and choice of homes, both market and affordable, in housing developments is considered essential in addressing the County's affordability issues and delivering sustainable and resilient communities that support the well-being of current and future generations. Reflecting this, Policy H8 (Housing Mix) seeks to ensure that new housing developments of 10 or more homes provide an appropriate range and mix of	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		house types, tenure and size to assist in addressing our issues and objectives relating to affordability and demographic challenges. Ensuring a mix of good quality homes of different types and sizes can help to meet the needs of the community and contribute to balanced communities. While it is recognised there may be a demand for larger homes, there is also a need for smaller homes to assist in building sustainable balanced communities. Low Cost Home Ownership (LCHO) can provide opportunity for first time buyers through starter homes. However, there is also a need to ensure the provision of additional smaller market units for those that do not meet the criteria for LCHO properties but cannot necessarily afford the typical larger homes on the market in Monmouthshire. The provision of small to medium homes of three bedrooms or fewer will increase the choice of homes for single households, smaller families, young couples/mixed young households as well as older households who would like to downsize, which will help retain these cohorts within Monmouthshire. Paragraph 12.10.4 refers to a range of household types including older households. It also refers to bungalows and innovative single storey homes which may be suitable for older person living. Policy H7 is specifically focussed on specialist housing which is considered an appropriate approach as Policy H7 does not have a minimum threshold and is subsequently more wide ranging from single dwellings to larger schemes. In accordance with Planning Policy Wales (2024) Paragraph 12.9.1 sets out the type of specialist housing Policy H7 refers to. Specialist housing is not always self-contained and can include a range of formats including age-restricted general market housing, sheltered housing, enhanced sheltered/assisted living, extra care housing and residential care/nursing homes. Therefore, it is considered appropriate to include a separate specialist housing policy in the RLDP.	
2548 / Shirenewton Community Council / Objection	No policy provision on how the mix will be determined, without which there is a risk of pressure from developers to build larger houses. MCC should determine and impose the exemplar housing mix to suit our village, taking account of villagers' need and concerns. Minimum plot sizes should apply to avoid creating the back to back Victorian terraces of old.	Policy H8 requires development proposals to be accompanied by a statement setting out how the mix of market housing will assist in achieving balanced communities, including the site allocations included in the RLDP. It would therefore be in any site promoters benefit to submit such statements at the pre-application stage to aide discussions with the Council. In accordance with national planning policy guidance set out in Planning Policy Wales (2024) LPA's should make the most efficient use of land in their areas, as a consequence it is not considered appropriate to introduce minimum plot sizes.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		The Council will give consideration to the preparation of a planning advice note/SPG to provide further clarification on the interpretation/implementation of Policy H8. It is not, therefore, considered necessary to amend the policy as suggested.	
1281 / Barratt David Wilson Homes / Objection	We consider that it should be clear that the element of the Housing Mix to be agreed with the Council should only relate to the affordable housing element. With regards to private sales, this is a matter for the developer concerned and needs to be a financially acceptable level.	In accordance with Planning Policy Wales (2024) LPAs should plan for a mix of market and affordable housing types to meet the housing requirement and specifically consider the differing needs of their communities. Additionally, localised issues must also be considered and a local policy approach can be applied where justified to support the viability of communities. The provision of a range and choice of homes, both market and affordable, in housing developments is considered essential in addressing the County's affordability issues and delivering sustainable and resilient communities that support the well-being of current and future generations. Reflecting this, Policy H8 (Housing Mix) seeks to ensure that new housing developments of 10 or more homes provide an appropriate range and mix of house types, tenure and size to assist in addressing our issues and objectives relating to affordability and demographic challenges. Ensuring a mix of good quality homes of different types and sizes can help to meet the needs of the community and contribute to balanced communities. While it is recognised there may be a demand for larger homes, there is also a need for smaller homes to assist in building sustainable balanced communities. Low Cost Home Ownership (LCHO) can provide opportunity for first time buyers through starter homes. However, there is also a need to ensure the provision of additional smaller market units for those that do not meet the criteria for LCHO properties but cannot necessarily afford the typical larger homes on the market in Monmouthshire. The provision of small to medium homes of three bedrooms or fewer will increase the choice of homes for single households, smaller families, young couples/mixed young households as well as older households who would like to downsize, which will help retain these cohorts within Monmouthshire. Policy H8 is flexible in so far as it does not set limits through the use of percentages or numbers for different sized market homes. Policy H8 requires development proposals to be accompanied by a statement setting out how the mix of market housing will assist in achieving balanced communities, including the site allocations included in the RLDP. It would, therefore, be in any site promoters benefit to submit such statements at the pre-application stage to aid discussions with the Council.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		The Council will give consideration to the preparation of a planning advice note/SPG to provide further clarification on the interpretation/implementation of Policy H8. It is not, therefore, considered appropriate to amend the policy as suggested.	
1281 / Barratt David Wilson Homes / Comment	Notwithstanding objection to policy H8, more information on what is required is need prior to planning application submission as effects viability particularly the 50% affordable housing requirement. The wording also needs to be more flexible and clear and request a wording change to Policy H8 to refer to the affordable housing element rather than market. Also suggest should be made clear what housing evidence can be used in paragraph 12.10.7.	Policy H8 is flexible in so far as it does not set limits through the use of percentages or numbers for different sized market homes. Policy H8 requires development proposals to be accompanied by a statement setting out how the mix of market housing will assist in achieving balanced communities, including the site allocations included in the RLDP. It would therefore be in any site promoters benefit to submit such statements at the pre-application stage to aide discussions with the Council. Site promoters of the proposed site allocations have completed site specific financial viability assessments (FVA) to support their proposals and ensure their sites are viable based on 50% affordable housing requirements, net zero carbon homes and other key requirements. The FVA's also set out the market mix and where this has not been appropriate, site promoters have been notified and have updated their FVA's accordingly to ensure that these appropriately reflect the requirements of Policy H8. In accordance with Welsh Government guidance set out in the Development Plans Manual (2020) this assists in frontloading the process to inform delivery of site allocations within the Plan. The Council will give consideration to the preparation of a planning advice note/SPG to provide further clarification on the interpretation/implementation of Policy H8. It is not, therefore, considered necessary to amend the policy/supporting text to Policy H8.	No change required.
1467 / Hallam Land / Comment	Agree with the requirement of Policy H8 however concern is raised with regard to the supporting text which suggests the Authority are engineering the housing mix, rather than allowing the market/developers knowledge to have influence. Particular concern over priority for homes of 3 bedrooms or fewer and proposals consisting of large detached market homes of 4 or more bedrooms not being supported.	In accordance with Planning Policy Wales (2024) LPAs should plan for a mix of market and affordable housing types to meet the housing requirement and specifically consider the differing needs of their communities. Additionally, localised issues must also be considered, and a local policy approach can be applied where justified to support the viability of communities. Policy H8 (Housing Mix) seeks to ensure that new housing developments of 10 or more homes provide an appropriate range and mix of house types, tenure and size to assist in addressing our issues and objectives relating to affordability and demographic challenges. Ensuring a mix of good quality homes of different types and sizes can help to meet the needs of the community and contribute to balanced communities. While it is recognised there may be a demand for larger homes, there is also a need for smaller	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		homes to assist in building sustainable balanced communities. Low Cost Home Ownership (LCHO) can provide opportunity for first time buyers through starter homes. However, there is also a need to ensure the provision of additional smaller market units for those that do not meet the criteria for LCHO properties but cannot necessarily afford the typical larger homes on the market in Monmouthshire. The provision of small to medium homes of three bedrooms or fewer will increase the choice of homes for single households, smaller families, young couples/mixed young households as well as older households who would like to downsize, which will help retain these cohorts within Monmouthshire. Policy H8 requires development proposals to be accompanied by a statement setting out how the mix of market housing will assist in achieving balanced communities, including the site allocations included in the RLDP. It would therefore be in any site promoters benefit to submit such statements at the pre-application stage to aide discussions with the Council. Site promoters of the proposed site allocations have completed site specific financial viability assessments (FVA) to support their proposals and ensure their sites are viable based on 50% affordable housing requirements, net zero carbon homes and other key requirements. The FVA's also set out the mix of market housing and where this has not been in accordance with Policy H8, site promoters have been notified and have updated their FVA's accordingly. In accordance with Welsh Government guidance set out in the Development Plans Manual (2020) this assists in frontloading the process to inform delivery of site allocations within the Plan. Any other proposals will be considered on a case by case basis, however the objective of Policy H8 to ensure that new housing developments do not predominately consist of 4+bedroom homes is considered appropriate to address the County's local affordability and demographic issues. The Council will give consideration to the preparation of a planning advice note/SPG to provide further clarification on the interpretation/implementation of Policy H8.	
1467 / Hallam Land / Comment	There needs to be flexibility for circumstances such as HA6 where it is effectively a second phase development and consideration is therefore needed to the housing mix brought forward in phase	Policy H8 is flexible in so far as it does not set limits through the use of percentages or numbers for different sized market homes. Policy H8 requires development proposals to be accompanied by a statement setting out how the mix of market housing will assist in achieving balanced communities, including the site allocations included in the RLDP. It would therefore be in any site promoters benefit to submit such statements at the pre-application stage to aide discussions with the Council.	No change required.

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	2, although it is appreciated that this is a unique situation.	Site promoters of the proposed site allocations have completed site specific financial viability assessments (FVA) to support their proposals and ensure their sites are viable based on 50% affordable housing requirements, net zero carbon homes and other key requirements. The FVA's also set out the mix of market housing and where this has not been in accordance with Policy H8, site promoters have been notified and have updated their FVA's accordingly. In accordance with Welsh Government guidance set out in the Development Plans Manual (2020) this assists in frontloading the process to inform delivery of site allocations within the Plan. Any other proposals will be considered on a case by case basis, however the objective of Policy H8 to ensure that new housing developments do not predominately consist of 4+bedroom homes is considered appropriate to address the County's local affordability and demographic issues. The Council will give consideration to the preparation of a planning advice note/SPG to provide further clarification on the interpretation/implementation of Policy H8.	
1480 / Edenstone Homes / Objection	Agree in principle with Policy H8, however, for the purposes of deliverability it is important that the RLDP acknowledged the need to provide sufficient flexibility in that respect to ensure proposed site allocations are able to respond to future market conditions. For completeness, it would be prudent for such information to be included within Policy H8 or supporting text to explain appropriate contingency measures are in place to enable site allocations to come forward over the Plan period.	Policy H8 is flexible in so far as it does not set limits through the use of percentages or numbers for different sized market homes. Policy H8 requires development proposals to be accompanied by a statement setting out how the mix of market housing will assist in achieving balanced communities, including the site allocations included in the RLDP. It would therefore be in any site promoters benefit to submit such statements at the pre-application stage to aide discussions with the Council. Site promoters of the proposed site allocations have completed site specific financial viability assessments (FVA) to support their proposals and ensure their sites are viable based on 50% affordable housing requirements, net zero carbon homes and other key requirements. The FVA's also set out the market mix and where this has not been appropriate, site promoters have been notified and have updated their FVA's accordingly. In accordance with Welsh Government guidance set out in the Development Plans Manual (2020) this assists in frontloading the process to inform delivery of site allocations within the Plan. The Council will give consideration to the preparation of a planning advice note/SPG to provide further clarification on the interpretation/implementation of Policy H8. For the reasons noted above it is not, therefore, considered appropriate to amend the wording of the policy or supporting text as suggested.	No change required.

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1503 / Redrow Homes (South Wales) Limited / Objection	The Plan seeks a high proportion of affordable homes as well as ambitious policies for net zero carbon homes, if these policies are to be met it is essential that the mix of dwellings on the open market element is of a sufficient value to make the Council's policy aspirations deliverable. Need to ensure that site viability is not undermined by being overly prescriptive on dwelling mix and as such recommend Policy H8 be deleted from the Plan.	In accordance with Planning Policy Wales (2024) LPAs should plan for a mix of market and affordable housing types to meet the housing requirement and specifically consider the differing needs of their communities. Additionally, localised issues must also be considered, and a local policy approach can be applied where justified to support the viability of communities. The provision of a range and choice of homes, both market and affordable, in housing developments is considered essential in addressing the County's affordability issues and delivering sustainable and resilient communities that support the well-being of current and future generations. Reflecting this, Policy H8 (Housing Mix) seeks to ensure that new housing developments of 10 or more homes provide an appropriate range and mix of house types, tenure and size to assist in addressing our issues and objectives relating to affordability and demographic challenges. Ensuring a mix of good quality homes of different types and sizes can help to meet the needs of the community and contribute to balanced communities. While it is recognised there may be a demand for larger homes, there is also a need for smaller homes to assist in building sustainable balanced communities. Low Cost Home Ownership (LCHO) can provide opportunity for first time buyers through starter homes. However, there is also a need to ensure the provision of additional smaller market units for those that do not meet the criteria for LCHO properties but cannot necessarily afford the typical larger homes on the market in Monmouthshire. The provision of small to medium homes of three bedrooms or fewer will increase the choice of homes for single households, smaller families, young couples/mixed young households as well as older households who would like to downsize, which will help retain these cohorts within Monmouthshire. Site promoters of the proposed site allocations have completed site specific financial viability assessments (FVA) to support their proposals and ensure their sites are viable based on 50% affordable housing requirements, net zero carbon homes and other key requirements. The FVA's also set out the market mix and where this has not been appropriate, site promoters have been notified and have updated their FVA's accordingly to ensure that these appropriately reflect the requirements of Policy H8. In accordance with Welsh Government guidance set out in the Development Plans Manual (2020) this assists in frontloading the process to inform delivery of site allocations within the Plan.	No change required.

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		The Council will give consideration to the preparation of a planning advice note/SPG to provide further clarification on the interpretation/implementation of Policy H8. In view of the above, it is not considered appropriate to delete Policy H8 as suggested.	
1596 / MHA / Support	Agree with Policy H8 – Housing Mix to assist in addressing the demographic and affordability challenges in Monmouthshire, development proposals of 10 or more homes must include a range and mix of house types, tenure and size, to be agreed by the Council.	Support welcomed.	No change required.
1663 / Richborough / Comment	Support the principle of ensuring new housing proposals include a range and mix of house types, tenure and size and note it is appropriate for the policy to not be overly prescriptive. State it is important that whilst 1-3 bedroom properties are provided, provision can still be made for larger properties as part of a housing mix providing they do not make up an excessive proportion of any mix.	Policy H8 is flexible in so far as it does not set limits through the use of percentages or numbers for different sized market homes. Policy H8 requires development proposals to be accompanied by a statement setting out how the mix of market housing will assist in achieving balanced communities, including the site allocations included in the RLDP. It would therefore be in any site promoters benefit to submit such statements at the pre-application stage to aide discussions with the Council. Site promoters of the proposed site allocations have completed site specific financial viability assessments (FVA) to support their proposals and ensure their sites are viable based on 50% affordable housing requirements, net zero carbon homes and other key requirements. The FVA's also set out the mix of market housing and where this has not been in accordance with Policy H8, site promoters have been notified and have updated their FVA's accordingly. In accordance with Welsh Government guidance set out in the Development Plans Manual (2020) this assists in frontloading the process to inform delivery of site allocations within the Plan. Any other proposals will be considered on a case by case basis, however the objective of Policy H8 to ensure that new housing developments do not predominately consist of 4+bedroom homes is considered appropriate to address the County's local affordability and demographic issues. The Council will give consideration to the preparation of a planning advice note/SPG to provide further clarification on the interpretation/implementation of Policy H8.	No change required.

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1736 / Bellway Homes / Objection	Concern is raised in relation to supporting text at 12.10.5 which suggests that the Authority are engineering the housing mix, rather than allowing the market/developers knowledge to have influence. Also raise concerns in regard to having to the timing of agreement of a supporting statement providing the proposed housing mix, as this will have site viability impacts.	In accordance with Planning Policy Wales (2024) LPAs should plan for a mix of market and affordable housing types to meet the housing requirement and specifically consider the differing needs of their communities. Additionally, localised issues must also be considered, and a local policy approach can be applied where justified to support the viability of communities. Policy H8 (Housing Mix) seeks to ensure that new housing developments of 10 or more homes provide an appropriate range and mix of house types, tenure and size to assist in addressing our issues and objectives relating to affordability and demographic challenges. Ensuring a mix of good quality homes of different types and sizes can help to meet the needs of the community and contribute to balanced communities. While it is recognised there may be a demand for larger homes, there is also a need for smaller homes to assist in building sustainable balanced communities. Low Cost Home Ownership (LCHO) can provide opportunity for first time buyers through starter homes. However, there is also a need to ensure the provision of additional smaller market units for those that do not meet the criteria for LCHO properties but cannot necessarily afford the typical larger homes on the market in Monmouthshire. The provision of small to medium homes of three bedrooms or fewer will increase the choice of homes for single households, smaller families, young couples/mixed young households as well as older households who would like to downsize, which will help retain these cohorts within Monmouthshire. Policy H8 requires development proposals to be accompanied by a statement setting out how the mix of market housing will assist in achieving balanced communities, including the site allocations included in the RLDP. It would therefore be in any site promoters benefit to submit such statements at the pre-application stage to aide discussions with the Council. The Council will give consideration to the preparation of a planning advice note/SPG to provide further clarification on the interpretation/implementation of Policy H8.	No change required.
1383 / Taylor Wimpey / Comment	Agree with the requirement of Policy H8 however concern is raised with regard to the supporting text which suggests the Authority are engineering the housing mix, rather than allowing the market/developers knowledge to have	In accordance with Planning Policy Wales (2024) LPAs should plan for a mix of market and affordable housing types to meet the housing requirement and specifically consider the differing needs of their communities. Additionally, localised issues must also be considered, and a local policy approach can be applied where justified to support the viability of communities.	No change required.

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	influence. Particular concern over priority for homes of 3 bedrooms or fewer and proposals consisting of large detached market homes of 4 or more bedrooms not being supported. Also raise concerns in regard to having to submit a supporting statement identifying the housing mix and suggest this will have site viability impacts.	The provision of a range and choice of homes, both market and affordable, in housing developments is considered essential in addressing the County's affordability issues and delivering sustainable and resilient communities that support the well-being of current and future generations. Reflecting this, Policy H8 (Housing Mix) seeks to ensure that new housing developments of 10 or more homes provide an appropriate range and mix of house types, tenure and size to assist in addressing our issues and objectives relating to affordability and demographic challenges. Ensuring a mix of good quality homes of different types and sizes can help to meet the needs of the community and contribute to balanced communities. While it is recognised there may be a demand for larger homes, there is also a need for smaller homes to assist in building sustainable balanced communities. Low Cost Home Ownership (LCHO) can provide opportunity for first time buyers through starter homes. However, there is also a need to ensure the provision of additional smaller market units for those that do not meet the criteria for LCHO properties but cannot necessarily afford the typical larger homes on the market in Monmouthshire. The provision of small to medium homes of three bedrooms or fewer will increase the choice of homes for single households, smaller families, young couples/mixed young households as well as older households who would like to downsize, which will help retain these cohorts within Monmouthshire. Policy H8 requires development proposals to be accompanied by a statement setting out how the mix of market housing will assist in achieving balanced communities, including the site allocations included in the RLDP. It would therefore be in any site promoters benefit to submit such statements at the pre-application stage to aide discussions with the Council. Site promoters of the proposed site allocations have completed site specific financial viability assessments (FVA) to support their proposals and ensure their sites are viable based on 50% affordable housing requirements, net zero carbon homes and other key requirements. The FVA's also set out the mix of market housing and where this has not been in accordance with Policy H8, site promoters have been notified and have updated their FVA's accordingly. In accordance with Welsh Government guidance set out in the Development Plans Manual (2020) this assists in frontloading the process to inform delivery of site allocations within the Plan. Any other proposals will be considered on a case by case basis, however the objective of Policy H8 to ensure that new housing developments do not predominately consist of 4+bedroom homes is considered appropriate to address the County's local affordability and demographic issues.	

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		The Council will give consideration to the preparation of a planning advice note/SPG to provide further clarification on the interpretation/implementation of Policy H8.	
1646 / Mr Brian Williams / Objection	Ideally these needs should be accommodated within H8 with all the larger new developments addressing these needs, rather than being addressed in a separate policy. Settlements should be designed to allow a 'cradle to grave' life rather than bundling old or disabled people into separate planning designations that may mean having to leave their 'home' area as problems arise.	Policy H8 applies to all developments of 10 or more homes, including the RLDP allocations. This allows the Council to ensure consistency in the approach for all sites of over 10 homes within the Plan period. The provision of a range and choice of homes, both market and affordable, in housing developments is considered essential in addressing the County's affordability issues and delivering sustainable and resilient communities that support the well-being of current and future generations. Reflecting this, Policy H8 (Housing Mix) seeks to ensure that new housing developments of 10 or more homes provide an appropriate range and mix of house types, tenure and size to assist in addressing our issues and objectives relating to affordability and demographic challenges. Ensuring a mix of good quality homes of different types and sizes can help to meet the needs of the community and contribute to balanced communities. The provision of small to medium homes of three bedrooms or fewer will increase the choice of homes for single households, smaller families, young couples/mixed young households as well as older households who would like to downsize, which will help retain these cohorts within Monmouthshire.	No change required.
1646 / Mr Brian Williams / Objection	There should be more explicit focus on age integration within housing mix assessment of new developments rather than separating out into 'specialist housing' H7.	Paragraph 12.10.4 refers to a range of household types including older households. It also refers to bungalows and innovative single storey homes which may be suitable for older person living. Policy H7 is specifically focussed on specialist housing which is considered an appropriate approach. Policy H7 does not have a minimum development threshold and is subsequently more wide ranging relating from single dwellings to larger schemes. Specialist housing is not always self-contained and can include a range of formats including age-restricted general market housing, sheltered housing, enhanced sheltered/assisted living, extra care housing and residential care/nursing homes. Therefore, it is considered appropriate to include a separate specialist housing policy in the RLDP.	No change required.

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1779 / Mrs Sandra Lloyd / Objection	No quotas to cater for over 55s in range and mix of house types. RLDP does not specifically make provision for single storey living.	As noted, paragraph 12.10.4 refers to a range of household types including older households. It also refers to bungalows and innovative single storey homes which may be suitable for older person living. Policy H7 – Specialist Housing – is specifically focussed on specialist housing which is considered an appropriate approach as Policy H7 does not have a minimum development threshold and is subsequently more wide ranging from single dwellings to larger schemes. In accordance with Planning Policy Wales (2024), paragraph 12.9.1 sets out the type of specialist housing Policy H7 refers to. Specialist housing is not always self-contained and can include a range of formats including age-restricted general market housing, sheltered housing, enhanced sheltered/assisted living, extra care housing and residential care/nursing homes. Therefore, it is considered appropriate to include a separate specialist housing policy in the RLDP.	No change required.
3492 / Claire Richards / Objection	There are no quotas for over 55s in the range and mix of house types. The para 12.10.4 states 'bungalows and innovative single storey homes will be welcomed' but this has no teeth without quotas; developers will propose housing with the smallest footprint. The plan does not make provision for single storey living for the over 55s who want to future proof their existence, nor those who want to live in a retirement village.	As noted, paragraph 12.10.4 refers to a range of household types including older households. It also refers to bungalows and innovative single storey homes which may be suitable for older person living. Policy H7 is specifically focussed on specialist housing which is considered an appropriate approach as Policy H7 does not have a minimum threshold and is subsequently more wide ranging from single dwellings to larger schemes. In accordance with Planning Policy Wales (2024) Paragraph 12.9.1 sets out the type of specialist housing Policy H7 refers to. Specialist housing is not always self-contained and can include a range of formats including age-restricted general market housing, sheltered housing, enhanced sheltered/assisted living, extra care housing and residential care/nursing homes. Therefore, it is considered appropriate to include a separate specialist housing policy in the RLDP.	No change required.