Monmouthshire Replacement Local Development Plan

2018-2033

Report Of Consultation: Appendix 12

Deposit RLDP Representation Responses

Volume 9d – Residential Allocations

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Residential Allocations

Policy HA5 – Land at Penlanlas Farm, Abergavenny

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1024 / Dŵr Cymru Welsh Water (DCWW) / Comment	Note a Hydraulic Modelling Assessment (HMA) will be required to determine the point of connection to the water network. The potential developers will be expected to fund investigations during pre-planning stages and the findings of the HMA would inform the extent of any necessary water infrastructure upgrades, which can be procured via the requisition provisions of the Water Industry Act 1991 (as amended). The public sewerage network can accept potential foul flows from this development site. Note further that the site is located in the catchment of the Llanfoist WwTW, from a phosphorus perspective, NRW have completed the permit review process and have confirmed that the consent limit of 2mg/l is applicable from 31/12/2025. In the meantime, a backstop consent limit of 5mg/l is applicable. Welsh Water is delivering a scheme at the WwTW by March 2025, and advise that capacity will be available at the WwTW to accommodate foul water flows from the proposed allocation upon completion of a scheme at the WwTW.	Comments noted. The Council will continue to work with Dŵr Cymru Welsh Water on the RLDP. An Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The requirement for a HMA was not previously identified by DCWW in correspondence, the IDP will therefore be updated accordingly.	Update the 'Notes' column in relation to Water Supply/Sewerage section of Policy HA5 in the IDP Background Paper to reflect the need for a Hydraulic Modelling Assessment to determine the point of connection to the water network. Include additional paragraph after the first paragraph: Hydraulic Modelling Assessment required to determine the point of connection to the water network.
1412 / Natural Resource Wales	HA5 Land at Penlanlas - landscape concern - Offer caution and advise that the development of this site may cause	The overall spatial strategy of the Replacement Local Development Plan reflects the findings of the Sustainable Settlement Appraisal (SSA), which has grouped settlements into tiers based on their role and function and has informed where	No changes required.

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(NRW) / Objection	adverse effects to the setting of the BBNP. Additional evidence should support this policy demonstrating development could be acceptably integrated into this landscape. (points 38-41)	development should be spatially located to achieve a sustainable pattern of growth. The SSA confirms the dominant role of the County's primary settlements, including Abergavenny. Within this context and having regard to the site search sequence outlined in national planning policy, Land at Penlanlas Farm, is considered to represent a logical extension to the defined urban area of Abergavenny, benefitting from good connectivity to a range of services. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The RLDP's policies and proposals have been informed by a robust evidence base in the form of various background reports and supporting studies relating to key local issues for the Plan to address. With regards to the landscape impact of proposed site allocation HA5 – Land at Penlanlas Farm, Abergavenny, in response to ongoing dialogue between the site promoters and the Council including the Landscape Officer, a reduced density from that proposed in the candidate site submission is proposed for allocation. The scale and proposed development area retains the visual integrity of the relationship between Abergavenny's urban boundary and that of the Bannau Brycheiniog National Park (BBNP) field slopes and upland landscape and is outlined in the site's supporting evidence. The site submission has responded to landscape concerns and brought the development primarily within the 135m contour line in areas to the south of the existing substation with a proposed buffer that can accommodate substantial tree and hedgerow planting. Site specific policy HA5 seeks to ensure that the proposed site allocation integrates effectively and respects the proximity of the BBNP, existing setting and character. HA5 criterion (a) 'Incorporation of lower density development on the northern edge of the site and buffer zone to the north-west of the site to integrate it into the landscape' and HA5 criterion (c) 'Preserve or enhance the landscape setting of the BBNP and have no adverse impact on the International Dark Skies Reserve designation' provide development management ability to ensure that development layout, landscaping, colour and ridge heights take into consideration setting and impacts. Collectively, Strategic Policy S8 – Site Allocation Placemaking Principles, Policy HA5 – Land at Penlanlas Farm, along with Policy S5 – Green Infrastructure, Landscape and Nature Recovery and its associated development management policies are	

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		considered to be sufficient to enable the authority to address concerns of impact on landscape character and visual amenity. Separate requirements and tools under other legislation, if required, such as The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 and PPW12 will also help to ensure development is acceptable.	
3465 / National Grid Electricity Distribution (NGED) (South West) / Objection	HA5 - Land at Penlanlas - substation - There is no requirement within the policy for the sub-station or associated electricity infrastructure to be appropriately considered and safeguarded through the masterplan. NGED request amendments to the policy accordingly.	While Policy HA5 does not explicitly reference the adjoining sub-station, its proximity to the allocation has been considered as part of the ongoing site masterplanning and the site's location adjacent to the sub-station is referenced in paragraph 14.7.1 of the Replacement Local Development Plan. Policies S8 – Site Allocation Placemaking Principles and Policy PM2 – Environmental Amenity, establish policy requirements to ensure residential/environmental amenity is addressed during the planning application process. MCC's Environmental Health section has also advised that the noise impact of the electricity sub-station on the closest dwellings and mitigation measures will need to be considered as part of the planning application process. A number of mitigation measures have been included in the masterplan for the site as part of the on-going discussions in relation to the site, including a landscaped buffer, tree planting and noise attenuation. It is therefore considered to be sufficiently covered by the RLDP policy framework.	No changes required.
1367 / Abergavenny and District Civic Society / Objection	Object to HA5 as it conflicts with the purpose of GW1 and because of its elevation and noise from the adjoining electricity substation. If the site remains the upper part of the site must be included in the Green Wedge.	The overall spatial strategy of the Replacement Local Development Plan reflects 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. The SSA confirms the dominant role of the County's primary settlements, including Abergavenny. Within this context and having regard to the site search sequence outlined in national planning policy, Land at Penlanlas Farm, is considered to represent a logical extension to the defined urban area of Abergavenny, benefitting from good connectivity to a range of services. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes and facilitates the delivery of a range and choice of sites within the Plan period. With regards to the green wedge concerns, the Green Wedge Assessment, prepared by LUC (March 2024) as background evidence to the RLDP, assesses two	No changes required.

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		parcels of land in the vicinity of the site allocation – AG9 and AG10 (see Green Wedge Assessment for a plan). In relation to parcel AG9, the assessment concludes that the land makes a moderate contribution to managing urban form, safeguarding the countryside from encroachment, protecting the setting of an urban area, and plays a moderate buffer role. It concludes that overall, the potential for green wedge designation is moderate. The proposed allocation at Penlanlas Farm is largely contained with parcel AG9. With regards to parcel AG10, the assessment concludes that the parcel makes a strong contribution to managing urban form, safeguarding the countryside from encroachment, protecting the setting of an urban area, and plays a moderate buffer role. It concludes that overall, the potential for green wedge designation is moderate-high. The north-western section of the proposed allocation falls within Parcel AG10. However, as outlined in the GI Masterplan (March 2024) for the site, this land is to be retained as GI/public open space, retaining an open aspect to the north-western section of the allocation, consistent with the surrounding and adjoining green wedge designation. The built form of the proposed allocation is primarily within the 135m contour line with a proposed buffer between the site and the Bannau Brycheiniog National Park (BBNP) boundary. Its inclusion in the HA5 allocation is, however, important to providing access to the site and contributing to the site's net-biodiversity and green infrastructure requirements, as well as securing an appropriate buffer between the residential development and the national park/settlement edge of Abergavenny. PPW 12 notes that green wedges may be used to provide a buffer between the settlement edge and statutory designations and safeguard important views into and out of the area. It notes that green wedge boundaries should be chosen carefully using physical features and boundaries to include only that land which it is necessary to keep open in the longer term. Ensuring a sufficient range of development land which is suitably located in relation to the existing urban edge should be made available, having regard to the longer-term need for development land, the effects of development pressure in the area and the need to minimise demand to travel.	

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		Having regard to PPW, the RLDP's growth and spatial strategy, the overarching site selection process, and the findings of the Green Wedge Assessment, a green wedge designation has been made on the north-western edge of Abergavenny, on land to the north of allocation HA5 – Land at Penlanlas Farm. Consistent with the approach taken to determining green wedge designations in the RLDP, which designates land with a moderate-high or above rating, Parcel AG10 is designated as a green wedge with the exception of approximately 1ha of land, which is within the boundary of allocation HA5, and as noted above is identified as a buffer zone. Site specific policy HA5 seeks to ensure that the proposed site allocation integrates effectively and respects the proximity of the BBNP, existing setting and character. HA5 criterion (a) 'Incorporation of lower density development on the northern edge of the site and buffer zone to the north-west of the site to integrate it into the landscape' and HA5 criterion (c) 'Preserve or enhance the landscape setting of the BBNP and have no adverse impact on the International Dark Skies Reserve designation' provide development management ability to ensure that development layout, landscaping, colour and ridge heights take into consideration setting and impacts. Collectively, Strategic Policy S8 – Site Allocation Placemaking Principles, Policy HA5 – Land at Penlanlas Farm, along with policy S5 – Green Infrastructure, Landscape and Nature Recovery and its associated development management policies are considered to be sufficient to enable the authority to address concerns of impact on landscape character and visual amenity. Separate requirements and tools under other legislation, if required, such as The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 and PPW12 will also help to ensure development is acceptable. With regard to the proximity of the site to the adjoining electricity sub-station, Policy S8 – Site Allocation Placemaking Principles and Policy PM2 – Environmental Amenity, establish policy requirements to ensure residential/environmental amenity is addressed during the planning application process. A Noise Impact Assessment and appropriate mitigation measures such as a landscape buffer, tree planting and noise attenuation will be considered as part of the proposal.	
1376 / Abergavenny	Site allocation of 100 homes seems to contradict and undermine policy GW1.	The overall spatial strategy of the Replacement Local Development Plan reflects the findings of the Sustainable Settlement Appraisal (SSA), which has grouped	No changes required.

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Transition Town / Objection	Deposit plan suggests development up to 150m contour leaving only a few meters of landscape between the development and the NP boundary, clearly contrary to GW1. Plan in the public domain but not in Plan suggests development up to 137m contour with extensive planting between the NP boundary - this is more consistent with GW1.	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. The SSA confirms the dominant role of the County's primary settlements, including Abergavenny. Within this context and having regard to the site search sequence outlined in national planning policy, Land at Penlanlas Farm, is considered to represent a logical extension to the defined urban area of Abergavenny, benefitting from good connectivity to a range of services. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. With regards to green wedge concerns, the Green Wedge Assessment, prepared by LUC (March 2024) as background evidence to the RLDP, assesses two parcels of land in the vicinity of the site allocation – AG9 and AG10 (see Green Wedge Assessment for a plan). In relation to parcel AG9, the assessment concludes that the land makes a moderate contribution to managing urban form, safeguarding the countryside from encroachment, protecting the setting of an urban area, and plays a moderate buffer role. It concludes that overall, the potential for green wedge designation is moderate. The proposed allocation at Penlanlas Farm is largely contained with parcel AG9. With regards to parcel AG10, the assessment concludes that the parcel makes a strong contribution to managing urban form, safeguarding the countryside from encroachment, protecting the setting of an urban area, and plays a moderate buffer role. It concludes that overall, the potential for green wedge designation is moderate-high. The north-western section of the proposed allocation falls within Parcel AG10. However, as outlined in the GI Masterplan (March 2024) for the site, this land is to be retained as GI/public open space, retaining an open aspect to the north-western section of the allocation, consistent with the surrounding and adjoining green wedge designation. The built form of the proposed allocation is primarily within the 135m contour line with a proposed buffer between the site and the Bannau Brycheiniog National Park (BBNP) boundary. Its inclusion in the HA5 allocation is, however, important to providing access to the site and contributing to the site's net-biodiversity and green infrastructure requirements, as	

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		well as securing an appropriate buffer between the residential development and the national park/settlement edge of Abergavenny. PPW 12 notes that green wedges may be used to provide a buffer between the settlement edge and statutory designations and safeguard important views into and out of the area. It notes that green wedge boundaries should be chosen carefully using physical features and boundaries to include only that land which it is necessary to keep open in the longer term. Ensuring a sufficient range of development land which is suitably located in relation to the existing urban edge should be made available, having regard to the longer-term need for development land, the effects of development pressure in the area and the need to minimise demand to travel. Having regard to PPW, the RLDP's growth and spatial strategy, the overarching site selection process, and the findings of the Green Wedge Assessment, a green wedge designation has been made on the north-western edge of Abergavenny, on land to the north of allocation HA5 – Land at Penlanlas Farm. Consistent with the approach taken to determining green wedge designations in the RLDP, which designates land with a moderate-high or above rating, Parcel AG10 is designated as a green wedge with the exception of approximately 1ha of land, which is within the boundary of allocation HA5, and as noted above is identified as a buffer zone. Site specific policy HA5 seeks to ensure that the proposed site allocation integrates effectively and respects the proximity of the BBNP, existing setting and character. HA5 criterion (a) 'Incorporation of lower density development on the northern edge of the site and buffer zone to the north-west of the site to integrate it into the landscape' and HA5 criterion (c) 'Preserve or enhance the landscape setting of the BBNP and have no adverse impact on the International Dark Skies Reserve designation' provide development management ability to ensure that development layout, landscaping, colour and ridge heights take into consideration setting and impacts. Collectively, Strategic Policy S8 – Site Allocation Placemaking Principles, Policy HA5 – Land at Penlanlas Farm, along with policy S5 – Green Infrastructure, Landscape and Nature Recovery and its associated development management policies are considered to be sufficient to enable the authority to address concerns of impact on landscape character and visual amenity. Separate requirements and tools under	

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		other legislation, if required, such as The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 and PPW12 will also help to ensure development is acceptable.	
1823 / Mr Michael Bosley / Objection	Construction of the site conflicts with Environment policies as replaces a greenfield site. Rather than ' nutrient neutrality' development should be required to demonstrate that it will improve the ecological status of the Gavenny. Increase of rain runoff, assurances regarding wastewater are inadequate. Would like further detail in relation to Llanfoist treatment works. Changes should at minimum should specify ways in which proposed development will reduce nutrification and other pollutant levels.	The overall spatial strategy of the Replacement Local Development Plan (RLDP) reflects 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. The SSA confirms the dominant role of the County's primary settlements, including Abergavenny. Within this context and having regard to the site search sequence outlined in national planning policy, Land at Penlanlas Farm, is considered to represent a logical extension to the defined urban area of Abergavenny, benefitting from good connectivity to a range of services. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. Due to the limited brownfield opportunities in Monmouthshire, greenfield opportunities have had to be considered through the site selection process to meet our key housing and employment requirements. The Council has liaised with Dŵr Cymru Welsh Water (DCWW) throughout the preparation of the RLDP. In response to the Deposit Plan consultation, DCWW confirmed that it is committed to delivering upgrades to the Llanfoist Wastewater Treatment Works (WwTW) to include phosphate stripping capability. It has advised that capacity will be available at the WwTW to accommodate foul flows form the proposed allocation upon completion of the upgrade scheme at the Llanfoist WwTW. With regards to ecological concerns, proposals will be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving nutrient neutrality and ecological improvements, with particular reference to Policies NR1 – Nature Recovery and Geodiversity and NR3 – Protection of Water Sources and the Water Environment. The Flood Map for Planning does not identify any tidal or fluvial flood risk zones on the site. Land allocated in the	No changes required.

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		RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. With regards to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text.	
1480 / Edenstone Homes / Support	Fully support Land at Penlanlas Farm's progression as a proposed allocation under HA5. The site plays a pivotal role in helping deliver MCC's spatial and growth strategies. It represents a logical extension to the defined urban area of Abergavenny. The site benefits from good connectivity to a range of services and the site's layout has been informed by the site's physical characteristics and wider setting.	Support welcomed.	No changes required.
1502 / Hallam Land Ltd / Objection	Inconsistent application to the Council's Green Wedge Methodology in assessing the appropriateness of a green wedge in this location and allocation of an arbitrary boundary.	The Green Wedge Assessment undertaken by LUC (March 2024) has undertaken a robust assessment of the parcel of land, which Chapel Fields (CS0128) forms a part of. This review has demonstrated that parcel AG8 (the land which CS0128 falls within) has a moderate high potential for green wedge designation and consistent with the approach taken to determining green wedge designations in the RLDP (see the Green Wedge Review Background Paper), it was concluded that land identified as having a high moderate potential for green wedge in Abergavenny (reflecting green wedge purposes set out in national planning policy) is appropriately designated as green wedge in the RLDP. Further details with regards to the rationale behind the green wedge designation associated with CS0128 – Land at	No changes required.

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		Chapel Farm, Abergavenny is set out elsewhere in this report in relation to Policy GW1 – Green Wedge Designations. With regard to the proposed site allocation at HA5 – Land at Penlanlas Farm, Abergavenny, the Green Wedge Assessment, prepared by LUC (March 2024), assesses two parcels of land in the vicinity of the site allocation – AG9 and AG10 (see Green Wedge Assessment for a plan). In relation to parcel AG9, the assessment concludes that the land makes a moderate contribution to managing urban form, safeguarding the countryside from encroachment, protecting the setting of an urban area, and plays a moderate buffer role. It concludes that overall, the potential for green wedge designation is moderate. The proposed allocation at Penlanlas Farm is largely contained with parcel AG9. With regards to parcel AG10, the assessment concludes that the parcel makes a strong contribution to managing urban form, safeguarding the countryside from encroachment, protecting the setting of an urban area, and plays a moderate buffer role. It concludes that overall, the potential for green wedge designation is moderate-high. The north-western section of the proposed allocation falls within Parcel AG10. However, as outlined in the GI Masterplan (March 2024) for the site, this land is to be retained as GI/public open space, retaining an open aspect to the north-western section of the allocation, consistent with the surrounding and adjoining green wedge designation. The built form of the proposed allocation is primarily within the 135m contour line with a proposed buffer between the site and the Bannau Brycheiniog National Park (BBNP) boundary. Its inclusion in the HA5 allocation is, however, important to providing access to the site and contributing to the site's net-biodiversity and green infrastructure requirements, as well as securing an appropriate buffer between the residential development and the national park/settlement edge of Abergavenny. PPW 12 notes that green wedges may be used to provide a buffer between the settlement edge and statutory designations and safeguard important views into and out of the area. It notes that green wedge boundaries should be chosen carefully using physical features and boundaries to include only that land which it is necessary to keep open in the longer term. Ensuring a sufficient range of development land which is suitably located in relation to the existing urban edge	

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		should be made available, having regard to the longer-term need for development land, the effects of development pressure in the area and the need to minimise demand to travel. Having regard to PPW, the RLDP's growth and spatial strategy, the overarching site selection process, and the findings of the Green Wedge Assessment, a green wedge designation has been made on the north-western edge of Abergavenny, on land to the north of allocation HA5 – Land at Penlanlas Farm. Consistent with the approach taken to determining green wedge designations in the RLDP, which designates land with a moderate-high or above rating, Parcel AG10 is designated as a green wedge with the exception of approximately 1ha of land, which is within the boundary of allocation HA5, and as noted above is identified as a buffer zone.	
2280 / Candleston Homes / Objection	The site performs less well than CS0192 Land off Old Hereford Road in the ISA assessment of candidate sites. The sole point where Land at Penlanlas Farm site scores ++ and Land off Old Hereford Road only scores + is in connection to 'providing a sufficient quantity of good quality market and affordable homes, and community infrastructure, in sustainable locations to meet identified needs'. This indicates that MCC is proposing to take an unsound approach of allocating a less well performing site because it is bigger. Sites should be allocated in order of performance with CS0192 being allocated first and Land at Penlanlas taking any residual need.	The ISA candidate site assessment is the first step for the ISA, the methodology of which involves employing GIS datasets and measuring ('quantitative analysis') how each candidate site relates to various constraint and opportunity features. Further detailed, qualitative, comparative analysis is carried out through subsequent ISA stages, as seen within the Deposit ISA and its accompanying appendices. The candidate site assessment is proportionately detailed to provide an initial assessment of all reasonable alternative sites. No ranking has been carried out, and as such the application of numerical values to RAG findings to compare sites is not appropriate at this stage. The methodology is robust and fit for purpose, underpinned by GIS tools and spatial datasets. Assumptions and limitations have also been identified within the ISA. The ISA assessment is one element of the candidate site assessment process, with other development constraints also considered to provide a balanced approach to determining which sites should contribute to meeting the RLDP's core objectives.	No changes required.
1739 / Save Our Unique Landscape	Do not support the 100 houses at Penlanlas. The site is part of the planned buffer with the National Park and	The overall spatial strategy of the Replacement Local Development Plan reflects 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. The SSA confirms the dominant role of the County's primary settlements,	No changes required.

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(SOUL) / Objection	represents an unnecessary incursion into the buffer zone.	including Abergavenny. Within this context and having regard to the site search sequence outlined in national planning policy, Land at Penlanlas Farm, is considered to represent a logical extension to the defined urban area of Abergavenny, benefitting from good connectivity to a range of services. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. With regards to the landscape impact of proposed site allocation HA5 – Land at Penlanlas Farm, Abergavenny, in response to ongoing dialogue between the site promoters and the Council including the Landscape Officer, a reduced density from that proposed in the candidate site submission is proposed for allocation. The scale and proposed development area retains the visual integrity of the relationship between Abergavenny's urban boundary and that of the Bannau Brycheiniog National Park (BBNP) field slopes and upland landscape and is outlined in the site's supporting evidence. The site submission has responded to landscape concerns and brought the development primarily within the 135m contour line in areas to the south of the existing substation with a proposed buffer that can accommodate substantial tree and hedgerow planting. Site specific policy HA5 seeks to ensure that the proposed site allocation integrates effectively and respects the proximity of the BBNP, existing setting and character. HA5 criterion (a) 'Incorporation of lower density development on the northern edge of the site and buffer zone to the north-west of the site to integrate it into the landscape' and HA5criterion (c) 'Preserve or enhance the landscape setting of the BBNP and have no adverse impact on the International Dark Skies Reserve designation' provide development management ability to ensure that development layout, landscaping, colour and ridge heights take into consideration setting and impacts. Collectively, Strategic Policy S8 – Site Allocation Placemaking Principles, Policy HA5 – Land at Penlanlas Farm, along with policy S5 – Green Infrastructure, Landscape and Nature Recovery and its associated development management policies are considered to be sufficient to enable the authority to address concerns of impact on landscape character and visual amenity. Separate requirements and tools under other legislation, if required, such as The Town and Country Planning	

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		(Environmental Impact Assessment) (Wales) Regulations 2017 and PPW12 will also help to ensure development is acceptable. Furthermore, the land situated between the site allocation boundary and the BBNP boundary is designated as a proposed green wedge under Policy GW1 – Green Wedge Designations, within which there is a presumption against new built development unless exceptionally justified under national planning policy.	
4016 / Residents of Mardy Petition / Objection	Object to the Penlanlas Farm allocation as have concerns regarding safety as a result of increased traffic. Also raise concerns in relation to flooding from groundwater run-off. The nearby SSSI and SAC will be damaged and are building on a buffer strip of the BBNP. This will also have a landscape impact and is beyond the 125m contour line. Neighbouring houses will be looked down on by new houses due to how steep the site is. Allocation of a greenfield site such as this (in close proximity to BBNP, SSSI and SAC) is contrary to PPW as well as MCC's GI policy and declared climate emergency. Little or no supporting infrastructure and local services are already overstretched. Believe this beautiful, steep hillside landscape should be preserved and protected as a greed wedge.	The overall spatial strategy of the Replacement Local Development Plan (RLDP) reflects 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. The SSA confirms the dominant role of the County's primary settlements, including Abergavenny. Within this context and having regard to the site search sequence outlined in national planning policy, Land at Penlanlas Farm, is considered to represent a logical extension to the defined urban area of Abergavenny, benefitting from good connectivity to a range of services. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. Concerning the landscape impact of proposed site allocation HA5 – Land at Penlanlas Farm, Abergavenny, in response to ongoing dialogue between the site promoters and the Council including the Landscape Officer, a reduced density from that proposed in the candidate site submission is proposed for allocation. The scale and proposed development area retains the visual integrity of the relationship between Abergavenny's urban boundary and that of the Bannau Brycheiniog National Park (BBNP) field slopes and upland landscape and is outlined in the site's supporting evidence. The site submission has responded to landscape concerns and brought the development primarily within the 135m contour line in areas to the south of the existing substation with a proposed buffer that can accommodate substantial tree and hedgerow planting. Site specific policy HA5 seeks to ensure that the proposed site allocation integrates effectively and respects the proximity of the BBNP, existing setting and character. HA5 criterion (a) 'Incorporation of lower density development on the northern edge of the site and buffer zone to the north-west of the site to integrate it into the	No changes required.

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		landscape' and HA5 criterion (c) 'Preserve or enhance the landscape setting of the BBNP and have no adverse impact on the International Dark Skies Reserve designation' provide development management ability to ensure that development layout, landscaping, colour and ridge heights take into consideration setting and impacts. PPW 12 notes that green wedges may be used to provide a buffer between the settlement edge and statutory designations and safeguard important views into and out of the area. It notes that green wedge boundaries should be chosen carefully using physical features and boundaries to include only that land which it is necessary to keep open in the longer term. Ensuring a sufficient range of development land which is suitably located in relation to the existing urban edge should be made available, having regard to the longer-term need for development land, the effects of development pressure in the area and the need to minimise demand to travel. Having regard to PPW, the RLDP's growth and spatial strategy, the overarching site selection process, and the findings of the Green Wedge Assessment, a green wedge designation has been made on the north-western edge of Abergavenny, on land to the north of allocation HA5 – Land at Penlanlas Farm. With regards to highway considerations, it is proposed to construct a new access onto Old Hereford Road, including the enhancement and widening of Old Hereford Road to provide the necessary carriageway width and inclusion of a 2m footway in accordance with Policy HA5 – Land at Penlanlas Farm. These arrangements are considered to be acceptable in principle with MCC Highways Section. The existing highway routes are also considered able to accommodate the associated traffic generation and distribution of traffic. Further Transport Assessments will be undertaken as part of the planning application process. Having regard to the Preliminary Ecological Appraisal (August 2021) submitted in support of the site, MCC Ecology section consider that the site is suitable for a residential allocation with appropriate mitigation and compensation measures, further details of which will be required at the planning application stage. Policies HA5 and S8 establish high-level policy requirements in this respect. The site is close to the Sugar Loaf Woodlands SSSI/SAC, which is notified for its woodland features. Potential recreational pressure on the Sugar Loaf SSSI/SAC has	

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		been considered as part of the Deposit Habitats Regulations Assessment which concludes that given the steep gradient of the SAC, this restricts visitor activities to the main paths and the site is under appropriate management by the National Trust, and the site's allocation will therefore not lead to adverse effects on site integrity regarding recreational pressure (page 63 – HRA, September 2024). In terms of residential amenity and privacy issues, Policy S8 – Site Allocations Placemaking Principles, requires proposals to maintain reasonable levels of privacy and amenity of occupiers of neighbouring properties. Given the proximity of the site to the electricity sub-station, Policy S8 – Site Allocation Placemaking Principles and Policy PM2 – Environmental Amenity, establish policy requirements to ensure residential/environmental amenity is addressed during the planning application process. A Noise Impact Assessment and appropriate mitigation measures such as a landscape buffer, tree planting and noise attenuation will be considered as part of the proposal. With regards to highway considerations, it is proposed to construct a new access onto Old Hereford Road, including the enhancement and widening of Old Hereford Road to provide the necessary carriageway width and inclusion of a 2m footway in accordance with Policy HA5 – Land at Penlanlas Farm. These arrangements are considered to be acceptable in principle with MCC Highways Section. The existing highway routes are also considered able to accommodate the associated traffic generation and distribution of traffic. Further Transport Assessments will be undertaken as part of the planning application process. The proposal also incorporates pedestrian and cycle linkages to key access points including the north-eastern corner of the site, south-eastern corner of the site and Old Hereford Road as set out in criterion g) of Policy HA5. Concerns regarding surface water run-off from development are noted. Surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text.	

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		With regards to the provision of infrastructure, in accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020), an Infrastructure Delivery Plan has been prepared as part of the Deposit RLDP which identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites.	
2099 / Mrs Jocelyn Nada / Support	Supports the development of houses in Abergavenny however must be supported by appropriate levels of social infrastructure	Support welcomed. With regards to the provision of infrastructure, in accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020), an Infrastructure Delivery Plan has been prepared as part of the Deposit RLDP which identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites.	No changes required.
2239 / Mr Ian Vicary / Objection	Prime agricultural land next to National Park on a country lane which will be visible from wider landscape due to elevated position.	The overall spatial strategy of the Replacement Local Development Plan (RLDP) reflects 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. The SSA confirms the dominant role of the County's primary settlements, including Abergavenny. Within this context and having regard to the site search sequence outlined in national planning policy, Land at Penlanlas Farm, is considered to represent a logical extension to the defined urban area of Abergavenny, benefitting from good connectivity to a range of services. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. A key consideration in assessing candidate sites has been the high percentage of Best and Most Versatile (BMV) agricultural land within Monmouthshire and the recognition that given the widespread distribution of BMV agricultural land it is not possible to avoid the development of such land via a different spatial strategy. In response the Deposit Plan consultation, Welsh Government provided support for the approach the Council has taken in relation to the consideration of Best and Most Versatile (BMV) agricultural land and where there is a loss of BMV land how this is justified. Welsh Government note that the Deposit RLDP considers and balances the overriding need for allocations involving BMV land and, recognise that while significant areas of BMV land will be developed, the LPA has demonstrated a	No changes required.

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		sensible and pragmatic approach to considering BMV land loss in the context of national planning policy. With regards to the landscape impact of proposed site allocation HA5 – Land at Penlanlas Farm, Abergavenny, in response to ongoing dialogue between the site promoters and the Council including the Landscape Officer, a reduced density from that proposed in the candidate site submission is proposed for allocation. The scale and proposed development area retains the visual integrity of the relationship between Abergavenny's urban boundary and that of the Bannau Brycheiniog National Park (BBNP) field slopes and upland landscape and is outlined in the site's supporting evidence. The site submission has responded to landscape concerns and brought the development primarily within the 135m contour line in areas to the south of the existing substation with a proposed buffer that can accommodate substantial tree and hedgerow planting. Site specific policy HA5 seeks to ensure that the proposed site allocation integrates effectively and respects the proximity of the BBNP, existing setting and character. HA5 criterion (a) 'Incorporation of lower density development on the northern edge of the site and buffer zone to the north-west of the site to integrate it into the landscape' and HA5 criterion (c) 'Preserve or enhance the landscape setting of the BBNP and have no adverse impact on the International Dark Skies Reserve designation' provide development management ability to ensure that development layout, landscaping, colour and ridge heights take into consideration setting and impacts. Collectively, Strategic Policy S8 – Site Allocation Placemaking Principles, Policy HA5 – Land at Penlanlas Farm, along with policy S5 – Green Infrastructure, Landscape and Nature Recovery and its associated development management policies are considered to be sufficient to enable the authority to address concerns of impact on landscape character and visual amenity. Separate requirements and tools under other legislation, if required, such as The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 and PPW12 will also help to ensure development is acceptable. With regards to highway considerations, it is proposed to construct a new access onto Old Hereford Road, including the enhancement and widening of Old Hereford Road to provide the necessary carriageway width and inclusion of a 2m footway in	

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		accordance with Policy HA5 – Land at Penlanlas Farm. These arrangements are considered to be acceptable in principle with MCC Highways Section. The existing highway routes are also considered able to accommodate the associated traffic generation and distribution of traffic. Further Transport Assessments will be undertaken as part of the planning application process.	
2916 / Mr Ross Harris / Objection	Concerns regarding this site relate to existing drainage/sewerage infrastructure that is over capacity. The sewer is now over capacity and is regularly damaged by high flow/pressure incidents causing sewerage flooding, property damage, river pollution and health risks. The HA5 development cannot place additional load on the failing existing infrastructure, this will result in more frequent failures and further ecological damage. There should be a thorough investigation of how any surface water run-off and sewerage would be dealt with at the HA5 site. As the weather situation will get worse in the future, putting more water into the system tomorrow and beyond, a thorough wastewater analysis will need to be completed, and some sort of new sewer system developed.	The Council has liaised with Dŵr Cymru Welsh Water (DCWW) throughout the preparation of the RLDP. In response the Deposit Plan consultation, DCWW note that the public sewerage network can accept potential foul flows from the proposed allocation. With regards to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text.	No changes required.
3505 / Mrs Alison Holland / Objection	Risk of people's safety with the increased traffic using The Old Hereford Road past Deri View School and King Henry school. The Penlanlas Farm site acts as a buffer for water running off the Deri Mountain and higher hills. It will threaten to flood homes and gardens in Firs Road, Dan y Deri and Charles Close and Charles Crescent. Many	The overall spatial strategy of the Replacement Local Development Plan (RLDP) reflects 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. The SSA confirms the dominant role of the County's primary settlements, including Abergavenny. Within this context and having regard to the site search sequence outlined in national planning policy, Land at Penlanlas Farm, is considered to represent a logical extension to the defined urban area of	No changes required.

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	natural water springs on the Deri and this proposed site. We should protect our wildlife, plant more trees and hedgerows, and you are planning to rip these all out. Building houses on this buffer strip next to the Brecon Beacons National Park, will mean that the wildlife habitat corridor will be disrupted. Most of this site will sit up above the 130-metre building line, the view of the Deri Mountain will be spoilt, and visitors to Abergavenny will be looking at houses, not green lush fields. There is little or no supporting infrastructure included for this site, e.g. the sewerage system, which is already at capacity, G.P. surgeries, NHS dentists and schools are already under pressure.	Abergavenny, benefitting from good connectivity to a range of services. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. With regards to highway considerations, it is proposed to construct a new access onto Old Hereford Road, including the enhancement and widening of Old Hereford Road to provide the necessary carriageway width and inclusion of a 2m footway in accordance with Policy HA5 – Land at Penlanlas Farm. These arrangements are considered to be acceptable in principle with MCC Highways Section. The existing highway routes are also considered able to accommodate the associated traffic generation and distribution of traffic. Further Transport Assessments will be undertaken as part of the planning application process. The Flood Map for Planning does not identify any tidal or fluvial flood risk zones on the site. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. With regards to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. The Council has liaised with Dŵr Cymru Welsh Water (DCWW) throughout the preparation of the RLDP. In response the Deposit Plan consultation, DCWW note that the public sewerage network can accept potential foul flows from the proposed allocation. With regards to ecological concerns, RLDP proposals will be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and	

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		delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery. With regards to the landscape impact of proposed site allocation HA5 – Land at Penlanlas Farm, Abergavenny, in response to ongoing dialogue between the site promoters and the Council including the Landscape Officer, a reduced density from that proposed in the candidate site submission is proposed for allocation. The scale and proposed development area retains the visual integrity of the relationship between Abergavenny's urban boundary and that of the Bannau Brycheiniog National Park (BBNP) field slopes and upland landscape and is outlined in the site's supporting evidence. The site submission has responded to landscape concerns and brought the development primarily within the 135m contour line in areas to the south of the existing substation with a proposed buffer that can accommodate substantial tree and hedgerow planting. Site specific policy HA5 seeks to ensure that the proposed site allocation integrates effectively and respects the proximity of the BBNP, existing setting and character. HA5 criterion (a) 'Incorporation of lower density development on the northern edge of the site and buffer zone to the north-west of the site to integrate it into the landscape' and HA5 criterion (c) 'Preserve or enhance the landscape setting of the BBNP and have no adverse impact on the International Dark Skies Reserve designation' provide development management ability to ensure that development layout, landscaping, colour and ridge heights take into consideration setting and impacts. Collectively, Strategic Policy S8 – Site Allocation Placemaking Principles, Policy HA5 – Land at Penlanlas Farm, along with policy S5 – Green Infrastructure, Landscape and Nature Recovery and its associated development management policies are considered to be sufficient to enable the authority to address concerns of impact on landscape character and visual amenity. Separate requirements and tools under other legislation, if required, such as The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 and PPW12 will also help to ensure development is acceptable. With regards to the provision of infrastructure, in accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020), an	

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		Infrastructure Delivery Plan has been prepared as part of the Deposit RLDP which identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites.	
3558 / Mrs Angela Hemmings / Objection	Object due to the impact on our environment, beautiful scenery being destroyed, the habitat, wildlife and flying mammals will no longer have a home in the area. It will bring traffic disruption due to where they want to put the access and with the schools down the road it will bring chaos. The road is also prone to flooding and the infrastructure can't cope now. It isn't on any kind of bus route nor easy access to the town centre so achieving active travel is not going to work here. The dark skies will no longer exist due to houses. It will become an area with poor air quality. The noise pollution will be maximised due to cars/trucks and the volume of people. Impact on existing residents due to overshadowing and outlook. Suspect there will be drainage problems as the fields are prone to flooding. The noise of the power station. Proper infrastructure needs to be put in place to protect existing residents' properties. Don't think people of the town will benefit with employment of this site. Losing open space.	The overall spatial strategy of the Replacement Local Development Plan (RLDP) reflects 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. The SSA confirms the dominant role of the County's primary settlements, including Abergavenny. Within this context and having regard to the site search sequence outlined in national planning policy, Land at Penlanlas Farm, is considered to represent a logical extension to the defined urban area of Abergavenny, benefitting from good connectivity to a range of services. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. With regards to highway considerations, it is proposed to construct a new access onto Old Hereford Road, including the enhancement and widening of Old Hereford Road to provide the necessary carriageway width and inclusion of a 2m footway in accordance with Policy HA5 – Land at Penlanlas Farm. These arrangements are considered to be acceptable in principle with MCC Highways Section. The existing highway routes are also considered able to accommodate the associated traffic generation and distribution of traffic. Further Transport Assessments will be undertaken as part of the planning application process. In terms of public transport provision, the allocation is in an area served by public transport, both bus and rail provision, with bus stops located on Llwynu Lane, Charles Crescent and Firs Road. Policy HA5 – Land at Penlanlas Farm, requires the incorporation of pedestrian and cycle linkages to key access points including the north-eastern corner of the site, south-eastern corner of the site and Old Hereford Road, linking up with the bus network. The Flood Map for Planning does not identify any tidal or fluvial flood risk zones on the site. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding	No changes required.

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		and the impacts it would have, have been appropriately considered in all relevant planning decisions. With regards to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. The Council has liaised with Dŵr Cymru Welsh Water (DCWW) throughout the preparation of the RLDP. In response the Deposit Plan consultation, DCWW note that the public sewerage network can accept potential foul flows from the proposed allocation. Having regard to the Preliminary Ecological Appraisal (August 2021) submitted in support of the site, MCC Ecology section consider that the site is suitable for a residential allocation with appropriate mitigation and compensation measures, further details of which will be required at the planning application stage. Policies HA5 and S8 establish high-level policy requirements in this respect. RLDP proposals will also be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery. With regards to the landscape impact of proposed site allocation HA5 – Land at Penlanlas Farm, Abergavenny, in response to ongoing dialogue between the site promoters and the Council including the Landscape Officer, a reduced density from that proposed in the candidate site submission is proposed for allocation. The scale and proposed development area retains the visual integrity of the relationship between Abergavenny urban boundary and that of the Bannau Brycheiniog National Park (BBNP) field slopes and upland landscape and is outlined in the site's supporting evidence. The site submission has responded to landscape concerns and	

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		brought the development primarily within the 135m contour line in areas to the south of the existing substation with a proposed buffer that can accommodate substantial tree and hedgerow planting. Site specific policy HA5 seeks to ensure that the proposed site allocation integrates effectively and respects the proximity of the BBNP, existing setting and character. HA5 criterion (a) 'Incorporation of lower density development on the northern edge of the site and buffer zone to the north-west of the site to integrate it into the landscape' and HA5 criterion (c) 'Preserve or enhance the landscape setting of the BBNP and have no adverse impact on the International Dark Skies Reserve designation' provide development management ability to ensure that development layout, landscaping, colour and ridge heights take into consideration setting and impacts. Collectively, Strategic Policy S8 – Site Allocation Placemaking Principles, Policy HA5 – Land at Penlanlas Farm, along with policy S5 – Green Infrastructure, Landscape and Nature Recovery and its associated development management policies are considered to be sufficient to enable the authority to address concerns of impact on landscape character and visual amenity. Separate requirements and tools under other legislation, if required, such as The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 and PPW12 will also help to ensure development is acceptable. With regards to the provision of infrastructure, in accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020), an Infrastructure Delivery Plan has been prepared as part of the Deposit RLDP which identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. With regard to the proximity of the site to the adjoining electricity sub-station, Policy S8 – Site Allocation Placemaking Principles and Policy PM2 – Environmental Amenity, establish policy requirements to ensure residential/environmental amenity is addressed during the planning application process. A Noise Impact Assessment and appropriate mitigation measures such as a landscape buffer, tree planting and noise attenuation will be considered as part of the proposal. Furthermore, air quality concerns are addressed in Policy HA5h) – which requires incorporation of satisfactory air quality measures for mitigating and/or reducing	

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		emissions. On a more general level, proposals are required to satisfy Policy PM2 – Environmental Amenity, which assesses proposals with regards to amenity issues including air pollution, light pollution and noise pollution. The RLDP recognises the value and importance of placemaking and the provision of locally accessible open/spaces with Policy S8 – Site Allocation Placemaking Principles, requiring proposals to make provision within the development for appropriate green infrastructure, multifunctional streetscapes and useable public open space.	
3633 / Mr and Mrs Geoffrey and Kristina Sandercock / Objection	Object to the allocation due to surface water run-off from the site impacting their land. Who is to be responsible for maintaining protective installations? Will the council commit to this long-term responsibility and/or impose conditions to ensure that protective measures are correctly installed and then permanently maintained? Also raise concerns in relation to privacy from overlooking. The deposit plan does not define the site boundary against our land. The proposal's suggested walking times are wildly optimistic. They do not take account of age, disability, children or gradient. There will inevitably be considerable car use to and from the site. Visual amenity - Impact upon Brecon Beacons National Park and generally. There would be no "strong landscape buffer" to protect the view of and from the National Park. HA5 is visible from a wide area.	The overall spatial strategy of the Replacement Local Development Plan (RLDP) reflects 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. The SSA confirms the dominant role of the County's primary settlements, including Abergavenny. Within this context and having regard to the site search sequence outlined in national planning policy, Land at Penlanlas Farm, is considered to represent a logical extension to the defined urban area of Abergavenny, benefitting from good connectivity to a range of services. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site boundary associated with the proposed site allocation at Penlanlas Farm is defined on the Proposals Map which forms part of the Replacement Local Development Plan. With regards to highway considerations, it is proposed to construct a new access onto Old Hereford Road, including the enhancement and widening of Old Hereford Road to provide the necessary carriageway width and inclusion of a 2m footway in accordance with Policy HA5 – Land at Penlanlas Farm. These arrangements are considered to be acceptable in principle with MCC Highways Section. The existing highway routes are also considered able to accommodate the associated traffic generation and distribution of traffic. Further Transport Assessments will be undertaken as part of the planning application process. In terms of public transport provision, the allocation is in an area served by public transport, both bus and rail provision, with bus stops located on Llwynu Lane, Charles Crescent and Firs Road. Policy HA5 – Land at Penlanlas Farm, requires the	No changes required.

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		incorporation of pedestrian and cycle linkages to key access points including the north-eastern corner of the site, south-eastern corner of the site and Old Hereford Road, linking up with the bus network. With regards to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. Further information relating to who is responsible for adopting and maintaining approved drainage systems is set out on the Council's SAB webpages, as different arrangements apply in different circumstances. Concerning the landscape impact of proposed site allocation HA5 – Land at Penlanlas Farm, Abergavenny, in response to ongoing dialogue between the site promoters and the Council including the Landscape Officer, a reduced density from that proposed in the candidate site submission is proposed for allocation. The scale and proposed development area retains the visual integrity of the relationship between Abergavenny's urban boundary and that of the Bannau Brycheiniog National Park (BBNP) field slopes and upland landscape and is outlined in the site's supporting evidence. The site submission has responded to landscape concerns and brought the development primarily within the 135m contour line in areas to the south of the existing substation with a proposed buffer that can accommodate substantial tree and hedgerow planting. Site specific policy HA5 seeks to ensure that the proposed site allocation integrates effectively and respects the proximity of the BBNP, existing setting and character. HA5 criterion (a) 'Incorporation of lower density development on the northern edge of the site and buffer zone to the north-west of the site to integrate it into the landscape' and HA5 criterion (c) 'Preserve or enhance the landscape setting of the BBNP and have no adverse impact on the International Dark Skies Reserve designation' provide development management ability to ensure that development	

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		layout, landscaping, colour and ridge heights take into consideration setting and impacts. Collectively, Strategic Policy S8 – Site Allocation Placemaking Principles, Policy HA5 – Land at Penlanlas Farm, along with policy S5 – Green Infrastructure, Landscape and Nature Recovery and its associated development management policies are considered to be sufficient to enable the authority to address concerns of impact on landscape character and visual amenity. Separate requirements and tools under other legislation, if required, such as The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 and PPW12 will also help to ensure development is acceptable. In terms of residential amenity and privacy issues, Policy S8 – Site Allocations Placemaking Principles, requires proposals to maintain reasonable levels of privacy and amenity of occupiers of neighbouring properties. The RLDP recognises the value and importance of placemaking and the provision of locally accessible open/spaces with Policy S8 – Site Allocation Placemaking Principles, requiring proposals to make provision within the development for appropriate green infrastructure, multifunctional streetscapes and useable public open space.	
3723 / Mr James Breakey / Objection	The proposed site would overlook Firs Road and the surrounding streets which will compromise privacy. The roads leading to the site are narrow country lanes that are already heavily trafficked. The development will exacerbate the congestion creating hazardous conditions. Other issues being unmanageable groundwater runoff (impact houses below) and a detrimental impact on local wildlife.	The overall spatial strategy of the Replacement Local Development Plan (RLDP) reflects 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. The SSA confirms the dominant role of the County's primary settlements, including Abergavenny. Within this context and having regard to the site search sequence outlined in national planning policy, Land at Penlanlas Farm, is considered to represent a logical extension to the defined urban area of Abergavenny, benefitting from good connectivity to a range of services. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. With regards to highway considerations, it is proposed to construct a new access onto Old Hereford Road, including the enhancement and widening of Old Hereford Road to provide the necessary carriageway width and inclusion of a 2m footway in	No changes required.

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		accordance with Policy HA5 – Land at Penlanlas Farm. These arrangements are considered to be acceptable in principle with MCC Highways Section. The existing highway routes are also considered able to accommodate the associated traffic generation and distribution of traffic. Further Transport Assessments will be undertaken as part of the planning application process. In terms of residential amenity and privacy issues, Policy S8 – Site Allocations Placemaking Principles, requires proposals to maintain reasonable levels of privacy and amenity of occupiers of neighbouring properties. With regards to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. Further information relating to who is responsible for adopting and maintaining approved drainage systems is set out on the Council's SAB webpages, as different arrangements apply in different circumstances. Having regard to the Preliminary Ecological Appraisal (August 2021) submitted in support of the site, MCC Ecology section consider that the site is suitable for a residential allocation with appropriate mitigation and compensation measures, further details of which will be required at the planning application stage. Policies HA5 and S8 establish high-level policy requirements in this respect. Enhancing and managing the resilience of Monmouthshire's natural environment, biodiversity and ecosystems is a key objective of the Plan. RLDP proposals are therefore required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery.	

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3763 / Natalie Sandercock / Objection	Concerns re: sites allocation in green wedge and setting next to the BBNP, SAC and SSI buffer and negative impacts this could have on landscape, habitats, ecology and biodiversity, without suitable buffer. (Submitted images showing visual impact of development). Concerns RLDP omits key ecological information and HRA. Concerns Sugar Loaf Woodlands SAC is not included in consideration. Concerns re increase in traffic caused by development and lack of travel infrastructure to support increase in residents. Concern re increase in flooding and surface water run off. Concern re overlooking and loss of key views. Development is contrary to Policy LC1.	The overall spatial strategy of the Replacement Local Development Plan (RLDP) reflects 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. The SSA confirms the dominant role of the County's primary settlements, including Abergavenny. Within this context and having regard to the site search sequence outlined in national planning policy, Land at Penlanlas Farm, is considered to represent a logical extension to the defined urban area of Abergavenny, benefitting from good connectivity to a range of services. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. With regards to green wedge concerns, the Green Wedge Assessment, prepared by LUC (March 2024) as background evidence to the RLDP, assesses two parcels of land in the vicinity of the site allocation – AG9 and AG10 (see Green Wedge Assessment for a plan). In relation to parcel AG9, the assessment concludes that the land makes a moderate contribution to managing urban form, safeguarding the countryside from encroachment, protecting the setting of an urban area, and plays a moderate buffer role. It concludes that overall, the potential for green wedge designation is moderate. The proposed allocation at Penlanlas Farm is largely contained with parcel AG9. With regards to parcel AG10, the assessment concludes that the parcel makes a strong contribution to managing urban form, safeguarding the countryside from encroachment, protecting the setting of an urban area, and plays a moderate buffer role. It concludes that overall, the potential for green wedge designation is moderate-high. The north-western section of the proposed allocation falls within Parcel AG10. However, as outlined in the GI Masterplan (March 2024) for the site, this land is to be retained as GI/public open space, retaining an open aspect to the north-western section of the allocation, consistent with the surrounding and adjoining green wedge designation. The built form of the proposed allocation is primarily within the 135m contour line with a proposed buffer between the site and the Bannau Brycheiniog National Park (BBNP) boundary. Its inclusion in the HA5 allocation is, however, important to providing access to the site and	No changes required.

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		contributing to the site's net-biodiversity and green infrastructure requirements, as well as securing an appropriate buffer between the residential development and the national park/settlement edge of Abergavenny. PPW 12 notes that green wedges may be used to provide a buffer between the settlement edge and statutory designations and safeguard important views into and out of the area. It notes that green wedge boundaries should be chosen carefully using physical features and boundaries to include only that land which it is necessary to keep open in the longer term. Ensuring a sufficient range of development land which is suitably located in relation to the existing urban edge should be made available, having regard to the longer-term need for development land, the effects of development pressure in the area and the need to minimise demand to travel. Having regard to PPW, the RLDP's growth and spatial strategy, the overarching site selection process, and the findings of the Green Wedge Assessment, a green wedge designation has been made on the north-western edge of Abergavenny, on land to the north of allocation HA5 – Land at Penlanlas Farm. Consistent with the approach taken to determining green wedge designations in the RLDP, which designates land with a moderate-high or above rating, Parcel AG10 is designated as a green wedge with the exception of approximately 1ha of land, which is within the boundary of allocation HA5, and as noted above is identified as a buffer zone. Concerning the landscape impact of proposed site allocation HA5 – Land at Penlanlas Farm, Abergavenny, in response to ongoing dialogue between the site promoters and the Council including the Landscape Officer, a reduced density from that proposed in the candidate site submission is proposed for allocation. The scale and proposed development area retains the visual integrity of the relationship between Abergavenny urban boundary and that of the Bannau Brycheiniog National Park (BBNP) field slopes and upland landscape and is outlined in the site's supporting evidence. The site submission has responded to landscape concerns and brought the development primarily within the 135m contour line in areas to the south of the existing substation with a proposed buffer that can accommodate substantial tree and hedgerow planting. Site specific policy HA5 seeks to ensure that the proposed site allocation integrates effectively and respects the proximity of the BBNP, existing setting and character.	

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		HA5 criterion (a) 'Incorporation of lower density development on the northern edge of the site and buffer zone to the north-west of the site to integrate it into the landscape' and HA5 criterion (c) 'Preserve or enhance the landscape setting of the BBNP and have no adverse impact on the International Dark Skies Reserve designation' provide development management ability to ensure that development layout, landscaping, colour and ridge heights take into consideration setting and impacts. Collectively, Strategic Policy S8 – Site Allocation Placemaking Principles, Policy HA5 – Land at Penlanlas Farm, along with policy S5 – Green Infrastructure, Landscape and Nature Recovery and its associated development management policies are considered to be sufficient to enable the authority to address concerns of impact on landscape character and visual amenity. Separate requirements and tools under other legislation, if required, such as The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 and PPW12 will also help to ensure development is acceptable. Having regard to the Preliminary Ecological Appraisal (August 2021) submitted in support of the site, MCC Ecology section consider that the site is suitable for a residential allocation with appropriate mitigation and compensation measures, further details of which will be required at the planning application stage. Policies HA5 and S8 establish high-level policy requirements in this respect. Approximately 2.5ha of land on the southern part of the site is identified as a Site of Interest for Nature Conservation (SINC) due to the presence of grassland. However, MCC Ecology section has confirmed that the SINC was destroyed after MCC consulted on the Adopted Local Development Plan (LDP). Whilst the candidate site assessment proforma notes that there was a SINC on part of the site, the Ecology team has since worked on the basis that it was destroyed, seeking instead to take the opportunity to restore grassland as part of the site's Green Infrastructure (GI). The site is close to the Sugar Loaf Woodlands SSSI/SAC, which is notified for its woodland features. Potential recreational pressure on the Sugar Loaf SSSI/SAC has been considered as part of the Deposit Habitats Regulations Assessment which concludes that given the steep gradient of the SAC, this restricts visitor activities to the main paths and the site is under appropriate management by the National	

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		Trust, and the site's allocation will therefore not lead to adverse effects on site integrity regarding recreational pressure (page 63 – HRA, September 2024). With regards to highway considerations, it is proposed to construct a new access onto Old Hereford Road, including the enhancement and widening of Old Hereford Road to provide the necessary carriageway width and inclusion of a 2m footway in accordance with Policy HA5 – Land at Penlanlas Farm. These arrangements are considered to be acceptable in principle with MCC Highways Section. The existing highway routes are also considered able to accommodate the associated traffic generation and distribution of traffic. Further Transport Assessments will be undertaken as part of the planning application process. In terms of residential amenity and privacy issues, Policy S8 – Site Allocations Placemaking Principles, requires proposals to maintain reasonable levels of privacy and amenity of occupiers of neighbouring properties. The Flood Map for Planning does not identify any tidal or fluvial flood risk zones on the site. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. With regards to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. In terms of residential amenity and privacy issues, Policy S8 – Site Allocations Placemaking Principles, requires proposals to maintain reasonable levels of privacy and amenity of occupiers of neighbouring properties.	
3786 / Ms Kerry Mudd / Objection	100 homes on a small site closer to the national park and building on what green	The overall spatial strategy of the Replacement Local Development Plan (RLDP) reflects the findings of the Sustainable Settlement Appraisal (SSA), which has	No changes required.

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	space there is left would be a shame. The Old Hereford Road, at 60mph, is not a suitable road to accommodate even more traffic. The road at Pen-y-pound gets congested. Highway safety concerns regarding the two public foot path access points with no lighting or traffic calming measures.	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. The SSA confirms the dominant role of the County's primary settlements, including Abergavenny. Within this context and having regard to the site search sequence outlined in national planning policy, Land at Penlanlas Farm, is considered to represent a logical extension to the defined urban area of Abergavenny, benefitting from good connectivity to a range of services. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. Due to the limited brownfield opportunities in Monmouthshire, greenfield opportunities have had to be considered through the site selection process to meet our key housing and employment requirements. Concerning the landscape impact of proposed site allocation HA5 – Land at Penlanlas Farm, Abergavenny, in response to ongoing dialogue between the site promoters and the Council including the Landscape Officer, a reduced density from that proposed in the candidate site submission is proposed for allocation. The scale and proposed development area retains the visual integrity of the relationship between Abergavenny's urban boundary and that of the Bannau Brycheiniog National Park (BBNP) field slopes and upland landscape and is outlined in the site's supporting evidence. The site submission has responded to landscape concerns and brought the development primarily within the 135m contour line in areas to the south of the existing substation with a proposed buffer that can accommodate substantial tree and hedgerow planting. Site specific policy HA5 seeks to ensure that the proposed site allocation integrates effectively and respects the proximity of the BBNP, existing setting and character. HA5 criterion (a) 'Incorporation of lower density development on the northern edge of the site and buffer zone to the north-west of the site to integrate it into the landscape' and HA5 criterion (c) 'Preserve or enhance the landscape setting of the BBNP and have no adverse impact on the International Dark Skies Reserve designation' provide development management ability to ensure that development layout, landscaping, colour and ridge heights take into consideration setting and impacts.	

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		With regards to highway considerations, it is proposed to construct a new access onto Old Hereford Road, including the enhancement and widening of Old Hereford Road to provide the necessary carriageway width and inclusion of a 2m footway in accordance with Policy HA5 – Land at Penlanlas Farm. These arrangements are considered to be acceptable in principle with MCC Highways Section. The existing highway routes are also considered able to accommodate the associated traffic generation and distribution of traffic. Further Transport Assessments will be undertaken as part of the planning application process.	
3806 / Mr Lyndon Lewis Prosser / Objection	The land is green belt. Infrastructure not suited to any developments locally, already not coping with present demand. Electricity station already been altered with pylons being taken away with cables now underground. Plan not suitable for this area.	The land allocated under Policy HA5 – Land at Penlanlas Farm, is not identified as Green Belt land in the indicative plan of the area for consideration as a Green Belt identified in the South-East Wales Regional Strategic Diagram included in Welsh Government's national development framework, Future Wales (page 163). The land immediately adjoining the proposed allocation is however, proposed to be a green wedge within the Replacement Local Development Plan (RLDP), with the boundary defined on the Proposals Map. Concerning the landscape impact of proposed site allocation HA5 – Land at Penlanlas Farm, Abergavenny, in response to ongoing dialogue between the site promoters and the Council including the Landscape Officer, a reduced density from that proposed in the candidate site submission is proposed for allocation. The scale and proposed development area retains the visual integrity of the relationship between Abergavenny's urban boundary and that of the Bannau Brycheiniog National Park (BBNP) field slopes and upland landscape and is outlined in the site's supporting evidence. The site submission has responded to landscape concerns and brought the development primarily within the 135m contour line in areas to the south of the existing substation with a proposed buffer that can accommodate substantial tree and hedgerow planting. Site specific policy HA5 seeks to ensure that the proposed site allocation integrates effectively and respects the proximity of the BBNP, existing setting and character. HA5 criterion (a) 'Incorporation of lower density development on the northern edge of the site and buffer zone to the north-west of the site to integrate it into the landscape' and HA5 criterion (c) 'Preserve or enhance the landscape setting of the BBNP and have no adverse impact on the International Dark Skies Reserve designation' provide development management ability to ensure that development	No changes required.

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		layout, landscaping, colour and ridge heights take into consideration setting and impacts. There are no plans to make amendments to the adjoining sub-station as part of the proposal, however, given the proximity of the site to the electricity sub-station, Policy S8 – Site Allocation Placemaking Principles and Policy PM2 – Environmental Amenity, establish policy requirements to ensure residential/environmental amenity is addressed during the planning application process. A Noise Impact Assessment and appropriate mitigation measures such as a landscape buffer, tree planting and noise attenuation will be considered as part of the proposal. With regards to the provision of infrastructure, in accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020), an Infrastructure Delivery Plan has been prepared as part of the Deposit RLDP which identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites.	
3842 / Ms Martha Skilton / Objection	Firs Road and surrounding street are situated on steep hills and the proposed site would overlook them due to its elevated position (privacy loss). Roads leading to/from the area are narrow country lanes that are already heavily trafficked, and 100 houses will exacerbate congestion and cause hazardous conditions. Unmanageable groundwater runoff that could affect houses below and a detrimental impact on local wildlife.	The overall spatial strategy of the Replacement Local Development Plan (RLDP) reflects 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. The SSA confirms the dominant role of the County's primary settlements, including Abergavenny. Within this context and having regard to the site search sequence outlined in national planning policy, Land at Penlanlas Farm, is considered to represent a logical extension to the defined urban area of Abergavenny, benefitting from good connectivity to a range of services. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. With regards to highway considerations, it is proposed to construct a new access onto Old Hereford Road, including the enhancement and widening of Old Hereford Road to provide the necessary carriageway width and inclusion of a 2m footway in accordance with Policy HA5 – Land at Penlanlas Farm. These arrangements are considered to be acceptable in principle with MCC Highways Section. The existing highway routes are also considered able to accommodate the associated traffic	No changes required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		generation and distribution of traffic. Further Transport Assessments will be undertaken as part of the planning application process. Concerns regarding surface water run-off from development are noted. Surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. Having regard to the Preliminary Ecological Appraisal (August 2021) submitted in support of the site, MCC Ecology section consider that the site is suitable for a residential allocation with appropriate mitigation and compensation measures, further details of which will be required at the planning application stage. Policies HA5 and S8 establish high-level policy requirements in this respect. RLDP proposals will also be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery. In terms of residential amenity and privacy issues, Policy S8 – Site Allocations Placemaking Principles, requires proposals to maintain reasonable levels of privacy and amenity of occupiers of neighbouring properties.	
3897 / Mr Paul Bradley / Objection	The surrounding area has been considered previously but dismissed by MCC due to a number of very serious issues. Its impact on the SSSI and Special Area of Conservation. Much of the area has been increasingly affected by flooding and the homes would remove natural flood defences. This will result in a hugely increased risk of groundwater to lower	The overall spatial strategy of the Replacement Local Development Plan (RLDP) reflects 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. The SSA confirms the dominant role of the County's primary settlements, including Abergavenny. Within this context and having regard to the site search sequence outlined in national planning policy, Land at Penlanlas Farm, is considered to represent a logical extension to the defined urban area of Abergavenny, benefitting from good connectivity to a range of services. Its	No changes required.

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	areas. The creation of housing without supporting schools, medical facilities and necessary communications infrastructure will break already saturated systems. The roads can be dangerous for pedestrians due to the volume of traffic along the narrow country lanes with no pavements at higher points. Traffic would also flood the small roads between Old Hereford and Hereford Road to an unsustainable level.	allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. With regards to highway considerations, it is proposed to construct a new access onto Old Hereford Road, including the enhancement and widening of Old Hereford Road to provide the necessary carriageway width and inclusion of a 2m footway in accordance with Policy HA5 – Land at Penlanlas Farm. These arrangements are considered to be acceptable with MCC Highways Section. The existing highway routes are also considered able to accommodate the associated traffic generation and distribution of traffic. Further Transport Assessments will be undertaken as part of the planning application process. Having regard to the Preliminary Ecological Appraisal (August 2021) submitted in support of the site, MCC Ecology section consider that the site is suitable for a residential allocation with appropriate mitigation and compensation measures, full details of which will be required at the planning application stage. Policies HA5 and S8 establish high-level policy requirements in this respect. The site is close to the Sugar Loaf Woodlands SSSI/SAC, which is notified for its woodland features. Potential recreational pressure on the Sugar Loaf SSSI/SAC has been considered as part of the Deposit Habitats Regulations Assessment which concludes that given the steep gradient of the SAC, this restricts visitor activities to the main paths and the site is under appropriate management by the National Trust, and the site's allocation will therefore not lead to adverse effects on site integrity regarding recreational pressure (page 63 – HRA, September 2024). With regards to the provision of infrastructure, in accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020), an Infrastructure Delivery Plan has been prepared as part of the Deposit RLDP which identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites.	
3974 / Mrs Suzanne Prangley / Objection	Objecting to the Penlanlas Farm. The site is a greenfield site which acts as a buffer the to BBNP. Previous guidance referred to a 125m contour line limit. Concerns regarding privacy issues and overlooking	The overall spatial strategy of the Replacement Local Development Plan (RLDP) reflects 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. The SSA confirms the dominant role of the County's primary settlements,	No changes required.

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	onto Firs Road. Surface water run-off from the site will be an issue, as well as noise from the adjoining sub-station. Is there capacity for the additional sewerage? Insufficient infrastructure and doctors' provision to accommodate the site.	including Abergavenny. Within this context and having regard to the site search sequence outlined in national planning policy, Land at Penlanlas Farm, is considered to represent a logical extension to the defined urban area of Abergavenny, benefitting from good connectivity to a range of services. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. Concerning the landscape impact of proposed site allocation HA5 – Land at Penlanlas Farm, Abergavenny, in response to ongoing dialogue between the site promoters and the Council including the Landscape Officer, a reduced density from that proposed in the candidate site submission is proposed for allocation. The scale and proposed development area retains the visual integrity of the relationship between Abergavenny's urban boundary and that of the Bannau Brycheiniog National Park (BBNP) field slopes and upland landscape and is outlined in the site's supporting evidence. The site submission has responded to landscape concerns and brought the development primarily within the 135m contour line in areas to the south of the existing substation with a proposed buffer that can accommodate substantial tree and hedgerow planting. Site specific policy HA5 seeks to ensure that the proposed site allocation integrates effectively and respects the proximity of the BBNP, existing setting and character. HA5 criterion (a) 'Incorporation of lower density development on the northern edge of the site and buffer zone to the north-west of the site to integrate it into the landscape' and HA5 criterion (c) 'Preserve or enhance the landscape setting of the BBNP and have no adverse impact on the International Dark Skies Reserve designation' provide development management ability to ensure that development layout, landscaping, colour and ridge heights take into consideration setting and impacts. With regards to highway considerations, it is proposed to construct a new access onto Old Hereford Road, including the enhancement and widening of Old Hereford Road to provide the necessary carriageway width and inclusion of a 2m footway in accordance with Policy HA5 – Land at Penlanlas Farm. These arrangements are considered to be acceptable in principle with MCC Highways Section. The existing highway routes are also considered able to accommodate the associated traffic	

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		generation and distribution of traffic. Further Transport Assessments will be undertaken as part of the planning application process. Having regard to the Preliminary Ecological Appraisal (August 2021) submitted in support of the site, MCC Ecology section consider that the site is suitable for a residential allocation with appropriate mitigation and compensation measures, further details of which will be required at the planning application stage. Policies HA5 and S8 establish high-level policy requirements in this respect. The site is close to the Sugar Loaf Woodlands SSSI/SAC, which is notified for its woodland features. Potential recreational pressure on the Sugar Loaf SSSI/SAC has been considered as part of the Deposit Habitats Regulations Assessment which concludes that given the steep gradient of the SAC, this restricts visitor activities to the main paths and the site is under appropriate management by the National Trust, and the site's allocation will therefore not lead to adverse effects on site integrity regarding recreational pressure (page 63 – HRA, September 2024). In terms of residential amenity and privacy issues, Policy S8 – Site Allocations Placemaking Principles, requires proposals to maintain reasonable levels of privacy and amenity of occupiers of neighbouring properties. Given the proximity of the site to the electricity sub-station, Policy S8 – Site Allocation Placemaking Principles and Policy PM2 – Environmental Amenity, establish policy requirements to ensure residential/environmental amenity is addressed during the planning application process. A Noise Impact Assessment and appropriate mitigation measures such as a landscape buffer, tree planting and noise attenuation will be considered as part of the proposal. With regards to highway considerations, it is proposed to construct a new access onto Old Hereford Road, including the enhancement and widening of Old Hereford Road to provide the necessary carriageway width and inclusion of a 2m footway in accordance with Policy HA5 – Land at Penlanlas Farm. These arrangements are considered to be acceptable in principle with MCC Highways Section. The existing highway routes are also considered able to accommodate the associated traffic generation and distribution of traffic. Further Transport Assessments will be undertaken as part of the planning application process. Concerns regarding surface water run-off from development are noted. Surface water drainage requirements are subject to a separate regulatory framework,	

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		which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. The Council has liaised with Dŵr Cymru Welsh Water (DCWW) throughout the preparation of the RLDP. In response the Deposit Plan consultation, DCWW noted that the public sewerage network can accept potential foul flows from the proposed allocation. With regards to the provision of infrastructure, in accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020), an Infrastructure Delivery Plan has been prepared as part of the Deposit RLDP which identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. In terms of health infrastructure such as dentists and doctors in the locality, the mechanisms for improved health infrastructure sit outside of the planning process, the Council nevertheless is fully engaged with the health board to help deliver service improvement across the County as a whole.	

Policy HA6 – Land at Rockfield Road, Monmouth

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1024 / Dŵr Cymru Welsh Water (DCWW) / Comment	Note a Hydraulic Modelling Assessment (HMA) will be required to determine the point of connection to the water network. The potential developers will be expected to fund investigations during pre-planning stages and the findings of the HMA would inform the extent of any necessary water infrastructure upgrades, which can be procured via the requisition provisions of the Water Industry Act 1991 (as amended). The public sewerage network can accept potential foul flows from this development site. Note further that the site is located in the catchment of the Monmouth WwTW, from a phosphorus perspective, NRW have completed the permit review process and have confirmed that the consent limit of 2mg/l is applicable. DCWW is delivering a scheme at the WwTW by March 2025 and advise that capacity will be available at the WwTW to accommodate foul water flows from the proposed allocation upon completion of a scheme at the WwTW.	An Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The IDP sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans sites allocations. The IDP is included within Appendix 8 of the RLDP. The requirement for a HMA was not previously identified by DCWW in correspondence, the IDP will therefore be updated accordingly. The Council will continue to work with Dŵr Cymru Welsh Water throughout the remainder of the RLDP process and beyond at the planning application stage of allocated sites.	Update the 'Notes' column in relation to Water Supply/Sewerage section of HA6 in the IDP Background Paper to reflect the need for a Hydraulic Modelling Assessment to determine the point of connection to the water network. Include additional paragraph after the first paragraph: Hydraulic Modelling Assessment required to determine the point of connection to the water network.
1467 / Hallam Land / Support	Fully support the principle of Policy HA6 Land at Rockfield Road noting the site plays a pivotal role in helping deliver Monmouthshire's Spatial and Growth Strategy.	Support welcomed.	No changes required.
1467 / Hallam Land / Comment	Refer to the green buffer and suggest there is some ambiguity in the extent of the buffer, also state landscape is a	The housing allocation policies set out specific requirements associated with each of the allocated housing sites. The requirements set out in the policies have emerged through consideration of background evidence and in consultation with	No changes required.

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	consideration that needs to be provided in the context of delivering 60 homes. State in no way are suggesting there would be no green infrastructure, rather it needs to be seen in the context of the adjoining development site.	internal and external stakeholders. Detailed policies inform the delivery of site allocations within the Plan by setting out the requirements up front, this allows any requirements to be taken into consideration from the outset and included in financial viability assessments. This accords with Welsh Government Guidance set out in the Development Plans Manual (2020) and assists in frontloading the process. The policies also provide the framework for the determination of planning applications. While the site allocation policy provides the planning framework, the extent of the green buffer is to be determined at the planning application stage in consultation with colleagues who specialise in ecology, green infrastructure and landscape.	
1467 / Hallam Land / Comment	Refer to criterion e) suggesting this is repetition of Policy S6 but also something that needs to be considered in more detail, note it is probably covered by criterion d) in any case.	Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. As a consequence, for allocated sites any site-specific infrastructure requirements are set out within the individual site allocation policies and are also reflected in the Infrastructure Delivery Plan (IDP). As a consequence, it is appropriate to include reference within Policy HA6. It is not considered to be covered by criterion d) which relates to access and off-site highway improvements as criterion e) specifically relates to public transport. It is not, therefore, considered appropriate to amend the wording of the policy as suggested.	No changes required.
3313 / Peter Shaw Willington / Support	Concludes that the Rockfield and Wonastow housing areas are better placed for further expansion. They are in close proximity to 2 industrial estates and excellent active travel to both work and town. The sites are not prominent and more environmentally acceptable.	Support welcomed.	No changes required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3400 / Mrs Hayley Callicott / Objection	Rockfield and Leasbrook sites are flood plains that are needed for the environment. Concern regarding the strain on already struggling infrastructure in the town, especially social infrastructure (doctors, dentists, schools). Road network unsuitable for further development. Concerned re loss of green space and increase in pollution (noise and air), increase in traffic causing accidents. States infrastructure needed investment before more houses are built in order to support the population. Believes further development will detract from the beauty of the town. States active travel is a waste of resources.	Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Monmouth is identified as one of the County's Primary Settlements. Through the site search sequence process Land at Rockfield Road, Monmouth (Policy HA6) is considered to represent a logical extension to the defined urban area of Monmouth, benefitting from good connectivity to a range of services. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives and facilitates the delivery of a range and choice of sites within the Plan period. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. The Flood Map for Planning identifies a small amount of flood zone along the boundary of the site. As a consequence, a Flood Consequences Assessment has been produced and colleagues in the Flooding and Drainage Team are satisfied this is suitable for allocation of the site and will be considered further at the planning application stage once full details of the site are known. Planning Policy Wales (2024) notes that where new housing is proposed developers, will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, site-specific infrastructure requirements of the proposed site allocations are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations	No changes required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in primary schools within the locality. There is, however, a need for contributions towards secondary school pupil places. The latest position with education will be reviewed at the planning application stage. While the mechanisms for improved health infrastructure sit outside of the planning process, the Council is fully engaged with the Aneurin Bevan University Health Board in seeking to deliver service improvements in Monmouth and across the County as a whole. Regarding the road network, it is proposed to construct an access into the adjacent site with extant planning permission for 70 homes, which will be accessed directly from Rockfield Road. This arrangement is considered to be acceptable with MCC Highways, who note the site junction and the impact of development traffic on the immediate local network would be acceptable. Any air quality impact will be assessed as part of the planning application process. With regard to noise pollution. a construction environmental management plan (CEMP) will likely be needed to control construction noise impact on existing nearby dwellings. This is a detailed matter that will also be determined at the planning application stage. Collectively, Strategic Policy S8 – Site Allocation Placemaking Principles, Policy HA6 -Land at Rockfield Road, Monmouth, along with policy S5 – Green Infrastructure, Landscape and Nature Recovery and its associated development management policies are considered to be sufficient to enable the authority to address concerns of any impact on landscape character and visual amenity. There are no significant concerns over the allocation of this site from a Landscape and Green Infrastructure perspective, and any detailed considerations will be addressed at the planning application stage. Any future planning applications on the site will be subject to detailed planning considerations and, must be in accordance with the policy framework as a whole set out within the RLDP. For the reasons noted above it is considered that Land at Rockfield Road, Monmouth is suitable for allocation in the RLDP as an affordable housing-led development.	

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3440 / Dr Yuk Wan / Objection	Housing should not be serviced via Kingswood Road and should be accessed by a new road from Rockfield Road due to lower level of traffic on the road. As both Kingswood and Rockfield road have traffic congestion issues. Additionally, should housing developments happen significant levels of investment to schooling and healthcare will be needed to allow infrastructure to cope.	The housing site is not proposed to be accessed via Kingswood Road. It is proposed to construct a road access into the adjacent site with extant planning permission for 70 homes, which will be accessed directly from Rockfield Road. This arrangement is considered to be acceptable with MCC Highways, who note the site junction and the impact of development traffic on the immediate local network would be acceptable. Planning Policy Wales (2024) notes that where new housing is proposed developers, will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, site-specific infrastructure requirements of the proposed site allocations are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in primary schools within the locality. There is, however, a need for contributions towards secondary school pupil places. The latest position with education will be reviewed at the planning application stage. While the mechanisms for improved health infrastructure sit outside of the planning process, the Council is fully engaged with the Aneurin Bevan University Health Board in seeking to deliver service improvements in Monmouth and across the County as a whole. For the reasons noted above it is considered that Land at Rockfield Road, Monmouth is suitable for allocation in the RLDP as an affordable housing-led development.	No changes required.
3722 / Mr James / Objection	There is already a lack of infrastructure for the existing homes, with only one shop	Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations	No changes required.

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	within walking distance. These new homes will be on the outer edge of walking distance to local amenities and will likely result in more use of vehicles commuting to a limited car park. This directly goes against the council's climate change agenda. In addition, Monmouth town itself has poor accessibility, a falling job market, and a lack of community activities for its existing residents. Monmouth is in danger of over-populating for the sake of hitting targets. The outdated Wye bridge, increased closure of high street shops, frequent restrictions on the dual carriageway, and closure of local businesses, are all issues that need addressing. In the long term it will be the town residents, both new and existing, that suffer. Adding homes further from the town centre will increase, traffic, congestion and put higher demands on vehicle use. The lack of planning for businesses within the town will mean that new residents will have to travel more. A focus on the access routes to Monmouth should be implemented prior to more homes.	included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Monmouth is identified as one of the County's Primary Settlements. Through the site search sequence process Land at Rockfield Road, Monmouth (Policy HA6) is considered to represent a logical extension to the defined urban area of Monmouth, benefitting from good connectivity to a range of services. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives and facilitates the delivery of a range and choice of sites within the Plan period. Planning Policy Wales (2024) notes that where new housing is proposed developers, will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, site-specific infrastructure requirements of the proposed site allocations are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. The IDP and Policy HA6 sets out the requirement for financial contributions towards improved public transport and bus frequency. Regarding the road network, it is proposed to construct an access into the adjacent site with extant planning permission for 70 homes, which will be accessed directly from Rockfield Road. This arrangement is considered to be acceptable with MCC Highways, who note the site junction and the impact of development traffic on the immediate local network would be acceptable. Any air quality impact will be assessed as part of the planning application process. With regard to noise pollution. a construction environmental management plan (CEMP) will likely be needed to control construction noise impact on existing nearby dwellings. This is a detailed matter that will also be determined at the planning application stage. Any future	

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		planning applications on the site will be subject to detailed planning considerations and, must be in accordance with the policy framework as a whole set out within the RLDP. For the reasons noted above it is considered that Land at Rockfield Road, Monmouth is suitable for allocation in the RLDP as an affordable housing-led development.	

Policy HA7 – Land at Drewen Farm, Monmouth

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1024 / Dŵr Cymru Welsh Water (DCWW) / Comment	Note a Hydraulic Modelling Assessment (HMA) will be required to determine the point of connection to the water network. The potential developers will be expected to fund investigations during pre-planning stages and the findings of the HMA would inform the extent of any necessary water infrastructure upgrades, which can be procured via the requisition provisions of the Water Industry Act 1991 (as amended). The public sewerage network can accept potential foul flows from this development site. Note further that the site is located in the catchment of the Monmouth WwTW, from a phosphorus perspective, NRW have completed the permit review process and have confirmed that the consent limit of 2mg/l is applicable. DCWW is delivering a scheme at the WwTW by March 2025 and advise that capacity will be available at the WwTW to accommodate foul water flows from the proposed allocation upon completion of a scheme at the WwTW.	Comment noted. The Council will continue to work with Dŵr Cymru Welsh Water throughout the remainder of the RLDP process and beyond at the planning application stage of allocated sites.	No changes required.
2505 / Councillor Steven Garratt / Comment	Careful thought needs to be given to the Drewen Farm site as King's Wood Gate residents will need to be protected from the worst aspects of construction traffic on a settled estate. Consideration needs to be given to alternate access points for construction traffic.	The Land at Drewen Farm, Monmouth (Policy HA7) forms the remaining part of the adopted LDP Wonastow Road housing site in Monmouth known as Kingswood Gate. This site was granted outline planning permission on 09/09/2025 for the development of up to 110 homes under the reference DM/2024/01295 subject to signing of a S106 agreement.	No changes required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
2005 / Vistry Group / Support	Support allocation of HA7 Land at Drewen Farm noting the Plan recognises the value of the site to deliver new homes by seeking to carry forward the residual SAH4 LDP allocation ensuring its delivery in the RLDP period. Refer to submission of a planning application in October 2024 for residential development of up to 110 homes with landscaping, open space and associated infrastructure.	Support welcomed.	No changes required.
3366 / Mr David Tyler / Objection	If all traffic, including construction, goes through Kingswood Gate then it will cause traffic nightmares and cause damage to roads/kerbs. Suggest putting in a 'ring road'	The Land at Drewen Farm, Monmouth (Policy HA7) forms the remaining part of the adopted LDP Wonastow Road housing site in Monmouth known as Kingswood Gate. This site was granted outline planning permission on 09/09/2025 for the development of up to 110 homes under the reference DM/2024/01295 subject to signing of a S106 agreement.	No changes required.
3407 / Mr Ian Glen / Objection	Concerns site lies on a flood plain and is therefore prone to flooding (photographic evidence provided). Suggests percolation tests were not completed and site would fail. Concerns site may be polluted from previous armaments located in the area. Although site may be consistent in design with the adjoining estate, concerns it doesn't fit in with housing on watery lane and will have an adverse impact on light pollution, ecology and biodiversity. Infrastructure is insufficient with local roads struggling. Advises that there should be no development on Drewen Farm site.	The Land at Drewen Farm, Monmouth (Policy HA7) site forms the remaining part of the adopted LDP Wonastow Road housing site in Monmouth known as Kingswood Gate. This site was granted outline planning permission on 09/09/2025 for the development of up to 110 homes under the reference DM/2024/01295 subject to signing of a S106 agreement.	No changes required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3530 / Mr. Martin McKenna / Objection	Access is proposed through Kingswood Gate via Ternate Drive. This will mean construction traffic has to go through the estate. This raises safety concern, particularly for children. Suggest it is located via the adjacent industrial estate.	The Land at Drewen Farm, Monmouth (Policy HA7) site forms the remaining part of the adopted LDP Wonastow Road housing site in Monmouth known as Kingswood Gate. This site was granted outline planning permission on 09/09/2025 for the development of up to 110 homes under the reference DM/2024/01295 subject to signing of a S106 agreement.	No changes required.
3606 / Mr David Williams / Objection	Planning Application DM/2024/01295 shows that 110 dwellings will not fit on the 6.6Ha allocated for HA7; the site is very likely to be contaminated. the development assumes use of Watery Lane as an active transport route into town without any consideration of the existing use (heavy farm equipment) or the safety and other size/safety limitations of Watery Lane for the residents of 450 dwellings (340 existing from Kingswood Gate + 110 Drewen Farm) and significant surface water flooding.	The Land at Drewen Farm, Monmouth (Policy HA7) forms the remaining part of the adopted LDP Wonastow Road housing site in Monmouth known as Kingswood Gate. This site was granted outline planning permission on 09/09/2025 for the development of up to 110 homes under the reference DM/2024/01295 subject to signing of a S106 agreement.	No changes required.
3715 / Mr Jack Davies / Objection	Object to the access point to the site. Relates to Belle Etoile Drive and highway safety for the safety and wellbeing of pedestrians (especially for construction traffic). An alternative construction site access point should be located outside of the estate (perhaps temporary).	The Land at Drewen Farm, Monmouth (Policy HA7) forms the remaining part of the adopted LDP Wonastow Road housing site in Monmouth known as Kingswood Gate. This site was granted outline planning permission on 09/09/2025 for the development of up to 110 homes under the reference DM/2024/01295 subject to signing of a S106 agreement.	No changes required.
3744 / Mrs Jennifer Schofield / Objection	Object to the Drewen Farm access via Kingswood gate estate. Access should be via the industrial estate by naff naff. Water run off needs to be fixed. Electricity issues with power cuts which needs to be fixed.	The Land at Drewen Farm, Monmouth (Policy HA7) forms the remaining part of the adopted LDP Wonastow Road housing site in Monmouth known as Kingswood Gate. This site was granted outline planning permission on 09/09/2025 for the	No changes required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		development of up to 110 homes under the reference DM/2024/01295 subject to signing of a S106 agreement.	
3854 / Mr Meredith / Objection	Refers to planning application at Drewen Farm. States flooding is getting worse. Also no infrastructure has been put in place for such dwellings and the sewage system cannot cope with the capacity at present. Suggests there are better areas above sea level that should be considered, where all the necessary amenities can be provided.	The Land at Drewen Farm, Monmouth (Policy HA7) forms the remaining part of the adopted LDP Wonastow Road housing site in Monmouth known as Kingswood Gate. This site was granted outline planning permission on 09/09/2025 for the development of up to 110 homes under the reference DM/2024/01295 subject to signing of a S106 agreement.	No changes required.
3941 / Mr & Mrs Ruth-Olivia & David. L. Prosser / Objection	Concerned about the wildlife. The land is basically marshland and floods regularly. Access implications on their house. The estate is not built for construction traffic. Electricity goes off regularly and more strain on resources would be detrimental. More strain on services to schools, GP's and social services. Any proposed cure to the flooding is not believable.	The Land at Drewen Farm, Monmouth (Policy HA7) forms the remaining part of the adopted LDP Wonastow Road housing site in Monmouth known as Kingswood Gate. This site was granted outline planning permission on 09/09/2025 for the development of up to 110 homes under the reference DM/2024/01295 subject to signing of a S106 agreement.	No changes required.
3958 / Dr Simon Reynolds / Objection	Paragraph 5.46 - Figure 7: Monmouth Strategic Growth Options - Areas G & H. Extreme weather events have caused flooding issues in Monmouth twice in the last 4 years (Feb 2020 & Nov 2024); the effects of climate change will lead to more frequent events. Wonastow Road, Watery Lane and Clawdd Du have been badly affected by rising floodwater blocking roads and flooding properties once the Monnow and Wye rivers reached capacity to absorb any further water. The watercourses that run under and alongside	The Strategic Growth Options were considered at an earlier stage of the RLDP process. Option G related to Land west of Monmouth and Option H to Land in central Monmouth. A strategic site outside both of these areas (in Option I) was identified as a strategic site for 270 homes, this relates to the HA4 Leasbrook site. Two smaller sites within the Growth Option G area have however also been included as allocations in the RLDP. These relate to HA6 Land at Rockfield Road, Monmouth and HA7 Land at Drewen Farm, Monmouth. The Land at Drewen Farm, Monmouth (Policy HA7) forms the remaining part of the adopted LDP Wonastow Road housing site in Monmouth known as Kingswood Gate. This site was granted outline planning permission on 09/09/2025 for the	No changes required.

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	these locations take run off water from Areas G & H in the development plan, which are currently farmland and therefore able to absorb water. The proposed residential development of these areas will exacerbate the effects of flooding in existing residential areas in Monmouth due to reduced water absorption potential and the consequent increase in surface water runoff. This risk factor cannot be mitigated by further flood defence work in Monmouth, as there is nowhere else for the additional water to go, particularly when tides are high in the Severn Estuary. I urge the council to reconsider the suitability of these sites for residential development as it will risk flood damage and more importantly, lives, in the existing residential areas of Monmouth for generations to come.	development of up to 110 homes under the reference DM/2024/01295 subject to signing of a S106 agreement.	

Policy HA8 – Land at Tudor Road, Wyesham, Monmouth

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1024 / Dŵr Cymru Welsh Water (DCWW) / Comment	Note a water supply can be provided for this site and that the public sewerage network can accept potential foul flows from this development site. Note further that the site is located in the catchment of the Monmouth WwTW, from a phosphorus perspective, NRW have completed the permit review process and have confirmed that the consent limit of 2mg/l is applicable. DCWW is delivering a scheme at the WwTW by March 2025 and advise that capacity will be available at the WwTW to accommodate foul water flows from the proposed allocation upon completion of a scheme at the WwTW.	Comment noted. This site was granted planning permission on 26/03/2025 for the development of 50 affordable homes under the reference DM/2024/00557.	No changes required.

Policy HA9 – Land at Former MOD, Caerwent

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1024 / Dŵr Cymru Welsh Water (DCWW) / Comment	Note a water supply can be provided for this site but that a Hydraulic Modelling Assessment (HMA) will be required to determine the point of connection to the public sewerage system. The potential developers will be expected to fund investigations during pre-planning stages and the findings of the HMA would inform the extent of any necessary water infrastructure upgrades, which can be procured via the requisition provisions of the Water Industry Act 1991 (as amended). The proposed development site is in the catchment of Caerwent Wastewater Treatment Works (WwTW). Welsh Water is delivering a scheme at the WwTW by 22 December 2027, and advise that capacity will be available at the WwTW to accommodate foul water flows from the proposed allocation upon completion of a scheme at the WwTW.	Comments noted. The Council will continue to work with Dŵr Cymru Welsh Water on the RLDP.	No changes required.
1412 / Natural Resource Wales (NRW) / Comment	The policy wording under clause's d - g appears robust and provides policy framework to ensure protected species can be maintained and enhanced. Also, our view that significant land will need to be retained/earmarked - therefore additional evidence should support this policy demonstrating how development can be delivered (a design concept of master plan may be beneficial) (points 42-47).	Baseline information relating to key design and placemaking principles has already been signposted to the promoters of the sites and will be available should there be a different promoter during the lifetime of the RLDP through the Landscape Sensitivity Assessment, GI Strategy, GI SPG, draft Landscape SPG, Policy NR1 Nature Recovery and Geodiversity and GI statement, all of which provide a guiding framework from which strategic site allocation and subsequent applications can be progressed The site proposers have been asked to provide additional information relating to the bat roost, including bat surveys, in order to inform the site allocation and further masterplan design, underpinned by surveys to inform spatial layout and	No changes required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		constraints, requirements and opportunities. The site promoters have indicated this will be provided at the planning application stage.	
2379 / Defence Infrastructure Organisation / Comment	No objection to HA9 in principle however note Caerwent is an active training area where MoD uses blank ammunition and pyrotechnics which may be audible to the occupants of dwellings on the proposed site, in line with the Agent of Change Principle MoD will not be held liable for any future disturbance caused.	Comments noted. The site is in close proximity to the MoD training area and noise assessments will be required as part of the planning application process.	No changes required.
1001 / Campaign for the Protection of Rural Wales / Objection	Site is inappropriate land for housing development. Housing developments need to be planned on a sustainable basis and this includes the necessity of reducing the need to travel by car. The Caerwent site is not attached to existing housing and is isolated from shops, schools and employment. Again, considerable reliance would be placed on the car. The Welsh Government Planning directorate advised Newport City Council Planning (letter 18/12/2023) that proposed housing developments within easy access of J24 of the M4 (Coldra roundabout) were not in conformity with Future Wales as they failed to reduce the need to travel by car in that there was no easy access to public transport and other public services. A similar argument can be applied to both these sites within the Monmouthshire plan.	Comments noted. Planning Policy Wales (PPW) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, but this does include allocating land for development and selecting the most suitable sites for housing growth within the County. In terms of site selection and how the growth was directed throughout the County, The Settlement Hierarchy set out in Policy S2 reflects 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. The southern settlements of Chepstow and Caldicot account for 49% of the housing growth proposed and the northern primary settlements of Abergavenny and Monmouth account of 37%. This approach is consistent with Welsh Government's response to the 2022 Preferred Strategy, whereby they acknowledged the strong functional linkage with Newport, Cardiff and Bristol and "the concentration of new growth primarily in Caldicot and the Severnside area should reduce the potential to negatively impact on environmental assets and avoid consequences for climate and nature emergencies".	No changes required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		In reference to allocation HA9 - Land at former MOD Caerwent, the Plan's site search sequence has prioritised the use of suitable brownfield sites before considering greenfield sites. The site therefore is considered to be preferable for development in the Severnside Region as is one of the County's only brownfield site. Welsh Government has not raised an objection to the Deposit Plan settlement hierarchy and distribution of housing growth. Overall, the spatial strategy and identification of suitable sites for allocation is considered appropriate and reflect the site search sequence outlined in national planning policy. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner. Development proposals are required to accord with the Sustainable Transport Hierarchy, which places an emphasis on development to be located and designed in a way which ensures the reduction in the need to travel and opportunities to facilitate a shift from the private car are fully considered. In reference to the site location not having access to public transport and public facilities, the site is within 400m from a bus stop and within walking distance to the settlement of Caerwent where there are facilities.	
1787 / Gwent Wildlife Trust / Comment	Welcome the intention within the policy referring to protected and priority species however stress the particular importance of the Lesser Horseshoe Bat maternity roost in this location. Note any mitigation/compensation measures need to be enhanced to take account of potential impacts to Lesser Horseshoe Bats, Dormice and reptiles present on the site. State the maternity roost and any habitat links away from it will need particular protection.	Comments notes. Further evidence and ecological survey work and masterplan design is required at the planning application stage to demonstrate protected and priority species identified on site will be safeguarded and this is also ensured as noted through Policy HA9 criteria (d)- (g). Furthermore, Strategic Policy S8 – Site Allocation Placemaking Principles, along with Policy S5 – Green Infrastructure, Landscape and Nature Recovery and NR1 Nature Recovery and Geodiversity are considered to be sufficient to enable the authority to address concerns of impact maintaining protected habitat population species. Separate requirements and tools under other legislation, if required, such as The Environment Act (Wales) 2016 Section 6 Duty and PPW12 will also help to ensure development has an acceptable impact upon biodiversity considerations.	No changes required.
1745 / Redi 205 Ltd / Support	The Former MoD Site comprises vacant, unused, brownfield land. It therefore presents the Authority with the only RLDP	Support comments noted. The Plan's site search sequence has prioritised the use of suitable brownfield sites before considering greenfield sites. The site therefore is	No changes required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	housing allocation which is able to reuse an entirely previously developed site, in a sustainable location that accords with the RLDP strategy.	considered to be preferable for development in the Severnside Region as is one of the County's only brownfield site.	
1575 / Ms Janet Horton / Objection	HA3 - relating to development at Land at Mounton Road, Chepstow; HA2 - Land to the East of Caldicot/North of Portskewett and HA9 - Land at Former MOD, Caerwent: Development at this scale as a result of the three policies above will result in a significant increase in road traffic. Unless there is an accompanying significant improvement to existing 'choke points' at locations such as the Highbeech roundabout, any benefit anticipated from the development will be outweighed by the costs and frustrations created by congestion. HA9: can the foul waste issue be addressed? There has been past court judgements against work on this site due to the unlicensed destruction of habitat.	MCC has commissioned a Strategic Transport Assessment (STA) which undertook modelling using the South East Wales Transport Model (SEWTM) to assess the potential impact the proposed RLDP'S housing growth on the highway network compared to the existing baseline movements. In relation to Chepstow this indicated a 2-4% increase in localised traffic at Highbeech roundabout junction and a 2-7% increase in localised traffic on the Severnside highway network. It should be noted however that the modelling output is based on existing public transport and active travel provision and the analysis does not take into account the national policy aspirations to improve the public and active travel provisions and networks in Chepstow. Overall, the analysis from the STA considered that the proposed level of development detailed within the RLDP can be accommodated within the highway network with suitable mitigation. In terms of the foul waste concerns in relation to the allocation HA9 – Land at Former MOD, Caerwent, DCWW have confirmed in their consultation response to the proposal that they delivering a scheme at Caerwent' s Welsh water Treatment Works(WwTW) by January 2027, and accordingly advise that capacity will be available at the WwTW to accommodate foul water flows from the proposed allocation upon completion of a scheme at the WwTW. DCWW also advise that a Hydraulic Modelling Assessment (HMA) will be required to determine the point of connection to the public sewerage system. The potential developers will be expected to fund investigations during pre-planning stages and the findings of the HMA would inform the extent of any necessary water infrastructure upgrades, which can be procured via the requisition provisions of the Water Industry Act 1991 (as amended). In terms of destruction of existing habitat at the site, there are policies in place in the RLDP as well as national legislation to safeguard their protection. Collectively, Policy HA9 criteria (d)-(g), Policy S8 – Site Allocation Placemaking Principles, along with Policy S5 – Green Infrastructure, Landscape and Nature Recovery and NR1 Nature Recovery and Geodiversity are considered to be sufficient to enable the	No changes required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		authority to address concerns of impact maintaining protected habitat population species. Separate requirements and tools under other legislation, if required, such as The Environment Act (Wales) 2016 Section 6 Duty and PPW12 will also help to ensure development has an acceptable impact upon biodiversity considerations.	
1646 / Mr Brian Williams / Objection	Can the foul waste issues actually be addressed? Comments about scrubland and overgrown vegetation in the Candidate Site Assessment betray ignorance that this is likely a positive factor for the presence of protected species. There have been past court judgements against work on the site because of the unlicensed destruction of habitat. I fail to see how development could maintain let alone enhance populations of protected and priority species on this site, so biodiversity considerations would have to be overridden for work to progress.	Comments noted. In terms of the foul waste concerns in relation to the allocation HA9 – Land at Former MOD, Caerwent, DCWW have confirmed in their consultation response to the proposal that they delivering a scheme at Caerwent' s Welsh water Treatment Works(WwTW) by January 2027, and accordingly advise that capacity will be available at the WwTW to accommodate foul water flows from the proposed allocation upon completion of a scheme at the WwTW. DCWW also advise that a Hydraulic Modelling Assessment (HMA) will be required to determine the point of connection to the public sewerage system. The potential developers will be expected to fund investigations during pre-planning stages and the findings of the HMA would inform the extent of any necessary water infrastructure upgrades, which can be procured via the requisition provisions of the Water Industry Act 1991 (as amended). In terms of destruction of existing habitat at the site, there are policies in place in the RLDP as well as national legislation to safeguard their protection. Collectively, Policy HA9 criteria (d)-(g), Policy S8 – Site Allocation Placemaking Principles, along with Policy S5 – Green Infrastructure, Landscape and Nature Recovery and NR1 Nature Recovery and Geodiversity are considered to be sufficient to enable the authority to address concerns of impact maintaining protected habitat population species. Separate requirements and tools under other legislation, if required, such as The Environment Act (Wales) 2016 Section 6 Duty and PPW12 will also help to ensure development has an acceptable impact upon biodiversity considerations and ensure a delivery of net benefit for biodiversity.	No change required.
2896 / Wendy Roberts / Objection	Objection to more housing in the Chepstow, Caldicot and Caerwent area. Area has been extensively overdeveloped and causes traffic chaos. Infrastructure is completely inadequate and get told it will follow once housing has been approved	Comments noted. Planning Policy Wales (PPW) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to	No changes required.

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	but this never happens. Not sufficient to state that people need affordable housing as recent development has brought in people from England as house prices are cheaper in Wales. Chepstow has been overdeveloped. Small villages like Caerwent will become part of a large town. It is ruining village communities and the countryside.	ensure that development is delivered as sustainably as possible and in a balanced manner, but this does include allocating land for development and selecting the most suitable sites for housing growth within the County. In terms of site selection and how the growth was directed throughout the County, the Settlement Hierarchy, set out in Policy S2, reflects 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. The southern settlements of Chepstow and Caldicot account for 49% of the housing growth proposed and the northern primary settlements of Abergavenny and Monmouth account of 37%. This approach is consistent with Welsh Government's response to the 2022 Preferred Strategy, whereby they acknowledged the strong functional linkage with Newport, Cardiff and Bristol and "the concentration of new growth primarily in Caldicot and the Severnside area should reduce the potential to negatively impact on environmental assets and avoid consequences for climate and nature emergencies". In reference to allocation HA9 - Land at former MOD Caerwent, the Plan's site search sequence has prioritised the use of suitable brownfield sites before considering greenfield sites. The site therefore is considered to be preferable for development in the Severnside Region, as is one of the County's only brownfield site. Welsh Government has not raised an objection to the Deposit Plan settlement hierarchy and distribution of housing growth. Overall, the spatial strategy and identification of suitable sites for allocation is considered appropriate and reflect the site search sequence outlined in national planning policy.	
3361 / Mr Danny Bernheim / Support	RLDP recognizes the need for affordable housing around Chepstow, Caldicot, Severn Side. Inclusion of former MOD site utilizes former brownfield land, encourages employment with addition of residential care/nursing home which is desperately needed due to demand in local community.	Support welcomed. The allocation however does not include a care home (C2) use. It does however include B1 employment use where it is recognised that a mixed use site has economic benefits to the county as a whole as well as employment opportunities to the residents of the Severnside region reducing the need to travel/commute for work.	No changes required.

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3437 / Mr Darren Cuddy / Objection	Infrastructure does not support further housing, Caerwent already consist on multiple housing estates that are not supported by infrastructure. Impossible to get GP appointments, not enough GP surgeries/hospitals in the area more houses will put more pressure on these services. Caerwent is home to a variety of wildlife. Their habitats will be destroyed. Caerwent is a historic village in the countryside. More housing will increase noise and destroy trees and hedge rows. The A48 is a very dangerous fast road. What will be done to support the large increase in traffic in this area? Consideration needs to be given to this road, the speed limit and increased traffic. Schools, nursing homes, shops. Not enough of these facilities to support more homes. Volume of people/population of area especially with the increase in personnel planned for the MOD. Increase the amount of flooding. Further housing estates will cause further issues.	Comments noted. Planning Policy Wales (PPW) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, but this does include allocating land for development and selecting the most suitable sites for housing growth within the county. In reference to allocation HA9 - Land at former MOD Caerwent, the Plan's site search sequence has prioritised the use of suitable brownfield sites before considering greenfield sites. The site therefore is considered to be preferable for development in the Severnside Region as is one of the County's only brownfield site. In terms of the infrastructure required to deliver the site this is set out in the Infrastructure Delivery Plan (IDP) set out in Appendix 8 of the Plan. In terms of highway impact of the proposal, a Transport Assessment (Asbri Transport Ltd. Jan 24) has been submitted. This concluded that the proposed land use would result in a negligible change in traffic flows on the local highway network, which would not be perceived through a change in traffic levels and highway operation. Where the impact is greatest, at the site access, the operation of the highway network is not negatively impacted. Further analysis and consideration of the vehicular access design arrangements and safe pedestrian crossing to access the south of the A48/connection to Caerwent village is required and this requirement is set out in Policy HA9 (h) as well as Policy S8. This will be further considered and addressed at the planning application stage. In terms of destruction of existing habitat at the site, there are policies in place in the RLDP as well as national legislation to safeguard their protection. Collectively, Policy HA9 criteria (d)-(g), Policy S8 – Site Allocation Placemaking Principles, along with Policy S5 – Green Infrastructure, Landscape and Nature Recovery and NR1 Nature Recovery and Geodiversity are considered to be sufficient to enable the authority to address concerns of impact maintaining protected habitat population species. Separate requirements and tools under other legislation, if required, such	No changes required.

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		as The Environment Act (Wales) 2016 Section 6 Duty and PPW12 will also help to ensure development has an acceptable impact upon biodiversity considerations. With regards to the impact on Caerwent' s historic village, it is both Cadw's and MCC'S Heritage Officer's view that the existing intervening vegetation and separation from the Roman Town by the A48 highway, that any effect of the development upon these nearby SAMs will be minimal. Due to the proximity to the Roman Town of Caerwent it is recognised that there will be potential for archaeological finds. An archaeological and heritage assessment (EDP, 2021) has been submitted as part of the submission and this has concluded that proposed development at this site would have no harmful impact on nearby SAMs and Caerwent' s Conservation area. It also concludes that the site has low potential to contain significant archaeology that would limit its capacity for development. Further archaeological considerations can be further investigated at the planning application stage. In terms of flooding impact, The Flood Map for Planning does not identify any flood zones on the site. The Strategic Flood Consequence High Level Assessment concludes that there are no significant flood risk considerations to the allocation. With regards to water drainage of the site the preliminary site investigation work (Drainage Strategy, intardo Consulting Engineers, updated June 2025) has indicated surface water outfall over third party land. MCC's Drainage Officer has specified that the proposals will require further SuDS features and there should be multiple basins and swales across the site, which is set out in Policy S8. Further drainage details to be determined at the Sustainable Drainage Approving Body(SAB) process and the Planning application stage.	
3535 / Mrs Karen Maguire / Objection	Site has protected habitats that would be disturbed by the development and should be retained. The land located away from existing village with closer land available and more suitable. Concern re proximity to dual carriageway with history of accidents. Development would increase pedestrians needing to navigate and cross the dual carriageway to access amenities. Developing land closer to the village and on	Comments noted. In reference to the site selection the Plan's site search sequence has prioritised the use of suitable brownfield sites before considering greenfield sites. The site therefore is considered to be preferable for development in the Severnside Region as is one of the County's only brownfield site. In terms of highway safety, an initial Transport Assessment (Asbri Transport Ltd. Jan 24) has been submitted which concluded that the proposed land use would result in a negligible change in traffic flows on the local highway network, which would not be perceived through a change in traffic levels and highway operation. Where the impact is greatest, at the site access, the operation of the highway network is	No changes required.

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	the south side would be more suitable. Suggests it makes more sense to focus development closer to The Rifles to share infrastructure, road access etc	not negatively impacted. Further analysis and consideration of the vehicular access design arrangements and safe pedestrian crossing to access the south of the A48/connection to Caerwent village is required and this requirement is set out in Policy HA9 (h) as well as Policy S8. This will be further considered and addressed at the planning application stage. In relation to the protection of habitats at the site, there are policies in place in the RLDP as well as national legislation to safeguard their protection. Collectively, Policy HA9 criteria (d)-(g), Policy S8 – Site Allocation Placemaking Principles, along with Policy S5 – Green Infrastructure, Landscape and Nature Recovery and NR1 Nature Recovery and Geodiversity are considered to be sufficient to enable the authority to address concerns of impact maintaining protected habitat population species. Separate requirements and tools under other legislation, if required, such as The Environment Act (Wales) 2016 Section 6 Duty and PPW12 will also help to ensure development has an acceptable impact upon biodiversity considerations. In terms of flooding impact, The Flood Map for Planning does not identify any flood zones on the site. The Strategic Flood Consequence High Level Assessment concludes that there are no significant flood risk considerations to the allocation. With regards to water drainage of the site. The preliminary site investigation work (Drainage Strategy, intardo Consulting Engineers, updated June 2025) has indicated surface water outfall over third party land MCC Drainage Officer has specified that the proposals will require further SuDS features and there should be multiple basins and swales across the site, which is set out in Policy S8. Further drainage details to be determined at the Sustainable Drainage Approving Body(SAB) process and the Planning application stage. In terms of highway capacity and safety, an initial Transport Assessment (Asbri Transport Ltd. Jan 24) has been submitted which concluded that the proposed land use would result in a negligible change in traffic flows on the local highway network, which would not be perceived through a change in traffic levels and highway operation. Where the impact is greatest, at the site access, the operation of the highway network is not negatively impacted. Further analysis and consideration of the vehicular access design arrangements and safe pedestrian crossing to access the south of the A48/connection to Caerwent village is required	

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		and this requirement is set out in Policy HA9 (h) as well as Policy S8. This will be further considered and addressed at the planning application stage. In relation to the protection of habitats at the site, there are policies in place in the RLDP as well as national legislation to safeguard their protection. Collectively, Policy HA9 (d)-(g), Policy S8 – Site Allocation Placemaking Principles, along with Policy S5 – Green Infrastructure, Landscape and Nature Recovery and NR1 Nature Recovery and Geodiversity are considered to be sufficient to enable the authority to address concerns of impact maintaining protected habitat population species. Separate requirements and tools under other legislation, if required, such as The Environment Act (Wales) 2016 Section 6 Duty and PPW12 will also help to ensure development has an acceptable impact upon biodiversity considerations. Air quality and noise assessments will be required due to the site's close proximity to the A48 and the close proximity of the MoD training centre. Environmental health considerations including impact of neighbouring uses, will be further assessed as part of the planning application process. In terms of the infrastructure required to deliver the site this is set out in the Infrastructure Delivery Plan (IDP) set out in Appendix 8 of the Plan. The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of a sites. It should be noted that the mechanisms for improved health infrastructures, such as additional Doctors and Dentist surgeries sit outside the planning process. The Council nevertheless is fully engaged with the health board to bring forward service improvement across the county.	
3721 / Melissa Sugrue / Objection	Concerns re flooding as Nedern Brook is at capacity and developing greenfield land will contribute to the issue. Lack of infrastructure as Doctors Dentists Schools and transport systems are overloaded. Development to cause increased environmental damage including air and noise pollution, traffic and loss of habitats.	In terms of flooding impact, The Flood Map for Planning does not identify any flood zones on the site. The Strategic Flood Consequence High Level Assessment concludes that there are no significant flood risk considerations to the allocation. With regards to water drainage of the site The preliminary site investigation work (Drainage Strategy, intardo Consulting Engineers, updated June 2025) has indicated surface water outfall over third party land MCC Drainage Officer has specified that the proposals will require further SuDS features and there should be multiple basins and swales across the site, which is set out in Policy S8. Further drainage details to be determined at the Sustainable Drainage Approving Body(SAB) process and the Planning application stage.	No changes required.

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		In terms of highway capacity and safety, an initial Transport Assessment (Asbri Transport Ltd. Jan 24) has been submitted which concluded that the proposed land use would result in a negligible change in traffic flows on the local highway network, which would not be perceived through a change in traffic levels and highway operation. Where the impact is greatest, at the site access, the operation of the highway network is not negatively impacted. Further analysis and consideration of the vehicular access design arrangements and safe pedestrian crossing to access the south of the A48/connection to Caerwent village is required and this requirement is set out in Policy HA9 (h) as well as Policy S8. This will be further considered and addressed at the planning application stage. In relation to the protection of habitats at the site, there are policies in place in the RLDP as well as national legislation to safeguard their protection. Collectively, Policy HA9 (d)-(g), Policy S8 – Site Allocation Placemaking Principles, along with Policy S5 – Green Infrastructure, Landscape and Nature Recovery and NR1 Nature Recovery and Geodiversity are considered to be sufficient to enable the authority to address concerns of impact maintaining protected habitat population species. Separate requirements and tools under other legislation, if required, such as The Environment Act (Wales) 2016 Section 6 Duty and PPW12 will also help to ensure development has an acceptable impact upon biodiversity considerations. Air quality and noise assessments will be required due to the site's close proximity to the A48 and the close proximity of the MoD training centre. Environmental health considerations including will be further assessed as part of the planning application process. In terms of the infrastructure required to deliver the site this is set out in the Infrastructure Delivery Plan (IDP) set out in Appendix 8 of the Plan. The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of a sites. It should be noted that the mechanisms for improved health infrastructures, such as additional Doctors and Dentist surgeries sit outside the planning process. The Council nevertheless is fully engaged with the health board to bring forward service improvement across the county.	

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3814 / Mrs Marion Jones / Objection	Houses on the site would cause more pressure on sewage and surface water drains which cannot cope at present. Existing houses in Caerwent will be at great risk of flooding. The traffic access onto the A48 is a safety issue. Has the land been contaminated by cordite manufacturing? Is the site safe to build on?	Comments noted. In terms of the foul waste, DCWW have confirmed in their consultation response to the proposal that they are delivering a scheme at Caerwent' s Welsh water Treatment Works(WwTW) by January 2027, and accordingly advise that capacity will be available at the WwTW to accommodate foul water flows from the proposed allocation upon completion of a scheme at the WwTW. DCWW also advise that a Hydraulic Modelling Assessment (HMA) will be required to determine the point of connection to the public sewerage system. The potential developers will be expected to fund investigations during pre-planning stages and the findings of the HMA would inform the extent of any necessary water infrastructure upgrades, which can be procured via the requisition provisions of the Water Industry Act 1991 (as amended). In terms of surface water drainage, the preliminary site investigation work (Drainage Strategy, intardo Consulting Engineers, updated June 2025) has indicated surface water outfall over third party land. MCC Drainage Officer has specified that the proposals will require further SuDS features and there should be multiple basins and swales across the site, which is set out in Policy S8. Further drainage details to be determined at the Sustainable Drainage Approving Body(SAB) process and the Planning application stage. The site is brownfield land and therefore it is recognised that there is potential for land contamination. MCC's Environmental Health Officer has commented that the developer would need to investigate the site and submit their own remediation strategy if necessary, in accordance with CLR11 "Model Procedures for the Management of Land Contamination." Air quality and noise assessments will be required due to the site's close proximity to the A48 and the close proximity of the MoD training centre. Environmental health considerations will be further assessed as part of the planning application process.	No changes required.

Policy HA10 – Land South of Monmouth Road, Raglan

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1024 / Dŵr Cymru Welsh Water (DCWW) / Comment	Note a water supply can be provided for this site and the public sewerage network can accept potential foul flows from the development site. The proposed site is in the catchment of Raglan Wastewater Treatment Works (WwTW) and ultimately discharges to a river Special Area of Conservation (SAC). From a phosphorus perspective, the WwTW had a phosphate permit prior to NRW's permit review process and has a consent limit of 1mg/l. Accordingly, advise there is currently sufficient capacity at the WwTW to accommodate foul water flows from the proposed allocation.	Comments noted. The Council will continue to work with Dŵr Cymru Welsh Water on the RLDP.	No change required.
2498 / Councillor Penny Jones / Objection	Road safety and traffic concerns. Water treatment plant cannot cope. GP and school cannot cope. Visual impact concern on historical village.	The overall spatial strategy of the Replacement Local Development Plan reflects 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. The SSA confirms the dominant role of the County's primary settlements, with the majority of growth directed to these. However, a lower level of growth is directed towards the County's Tier 2, Secondary Settlements, to deliver much needed affordable housing along with addressing the RLDP's core objectives of rebalancing our demography and supporting sustainable economic growth whilst responding to the climate and nature emergency. Within this context and having regard to the site search sequence outlined in national planning policy, Land South of Monmouth Road, Raglan is considered to represent a logical extension to the defined urban area of Raglan, benefitting from good connectivity to Raglan's centre and associated services and facilities. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period.	No change required.

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		MCC highways has confirmed that the traffic analysis submitted indicates that the additional traffic generated by the proposed development will be negligible and the impact on the safety and capacity of the surrounding highway network is expected to be minimal. In addition, the site is served by public transport, with bus stops located on Monmouth Road. Policy HA10 – Land South of Monmouth Road, Raglan, requires off-site highway infrastructure improvements including the widening and improvement of the existing footway on Monmouth Road and a financial contribution to improve public transport services and nearby infrastructure as required. Details of this will be determined at the planning application stage. MCC's Heritage Officer has advised that key vistas and sightlines will be maintained allowing the Castle to remain as a key landmark. This will maintain the integrity of the Conservation Area and the setting of the Castle. Through the integration of placemaking principles and enhanced green infrastructure and other policy requirements set out in Policy HA10 including limitations on building heights, the proposed allocation is not considered to detrimentally harm the setting of the Castle or wider views. With regards to the provision of infrastructure, in accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020), an Infrastructure Delivery Plan has been prepared as part of the Deposit RLDP which identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. In terms of health infrastructure such as dentists and doctors in the locality, the mechanisms for improved health infrastructure sit outside of the planning process, the Council nevertheless is fully engaged with the health board to help deliver service improvement across the County as a whole. The Council has, and will, continue to work with Dŵr Cymru Welsh Water (DCWW) throughout the preparation of the RLDP. In response to the Deposit Plan consultation, DCWW advised that capacity is available at the Raglan WwTW to accommodate foul flows from the proposed allocation.	
1138 / Raglan Community Council / Objection	Housing allocation HA10 South of Monmouth Road, Raglan is unnecessary and its impact on the environment and its sustainability could harm the community	The overall spatial strategy of the Replacement Local Development Plan reflects 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	No change required.

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	and increase flooding within the wider community of Raglan, which could be avoided by excluding this proposed site from the RLDP. Concerns also raised regarding road safety matters through the High Street and increased use of the interchange junction on the A40.	growth. The SSA confirms the dominant role of the County's primary settlements, with the majority of growth directed to these. However, a lower level of growth is directed towards the County's Tier 2, Secondary Settlements, to deliver much needed affordable housing along with addressing the RLDP's core objectives of rebalancing our demography and supporting sustainable economic growth whilst responding to the climate and nature emergency. Within this context and having regard to the site search sequence outlined in national planning policy, Land South of Monmouth Road, Raglan is considered to represent a logical extension to the defined urban area of Raglan, benefitting from good connectivity to Raglan's centre and associated services and facilities. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The Flood Map for Planning does not identify any tidal or fluvial flood risk zones on the site. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. With regards to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. MCC highways has confirmed that the traffic analysis submitted indicates that the additional traffic generated by the proposed development will be negligible and the impact on the safety and capacity of the surrounding highway network is expected to be minimal. In addition, the site is served by public transport, with bus stops located on Monmouth Road. Policy HA10 – Land South of Monmouth Road, Raglan, requires off-site highway infrastructure improvements including the widening and improvement of the existing footway on Monmouth Road and a financial	

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		contribution to improve public transport services and nearby infrastructure as required. Details of this will be determined at the planning application stage.	
1984 / Raglan Village Action Group / Objection	Object to site allocation. Site is part of the larger 111 houses rejected at appeal. This allocation is easily extendable and its allocation runs the obvious risk of reinstating and extending an unsustainable and environmentally damaging housing site. The site is high quality agricultural land, forming part of the original Castle Estate. Development would be visually damaging to the setting of the CA and have traffic implications.	The overall spatial strategy of the Replacement Local Development Plan reflects 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. The SSA confirms the dominant role of the County's primary settlements, with the majority of growth directed to these. However, a lower level of growth is directed towards the County's Tier 2, Secondary Settlements, to deliver much needed affordable housing along with addressing the RLDP's core objectives of rebalancing our demography and supporting sustainable economic growth whilst responding to the climate and nature emergency. Within this context and having regard to the site search sequence outlined in national planning policy, Land South of Monmouth Road, Raglan is considered to represent a logical extension to the defined urban area of Raglan, benefitting from good connectivity to Raglan's centre and associated services and facilities. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. A key consideration in assessing candidate sites has been the high percentage of Best and Most Versatile (BMV) agricultural land within Monmouthshire and the recognition that given the widespread distribution of BMV agricultural land it is not possible to avoid the development of such land via a different spatial strategy. In response to the Deposit Plan consultation, Welsh Government provided support for the approach the Council has taken in relation to the consideration of Best and Most Versatile (BMV) agricultural land and, where there is a loss of BMV land, how this is justified. Welsh Government note that the Deposit RLDP considers and balances the overriding need for allocations involving BMV land and, recognise that while significant areas of BMV land will be developed, the LPA has demonstrated a sensible and pragmatic approach to considering BMV loss in the context of national planning policy. MCC highways has confirmed that the traffic analysis submitted indicates that the additional traffic generated by the proposed development will be negligible and the	No change required.

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		impact on the safety and capacity of the surrounding highway network is expected to be minimal. In addition, the site is served by public transport, with bus stops located on Monmouth Road. Policy HA10 – Land South of Monmouth Road, Raglan, requires off-site highway infrastructure improvements including the widening and improvement of the existing footway on Monmouth Road and a financial contribution to improve public transport services and nearby infrastructure as required. Details of this will be determined at the planning application stage. MCC's Heritage Officer has advised that key vistas and sightlines will be maintained allowing the Castle to remain as a key landmark. This will maintain the integrity of the Conservation Area and the setting of the Castle. Through the integration of placemaking principles and enhanced green infrastructure and other policy requirements set out in Policy HA10 including limitations on building heights, the proposed allocation is not considered to detrimentally harm the setting of the Castle or wider views. Planning application DM/2018/01050 for 111 dwellings on land including the proposed allocation was refused on appeal in 2019 following a decision by Welsh Government to call-in the planning application to be determined by Welsh Minsters. The decision letter issued on 3rd October 2019 by the Minster for Housing and Local Government concluded that "the present need for housing that has been identified, when taking account measures to secure a replacement LDP, does not justify permitting the scale of development on the edge of this rural village. In reaching this conclusion, the Inspector is mindful of the primacy of the development plan in decision making, not least given the degree of certainty, transparency and engagement this provides to all stakeholders, including local communities." Having regard to the Minister's Letter, the site has been promoted through the candidate site and Replacement Local Development Plan process and has been subject to consultation, and as noted above, is justified within the context of the RLDP's overarching strategy and, therefore, addresses the concerns of the Inspector in refusing permission. Furthermore, a reduced area to that submitted as part of the candidate site process, of 4.5ha, is proposed for allocation, representing a proportionate level of residential growth appropriate to Raglan's positioning in the settlement hierarchy.	

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1823 / Mr Michael Bosley / Objection	None include references to maintaining and improving the integrity of the River Usk SAC. Changes should at minimum should specify ways in which proposed development will reduce nutrification and other pollutant levels.	As noted, allocation HA10 – Land South of Monmouth Road, is situated within the River Usk Phosphate Sensitive Catchment Area and as such any development on the site would be required to satisfy Natural Resources Wales's (NRW) planning guidance. A policy requirement on the issue is therefore not required in Policy HA10. NRW and Dŵr Cymru Welsh Water (DCWW) have confirmed that there are no issues with the allocation from a phosphorus perspective and foul flows can be accommodated at the Raglan Wastewater Treatment Works.	No change required.
1663 / Richborough / Support	Strongly support allocation of HA10 as the site provides an opportunity to bring forward a high quality landscape led residential development which will include a significant amount of new public open space with potential to accommodate community uses based on local need.	Support welcomed.	No change required.
1663 / Richborough / Objection	While supportive of the allocation the site suggest it offers the option of an increased scale of development, should more development need to be identified in Raglan at a later stage of the plan process. Advocate adding reference in the supporting text to the total site having potential to accommodate further dwellings in a second phase beyond the plan period. Request addition of 'within this plan period' to the policy wording when referring to the number of dwellings proposed.	Baseline information relating to key design and placemaking principles have been established as part of the on-going dialogue between the Council and the site promoters, with an indicative parameters plan that has evolved, informing the spatial layout and constraints, requirements and opportunities. The proposed scale of development, is considered appropriate within the context of the overarching growth and spatial strategy and Raglan's position as a Tier 2 settlement, allowing for a proportionate level of growth to address the RLDP core objectives. The inclusion of 'within this plan period' is not considered necessary within the context of the south of Monmouth Road site as its scale of 54 homes is clearly deliverable within the plan period. The site's potential for future growth will be considered within the context of the evidence base of the next development plan.	No change required.
1663 / Richborough / Objection	Note paragraph 14.12.1 refers to approximately 7.6ha but the full site area being taken forward in the current allocation relates to 4.5ha. State the supporting text should clarify that the site	Reference to 7.6ha in paragraph 14.12.1 is a drafting error and will be amended to accurately reflect the site area of the allocation of 4.5ha.	Amend paragraph 14.12.1 to refer to 4.5ha instead of 7.6ha.

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	as a whole extends to 7.6ha with 4.5ha allocated for development during the plan period.		
1663 / Richborough / Objection	Refer to the third bullet point under criterion g) referring to an emergency secondary access. State the TA did not identify a need for this but it should be determined through the development management process. Request 'if necessary' be added to the end of the bullet point.	Refer to the third bullet point under criterion g) referring to an emergency secondary access. State the TA did not identify a need for this but it should be determined through the development management process. Request 'if necessary' be added to the end of the bullet point.	No change required.
1663 / Richborough / Objection	Request the bullet point under criterion g) relating to financial contributions to the local and strategic highway network be deleted all improvements envisaged by the TA are already captured within the bullet points under criterion g).	The inclusion of the fourth bullet point under criterion g) relating to financial contribution to the local and strategic highway network is considered appropriate as it clarifies what the highway improvements are and that financial requirements may also be required.	No change required.
1663 / Richborough / Objection	Request 'proportionate' is added to the bullet point under criterion g) relating to improvement of public transport and nearby infrastructure.	Criterion g) already references ‘as necessary’ in reference to the provision of off-site highway infrastructure improvement. The S106 agreement connected to the planning application would also be required to meet the tests set out in Circular 13/97: Planning Obligations. Reference to ‘proportionate’ is therefore not considered to be required.	No change required.
1663 / Richborough / Comment	Refer to the sixth bullet point under criterion g) referring to the provision of pedestrian and cycle links, including a footpath link to Station Road. Note the current masterplan allows for a foot/cycle link and if a link is required along Station Road itself, the development would make a proportionate contribution to this.	Comments noted. The provision of good quality pedestrian and cycle routes is a key contributor to the placemaking principles of the site. The details of which will continued to be developed as part of the planning applications and detailed masterplanning of the site.	No change required.

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1653 / John Bromley / Comment	Too much of a heavy load for houses in Raglan. Taken note of Richborough Estates who submitted a plan for 110 houses outside the approved LDP on land to the east of the village and south of Monmouth Road. MCC planning department approved this application, but it was revoked by a Welsh Assembly call-in and subsequent inspector refusal of consent. Will the allocation result in this being resubmitted and then approved, which would further increase the proposed housing.	The overall spatial strategy of the Replacement Local Development Plan reflects 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. The SSA confirms the dominant role of the County's primary settlements, with the majority of growth directed to these. However, a lower level of growth is directed towards the County's Tier 2, Secondary Settlements, to deliver much needed affordable housing along with addressing the RLDP's core objectives of rebalancing our demography and supporting sustainable economic growth whilst responding to the climate and nature emergency. Within this context and having regard to the site search sequence outlined in national planning policy, Land South of Monmouth Road, Raglan is considered to represent a logical extension to the defined urban area of Raglan, benefitting from good connectivity to Raglan's centre and associated services and facilities. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. Planning application DM/2018/01050 for 111 dwellings on land including the proposed allocation was refused on appeal in 2019 following a decision by Welsh Government to call-in the planning application to be determined by Welsh Minsters. The decision letter issued on 3rd October 2019 by the Minster for Housing and Local Government concluded that "the present need for housing that has been identified, when taking account measures to secure a replacement LDP, does not justify permitting the scale of development on the edge of this rural village. In reaching this conclusion, the Inspector is mindful of the primacy of the development plan in decision making, not least given the degree of certainty, transparency and engagement this provides to all stakeholders, including local communities." Having regard to the Minister's Letter, the site has been promoted through the candidate site and Replacement Local Development Plan process and has been subject to consultation, and as noted above, is justified within the context of the RLDP's overarching strategy and, therefore, addresses the concerns of the Inspector in refusing permission. Furthermore, a reduced area to that submitted as part of the candidate site process, of 4.5ha, is proposed for allocation, representing	No change required.

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		a proportionate level of residential growth appropriate to Raglan's positioning in the settlement hierarchy.	
1939 / Mr Matthew Hayes / Objection	Development proposed for Raglan disproportionate to the size of the village. Particularly concerned about the development of the land south of Monmouth Road. This is a large development on prime agricultural land at an historic approach to the village which is susceptible to flooding. We need areas like this to act as temporary sinks during periods of high rainfall. This area is also important for wildlife such as the great crested newt, bats and owls. Developments in recent years have seen no increase in public transport, buses are extremely limited. Ongoing traffic issues including congestion through the high street and multiple serious crashes on the crossover on the A40. Very poor public transport links. Displacement of water adding to flood risk downstream. The area is also important for wildlife.	The overall spatial strategy of the Replacement Local Development Plan reflects 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. The SSA confirms the dominant role of the County's primary settlements, with the majority of growth directed to these. However, a lower level of growth is directed towards the County's Tier 2, Secondary Settlements, to deliver much needed affordable housing along with addressing the RLDP's core objectives of rebalancing our demography and supporting sustainable economic growth whilst responding to the climate and nature emergency. Within this context and having regard to the site search sequence outlined in national planning policy, Land South of Monmouth Road, Raglan is considered to represent a logical extension to the defined urban area of Raglan, benefitting from good connectivity to Raglan's centre and associated services and facilities. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. A key consideration in assessing candidate sites has been the high percentage of Best and Most Versatile (BMV) agricultural land within Monmouthshire and the recognition that given the widespread distribution of BMV agricultural land it is not possible to avoid the development of such land via a different spatial strategy. In response to the Deposit Plan consultation, Welsh Government provided support for the approach the Council has taken in relation to the consideration of Best and Most Versatile (BMV) agricultural land and, where there is a loss of BMV land, how this is justified. Welsh Government note that the Deposit RLDP considers and balances the overriding need for allocations involving BMV land and, recognise that while significant areas of BMV land will be developed the LPA has demonstrated a sensible and pragmatic approach to considering BMV land loss in the context of national planning policy. The Flood Map for Planning does not identify any tidal or fluvial flood risk zones on the site. Land allocated in the RLDP is required to be in accordance with national	No change required.

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		planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. With regards to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. MCC highways has confirmed that the traffic analysis submitted indicates that the additional traffic generated by the proposed development will be negligible and the impact on the safety and capacity of the surrounding highway network is expected to be minimal. In addition, the site is served by public transport, with bus stops located on Monmouth Road. Policy HA10 – Land South of Monmouth Road, Raglan, requires off-site highway infrastructure improvements including the widening and improvement of the existing footway on Monmouth Road and a financial contribution to improve public transport services and nearby infrastructure as required. Details of this will be determined at the planning application stage. Having regard to the Preliminary Ecological Appraisal (September 2021) submitted in support of the site, MCC Ecology section consider that the site is suitable for a residential allocation with appropriate mitigation and compensation measures, full details of which will be required at the planning application stage. Policies HA10 and S8 establish high-level policy requirements in this respect, with specific nature recovery policy considerations set out in NR1 – Nature Recovery and Geodiversity. RLDP proposals will also be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales, including the step wise approach to avoiding harm and delivery of net benefit for biodiversity.	
3279 / Dr Sian E Rees / Objection	Object to housing allocation on the following grounds: development on good	The overall spatial strategy of the Replacement Local Development Plan reflects the findings of the Sustainable Settlement Appraisal (SSA), which has grouped	No change required.

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	agricultural grounds; increase in traffic; lack of public transport provision; increase in surface run-off; and impact on Raglan Castle. The Plan should also reference/show the site currently under construction on Chepstow Road and the 21 houses recently approved north of Monmouth Road.	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. The SSA confirms the dominant role of the County's primary settlements, with the majority of growth directed to these. However, a lower level of growth is directed towards the County's Tier 2, Secondary Settlements, to deliver much needed affordable housing along with addressing the RLDP's core objectives of rebalancing our demography and supporting sustainable economic growth whilst responding to the climate and nature emergency. Within this context and having regard to the site search sequence outlined in national planning policy, Land South of Monmouth Road, Raglan is considered to represent a logical extension to the defined urban area of Raglan, benefitting from good connectivity to Raglan's centre and associated services and facilities. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. A key consideration in assessing candidate sites has been the high percentage of Best and Most Versatile (BMV) agricultural land within Monmouthshire and the recognition that given the widespread distribution of BMV agricultural land it is not possible to avoid the development of such land via a different spatial strategy. In response to the Deposit Plan consultation, Welsh Government provided support for the approach the Council has taken in relation to the consideration of Best and Most Versatile (BMV) agricultural land and, where there is a loss of BMV land, how this is justified. Welsh Government note that the Deposit RLDP considers and balances the overriding need for allocations involving BMV land and, recognise that while significant areas of BMV will be developed, the LPA has demonstrated a sensible and pragmatic approach to considering BMV loss in the context of national planning policy. MCC highways has confirmed that the traffic analysis submitted indicates that the additional traffic generated by the proposed development will be negligible and the impact on the safety and capacity of the surrounding highway network is expected to be minimal. In addition, the site is served by public transport, with bus stops located on Monmouth Road. Policy HA10 – Land South of Monmouth Road, Raglan, requires off-site highway infrastructure improvements including the widening and improvement of the existing footway on Monmouth Road and a financial	

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		contribution to improve public transport services and nearby infrastructure as required. Details of this will be determined at the planning application stage. MCC's Heritage Officer has advised that key vistas and sightlines will be maintained allowing the Castle to remain as a key landmark. This will maintain the integrity of the Conservation Area and the setting of the Castle. Through the integration of placemaking principles and enhanced green infrastructure and other policy requirements set out in Policy HA10 including limitations on building heights, the proposed allocation is not considered to detrimentally harm the setting of the Castle or wider views. The Flood Map for Planning does not identify any tidal or fluvial flood risk zones on the site. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. With regards to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. The housing provision figure set out in the Replacement Local Development Plan is met through a number of housing supply components. These include completions during the plan period so far (2018-2025), existing commitments and windfall and infill allowances. These are deducted from the overall housing provision figure and the remaining figure is met through housing allocations. With regards to Raglan, the allocation made in the Adopted Local Development Plan on Land at Chepstow Road, Raglan is included in the figures as an existing commitment and the land north of Monmouth Road which is the subject of a planning application has been included as a potential windfall site in the Housing Potential Study. Full details are set out in the Housing Background Paper.	

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3403 / Susan Danziger / Objection	The target number for Raglan is too high. The infrastructure will not be adequate and already struggles, especially doctors, schools, public transport and more traffic. Flooding is already very evident in some of the proposed areas. More houses mean more concreted surfaces leading to reduced natural drainage. Increased light and air pollution. Community and leisure provision is already poor as there is no Village Hall.	The overall spatial strategy of the Replacement Local Development Plan reflects 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. The SSA confirms the dominant role of the County's primary settlements, with the majority of growth directed to these. However, a lower level of growth is directed towards the County's Tier 2, Secondary Settlements, to deliver much needed affordable housing along with addressing the RLDP's core objectives of rebalancing our demography and supporting sustainable economic growth whilst responding to the climate and nature emergency. Within this context and having regard to the site search sequence outlined in national planning policy, Land South of Monmouth Road, Raglan is considered to represent a logical extension to the defined urban area of Raglan, benefitting from good connectivity to Raglan's centre and associated services and facilities. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. MCC highways has confirmed that the traffic analysis submitted indicates that the additional traffic generated by the proposed development will be negligible and the impact on the safety and capacity of the surrounding highway network is expected to be minimal. In addition, the site is served by public transport, with bus stops located on Monmouth Road. Policy HA10 – Land South of Monmouth Road, Raglan, requires off-site highway infrastructure improvements including the widening and improvement of the existing footway on Monmouth Road and a financial contribution to improve public transport services and nearby infrastructure as required. Details of this will be determined at the planning application stage. The Flood Map for Planning does not identify any tidal or fluvial flood risk zones on the site. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. With regards to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires	No change required.

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		drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. With regards to the provision of infrastructure, in accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020), an Infrastructure Delivery Plan has been prepared as part of the Deposit RLDP which identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. Raglan is considered to have a range of existing facilities available to local residents including football pitches, children's play area and the Former School Building which functions as a village hall.	
3428 / Mr Peter Woodrow / Objection	The fields south of Monmouth Road provide an attractive vista as you enter the village. Usk Road site has a natural boundary with the stream - Monmouth Road site does not have a natural boundary leading to further future development. Field south of Monmouth Road is partly liable to flooding (photos attached).	The overall spatial strategy of the Replacement Local Development Plan reflects 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. The SSA confirms the dominant role of the County's primary settlements, with the majority of growth directed to these. However, a lower level of growth is directed towards the County's Tier 2, Secondary Settlements, to deliver much needed affordable housing along with addressing the RLDP's core objectives of rebalancing our demography and supporting sustainable economic growth whilst responding to the climate and nature emergency. Within this context and having regard to the site search sequence outlined in national planning policy, Land South of Monmouth Road, Raglan is considered to represent a logical extension to the defined urban area of Raglan, benefitting from good connectivity to Raglan's centre and associated services and facilities. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The Flood Map for Planning does not identify any tidal or fluvial flood risk zones on the site. Land allocated in the RLDP is required to be in accordance with national	No change required.

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		planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. With regards to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. MCC's Heritage Officer has advised that key vistas and sightlines will be maintained allowing the Castle to remain as a key landmark. This will maintain the integrity of the Conservation Area and the setting of the Castle. Through the integration of placemaking principles and enhanced green infrastructure and other policy requirements set out in Policy HA10 including limitations on building heights, the proposed allocation is not considered to detrimentally harm the setting of the Castle or wider views. In relation to CS0205 – Land at Usk Road, while a southern section of the site is within a flood risk area, development could be directed away from this part of the site. However, the site is not allocated as there is sufficient and more suitable land available for residential development within Raglan to accommodate its housing need.	
3430 / Sara Griffiths / Objection	Greenfields should not be built upon, increased risk of flooding of which is already bad. Concreting over current existing greenfield land for housing developments, a large solar panel farm and a new Enterprise Park development will, without question raise the water level table in Raglan. Such development will actively increase flooding within Raglan which is	The overall spatial strategy of the Replacement Local Development Plan reflects 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. The SSA confirms the dominant role of the County's primary settlements, with the majority of growth directed to these. However, a lower level of growth is directed towards the County's Tier 2, Secondary Settlements, to deliver much needed affordable housing along with addressing the RLDP's core objectives of rebalancing our demography and supporting sustainable economic growth whilst	No change required.

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	contrary to the objective presented by Monmouthshire County Council Planning - Climate Emergency Strategic Policy S4 'Locating development outside of flood risk areas. Huge increase in car usage, further impacting the High Street. The above increase in car traffic in Raglan will cause an increase in carbon emissions, impacting health and wellbeing. Raglan V.C Primary School is already at full capacity, Raglan has already accommodated a large number of new houses.	responding to the climate and nature emergency. Within this context and having regard to the site search sequence outlined in national planning policy, Land South of Monmouth Road, Raglan is considered to represent a logical extension to the defined urban area of Raglan, benefitting from good connectivity to Raglan's centre and associated services and facilities. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. Due to the limited brownfield opportunities in Monmouthshire, greenfield opportunities have had to be considered through the site selection process to meet our key housing and employment requirements. Planning Policy Wales (PPW) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including, the provision of homes and economic growth, and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity, which is reflected in the policy framework. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, having regard to the concerns raised whilst also providing additional homes and enabling economic growth. The Flood Map for Planning does not identify any tidal or fluvial flood risk zones on the site. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. With regards to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water	

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		drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. MCC highways has confirmed that the traffic analysis submitted indicates that the additional traffic generated by the proposed development will be negligible and the impact on the safety and capacity of the surrounding highway network is expected to be minimal. In addition, the site is served by public transport, with bus stops located on Monmouth Road. Policy HA10 – Land South of Monmouth Road, Raglan, requires off-site highway infrastructure improvements including the widening and improvement of the existing footway on Monmouth Road and a financial contribution to improve public transport services and nearby infrastructure as required. Details of this will be determined at the planning application stage. With regards to the provision of infrastructure, in accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020), an Infrastructure Delivery Plan has been prepared as part of the Deposit RLDP which identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. In relation to primary school places, MCC Education advise that there is currently capacity in primary schools within the locality.	
3464 / Mr Colwyn Knight / Objection	Should not be included in the RLDP for the reasons stated in the WG Inspectorate Appeal in 2019. This matter is a clear breach of Planning Protocol.	The overall spatial strategy of the Replacement Local Development Plan reflects 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. The SSA confirms the dominant role of the County's primary settlements, with the majority of growth directed to these. However, a lower level of growth is directed towards the County's Tier 2, Secondary Settlements, to deliver much needed affordable housing along with addressing the RLDP's core objectives of rebalancing our demography and supporting sustainable economic growth whilst responding to the climate and nature emergency. Within this context and having regard to the site search sequence outlined in national planning policy, Land South of Monmouth Road, Raglan is considered to represent a logical extension to the defined urban area of Raglan, benefitting from good connectivity to Raglan's centre and associated services and facilities. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable	No change required.

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		homes, and facilitates the delivery of a range and choice of sites within the Plan period. Planning application DM/2018/01050 for 111 dwellings on land including the proposed allocation was refused on appeal in 2019 following a decision by Welsh Government to call-in the planning application to be determined by Welsh Minsters. The decision letter issued on 3rd October 2019 by the Minster for Housing and Local Government concluded that "the present need for housing that has been identified, when taking account measures to secure a replacement LDP, does not justify permitting the scale of development on the edge of this rural village. In reaching this conclusion, the Inspector is mindful of the primacy of the development plan in decision making, not least given the degree of certainty, transparency and engagement this provides to all stakeholders, including local communities." Having regard to the Minister's Letter, the site has been promoted through the candidate site and Replacement Local Development Plan process and has been subject to consultation, and as noted above, is justified within the context of the RLDP's overarching strategy and, therefore, addresses the concerns of the Inspector in refusing permission. Furthermore, a reduced area to that submitted as part of the candidate site process, of 4.5ha, is proposed for allocation, representing a proportionate level of residential growth appropriate to Raglan's positioning in the settlement hierarchy.	
3519 / Mrs Judith Kendrick / Objection	Raglan is a small village with a bottleneck for traffic in the high street. There is daily congestion. The Chepstow Road site that is already approved will add to the pressure. There is inadequate traffic infrastructure and management in the village. This is in addition to the increased pressure on the capacity of doctors surgery and primary school. There needs to be detailed plans to deal with the consequences of development.	The overall spatial strategy of the Replacement Local Development Plan reflects 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. The SSA confirms the dominant role of the County's primary settlements, with the majority of growth directed to these. However, a lower level of growth is directed towards the County's Tier 2, Secondary Settlements, to deliver much needed affordable housing along with addressing the RLDP's core objectives of rebalancing our demography and supporting sustainable economic growth whilst responding to the climate and nature emergency. Within this context and having regard to the site search sequence outlined in national planning policy, Land South of Monmouth Road, Raglan is considered to represent a logical extension to the	No change required.

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		defined urban area of Raglan, benefitting from good connectivity to Raglan's centre and associated services and facilities. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. MCC highways has confirmed that the traffic analysis submitted indicates that the additional traffic generated by the proposed development will be negligible and the impact on the safety and capacity of the surrounding highway network is expected to be minimal. In addition, the site is served by public transport, with bus stops located on Monmouth Road. Policy HA10 – Land South of Monmouth Road, Raglan, requires off-site highway infrastructure improvements including the widening and improvement of the existing footway on Monmouth Road and a financial contribution to improve public transport services and nearby infrastructure as required. Details of this will be determined at the planning application stage. With regards to the provision of infrastructure, in accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020), an Infrastructure Delivery Plan has been prepared as part of the Deposit RLDP which identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. In terms of health infrastructure such as dentists and doctors in the locality, the mechanisms for improved health infrastructure sit outside of the planning process, the Council nevertheless is fully engaged with the health board to help deliver service improvement across the County as a whole.	
3631 / Mrs Gwyneth Morgan / Objection	The inclusion of the Edenstone site will meet the target for Raglan with minimum disruption as the site has a clear boundary and access to the Usk Road. The Monmouth Road site has already been turned down at a national level and has no such boundary. Infrastructure policies- The current sewerage system is failing current households. The problem is caused by failing fibre pipes. The authority has	The overall spatial strategy of the Replacement Local Development Plan reflects 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. The SSA confirms the dominant role of the County's primary settlements, with the majority of growth directed to these. However, a lower level of growth is directed towards the County's Tier 2, Secondary Settlements, to deliver much needed affordable housing along with addressing the RLDP's core objectives of rebalancing our demography and supporting sustainable economic growth whilst responding to the climate and nature emergency. Within this context and having	No change required.

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	already approved 21 dwellings with no thought to the trauma caused by such discharge and no attempt to address the problem.	regard to the site search sequence outlined in national planning policy, Land South of Monmouth Road, Raglan is considered to represent a logical extension to the defined urban area of Raglan, benefitting from good connectivity to Raglan's centre and associated services and facilities. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. Planning application DM/2018/01050 for 111 dwellings on land including the proposed allocation was refused on appeal in 2019 following a decision by Welsh Government to call-in the planning application to be determined by Welsh Minsters. The decision letter issued on 3rd October 2019 by the Minster for Housing and Local Government concluded that "the present need for housing that has been identified, when taking account measures to secure a replacement LDP, does not justify permitting the scale of development on the edge of this rural village. In reaching this conclusion, the Inspector is mindful of the primacy of the development plan in decision making, not least given the degree of certainty, transparency and engagement this provides to all stakeholders, including local communities." Having regard to the Minister's Letter, the site has been promoted through the candidate site and Replacement Local Development Plan process and has been subject to consultation, and as noted above, is justified within the context of the RLDP's overarching strategy and, therefore, addresses the concerns of the Inspector in refusing permission. Furthermore, a reduced area to that submitted as part of the candidate site process, of 4.5ha, is proposed for allocation, representing a proportionate level of residential growth appropriate to Raglan's positioning in the settlement hierarchy. The Council has and will continue to work with Dŵr Cymru Welsh Water (DCWW) throughout the preparation of the RLDP. In response to the Deposit Plan consultation, DCWW advised that capacity is available at the Raglan WwTW to accommodate foul flows from the proposed allocation. Candidate site CS0205 – Land at Usk Road, has been assessed via the candidate site assessment process and on balance, land to the south of Monmouth Road is considered to be the most appropriate site to meet the housing needs of Raglan.	

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3632 / Mr George RV Ashworth / Objection	The site is part of the larger proposal for 111 houses rejected following a Hearing decision in 2019. The site is easily extendable, and its allocation runs the risk of reinstating and extending an unsustainable and environmentally damaging housing site. The site is high agricultural land, formed part of the original Castle Estate and would be visually damaging to the setting of the Conservation Area and views to and from the castle. Increased traffic would be a problem, as will increased use of the A40 junction.	The overall spatial strategy of the Replacement Local Development Plan reflects 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. The SSA confirms the dominant role of the County's primary settlements, with the majority of growth directed to these. However, a lower level of growth is directed towards the County's Tier 2, Secondary Settlements, to deliver much needed affordable housing along with addressing the RLDP's core objectives of rebalancing our demography and supporting sustainable economic growth whilst responding to the climate and nature emergency. Within this context and having regard to the site search sequence outlined in national planning policy, Land South of Monmouth Road, Raglan is considered to represent a logical extension to the defined urban area of Raglan, benefitting from good connectivity to Raglan's centre and associated services and facilities. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. Planning application DM/2018/01050 for 111 dwellings on land including the proposed allocation was refused on appeal in 2019 following a decision by Welsh Government to call-in the planning application to be determined by Welsh Minsters. The decision letter issued on 3rd October 2019 by the Minster for Housing and Local Government concluded that "the present need for housing that has been identified, when taking account measures to secure a replacement LDP, does not justify permitting the scale of development on the edge of this rural village. In reaching this conclusion, the Inspector is mindful of the primacy of the development plan in decision making, not least given the degree of certainty, transparency and engagement this provides to all stakeholders, including local communities." Having regard to the Minister's Letter, the site has been promoted through the candidate site and Replacement Local Development Plan process and has been subject to consultation, and as noted above, is justified within the context of the RLDP's overarching strategy and, therefore, addresses the concerns of the Inspector in refusing permission. Furthermore, a reduced area to that submitted as part of the candidate site process, of 4.5ha, is proposed for allocation, representing	No change required.

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		a proportionate level of residential growth appropriate to Raglan's positioning in the settlement hierarchy. A key consideration in assessing candidate sites has been the high percentage of Best and Most Versatile (BMV) agricultural land within Monmouthshire and the recognition that given the widespread distribution of BMV agricultural land it is not possible to avoid the development of such land via a different spatial strategy. In response to the Deposit Plan consultation, Welsh Government provided support for the approach the Council has taken in relation to the consideration of Best and Most Versatile (BMV) agricultural land and, where there is a loss of BMV land, how this is justified. Welsh Government note that the Deposit RLDP considers and balances the overriding need for allocations involving BMV land and, recognise that while significant areas of BMV will be developed, the LPA has demonstrated a sensible and pragmatic approach to considering BMV loss in the context of national planning policy. MCC highways has confirmed that the traffic analysis submitted indicates that the additional traffic generated by the proposed development will be negligible and the impact on the safety and capacity of the surrounding highway network is expected to be minimal. In addition, the site is served by public transport, with bus stops located on Monmouth Road. Policy HA10 – Land South of Monmouth Road, Raglan, requires off-site highway infrastructure improvements including the widening and improvement of the existing footway on Monmouth Road and a financial contribution to improve public transport services and nearby infrastructure as required. Details of this will be determined at the planning application stage. MCC's Heritage Officer has advised that key vistas and sightlines will be maintained allowing the Castle to remain as a key landmark. This will maintain the integrity of the Conservation Area and the setting of the Castle. Through the integration of placemaking principles and enhanced green infrastructure and other policy requirements set out in Policy HA10 including limitations on building heights, the proposed allocation is not considered to detrimentally harm the setting of the Castle or wider views.	
3673 / Holly Bisson / Objection	Adding these homes is unsustainable and place added strain on services such as the local primary school. The field offers	The overall spatial strategy of the Replacement Local Development Plan reflects the findings of the Sustainable Settlement Appraisal (SSA), which has grouped settlements into tiers based on their role and function and has informed where	No change required.

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	valuable views of Raglan Castle. Further traffic problems in already congested areas.	development should be spatially located to achieve a sustainable pattern of growth. The SSA confirms the dominant role of the County's primary settlements, with the majority of growth directed to these. However, a lower level of growth is directed towards the County's Tier 2, Secondary Settlements, to deliver much needed affordable housing along with addressing the RLDP's core objectives of rebalancing our demography and supporting sustainable economic growth whilst responding to the climate and nature emergency. Within this context and having regard to the site search sequence outlined in national planning policy, Land South of Monmouth Road, Raglan is considered to represent a logical extension to the defined urban area of Raglan, benefitting from good connectivity to Raglan's centre and associated services and facilities. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. MCC highways has confirmed that the traffic analysis submitted indicates that the additional traffic generated by the proposed development will be negligible and the impact on the safety and capacity of the surrounding highway network is expected to be minimal. In addition, the site is served by public transport, with bus stops located on Monmouth Road. Policy HA10 – Land South of Monmouth Road, Raglan, requires off-site highway infrastructure improvements including the widening and improvement of the existing footway on Monmouth Road and a financial contribution to improve public transport services and nearby infrastructure as required. Details of this will be determined at the planning application stage. MCC's Heritage Officer has advised that key vistas and sightlines will be maintained allowing the Castle to remain as a key landmark. This will maintain the integrity of the Conservation Area and the setting of the Castle. Through the integration of placemaking principles and enhanced green infrastructure and other policy requirements set out in Policy HA10 including limitations on building heights, the proposed allocation is not considered to detrimentally harm the setting of the Castle or wider views. With regards to the provision of infrastructure, in accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020), an Infrastructure Delivery Plan has been prepared as part of the Deposit RLDP which identifies the key infrastructure needed, anticipated timescales of delivery and	

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		potential funding streams to support the delivery of allocated sites. In relation to primary school places, MCC Education advise that there is currently capacity in primary schools within the locality.	
3700 / June Hawkins / Objection	Believed that already approved development sites will provide enough houses for Raglan. Existing bus service extremely limited, no rail link and so town incompatible for most employment opportunities with being reliant on a private vehicle conflicting with PPW. Monmouth Road dangerous due to houses opening with blind access onto road, increasing number of cars on road would reduce safety significantly.	The overall spatial strategy of the Replacement Local Development Plan reflects 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. The SSA confirms the dominant role of the County's primary settlements, with the majority of growth directed to these. However, a lower level of growth is directed towards the County's Tier 2, Secondary Settlements, to deliver much needed affordable housing along with addressing the RLDP's core objectives of rebalancing our demography and supporting sustainable economic growth whilst responding to the climate and nature emergency. Within this context and having regard to the site search sequence outlined in national planning policy, Land South of Monmouth Road, Raglan is considered to represent a logical extension to the defined urban area of Raglan, benefitting from good connectivity to Raglan's centre and associated services and facilities. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. Planning Policy Wales (PPW) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including, the provision of homes and economic growth, and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity, which is reflected in the policy framework. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, having regard to the concerns raised whilst also providing additional homes and enabling economic growth. MCC highways has confirmed that the traffic analysis submitted indicates that the additional traffic generated by the proposed development will be negligible and the impact on the safety and capacity of the surrounding highway network is expected	No change required.

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		to be minimal. In addition, the site is served by public transport, with bus stops located on Monmouth Road. Policy HA10 – Land South of Monmouth Road, Raglan, requires off-site highway infrastructure improvements including the widening and improvement of the existing footway on Monmouth Road and a financial contribution to improve public transport services and nearby infrastructure as required. Details of this will be determined at the planning application stage.	
3774 / Rhian Bee / Objection	Concerns re traffic issues within Raglan - lack of public transport options meaning residents dependent on cars making already busy High Street more dangerous, exacerbating risk of accidents. Development, when combined with 45 houses on Chepstow Road, is disproportionate in comparison to Raglan village and creating an unsustainable rise in number of properties. With additions, social infrastructure needs to be improved to cope and level of development needed would have adverse impact on countryside. Land has been highly productive agricultural land that has regular flooding and is positioned in a prominent location for views to Raglan Castle, an important Vista that would be compromised and alter visual character of the village and the conservation area.	The overall spatial strategy of the Replacement Local Development Plan reflects 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. The SSA confirms the dominant role of the County's primary settlements, with the majority of growth directed to these. However, a lower level of growth is directed towards the County's Tier 2, Secondary Settlements, to deliver much needed affordable housing along with addressing the RLDP's core objectives of rebalancing our demography and supporting sustainable economic growth whilst responding to the climate and nature emergency. Within this context and having regard to the site search sequence outlined in national planning policy, Land South of Monmouth Road, Raglan is considered to represent a logical extension to the defined urban area of Raglan, benefitting from good connectivity to Raglan's centre and associated services and facilities. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. A key consideration in assessing candidate sites has been the high percentage of Best and Most Versatile (BMV) agricultural land within Monmouthshire and the recognition that given the widespread distribution of BMV agricultural land it is not possible to avoid the development of such land via a different spatial strategy. In response to the Deposit Plan consultation, Welsh Government provided support for the approach the Council has taken in relation to the consideration of Best and Most Versatile (BMV) agricultural land and, where there is a loss of BMV land, how this is justified. Welsh Government note that the Deposit RLDP considers and balances the overriding need for allocations involving BMV land and, recognise that while significant areas of BMV will be developed, the LPA has demonstrated a	No change required.

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		sensible and pragmatic approach to considering BMV loss in the context of national planning policy. MCC highways has confirmed that the traffic analysis submitted indicates that the additional traffic generated by the proposed development will be negligible and the impact on the safety and capacity of the surrounding highway network is expected to be minimal. In addition, the site is served by public transport, with bus stops located on Monmouth Road. Policy HA10 – Land South of Monmouth Road, Raglan, requires off-site highway infrastructure improvements including the widening and improvement of the existing footway on Monmouth Road and a financial contribution to improve public transport services and nearby infrastructure as required. Details of this will be determined at the planning application stage. MCC's Heritage Officer has advised that key vistas and sightlines will be maintained allowing the Castle to remain as a key landmark. This will maintain the integrity of the Conservation Area and the setting of the Castle. Through the integration of placemaking principles and enhanced green infrastructure and other policy requirements set out in Policy HA10 including limitations on building heights, the proposed allocation is not considered to detrimentally harm the setting of the Castle or wider views. The Flood Map for Planning does not identify any tidal or fluvial flood risk zones on the site. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. With regards to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text.	

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		With regards to the provision of infrastructure, in accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020), an Infrastructure Delivery Plan has been prepared as part of the Deposit RLDP which identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites.	
3846 / Master Tomos / Objection	It would cause significant traffic issues in Raglan, as there is no railway station and the local bus services are limited to local towns. This will cause reliance on cars which will increase congestion on the high street. It seems Raglan is turning from a village into a town. Raglan is not suited to become a town without rudimentary infrastructure and this population increase is going to have a very disturbing and significant impact on the current population.	The overall spatial strategy of the Replacement Local Development Plan reflects 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. The SSA confirms the dominant role of the County's primary settlements, with the majority of growth directed to these. However, a lower level of growth is directed towards the County's Tier 2, Secondary Settlements, to deliver much needed affordable housing along with addressing the RLDP's core objectives of rebalancing our demography and supporting sustainable economic growth whilst responding to the climate and nature emergency. Within this context and having regard to the site search sequence outlined in national planning policy, Land South of Monmouth Road, Raglan is considered to represent a logical extension to the defined urban area of Raglan, benefitting from good connectivity to Raglan's centre and associated services and facilities. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. MCC highways has confirmed that the traffic analysis submitted indicates that the additional traffic generated by the proposed development will be negligible and the impact on the safety and capacity of the surrounding highway network is expected to be minimal. In addition, the site is served by public transport, with bus stops located on Monmouth Road. Policy HA10 – Land South of Monmouth Road, Raglan, requires off-site highway infrastructure improvements including the widening and improvement of the existing footway on Monmouth Road and a financial contribution to improve public transport services and nearby infrastructure as required. Details of this will be determined at the planning application stage. With regards to the provision of infrastructure, in accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020), an	No change required.

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		Infrastructure Delivery Plan has been prepared as part of the Deposit RLDP which identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites.	
3869 / Mr Golsin / Objection	Consistency of planning process - MCC recently approved 45 dwellings in Raglan. The parallels with DM/2018/01050 and the precedent it set are clear and should carry considerable weight when considering this application and should lead to it being rejected. Utilisation of brown field sites - They should be considered before approving new developments of green field sites. Infrastructure overload - infrastructure in Raglan are already strained. Schooling - the junior school is oversubscribed and all 11-18 year olds need to travel outside the village for education. Employment opportunities and transport - there is no major industry/employer in Raglan so most adults travel for work. There are very limited rural bus service and no train link. Congestion - most will travel by car and the Raglan high street often resembles a parking lot. It seems unnecessary to approve additional dwellings before the 45 dwellings are built and its impact understood. They would like this plot of land removed from the plan this cycle.	The land currently under construction on land off Chepstow Road was allocated in the Adopted Local Development Plan (LDP) in order to meet the housing needs associated with that Plan. The proposed housing allocation on Land to the South of Monmouth Road, has been made to contribute to the growth and spatial strategy associated with the Replacement Local Development Plan (RLDP). The overall spatial strategy of the Replacement Local Development Plan reflects 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. The SSA confirms the dominant role of the County's primary settlements, with the majority of growth directed to these. However, a lower level of growth is directed towards the County's Tier 2, Secondary Settlements, to deliver much needed affordable housing along with addressing the RLDP's core objectives of rebalancing our demography and supporting sustainable economic growth whilst responding to the climate and nature emergency. Within this context and having regard to the site search sequence outlined in national planning policy, Land South of Monmouth Road, Raglan is considered to represent a logical extension to the defined urban area of Raglan, benefitting from good connectivity to Raglan's centre and associated services and facilities. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. Planning application DM/2018/01050 for 111 dwellings on land including the proposed allocation was refused on appeal in 2019 following a decision by Welsh Government to call-in the planning application to be determined by Welsh Minsters. The decision letter issued on 3rd October 2019 by the Minster for Housing and Local Government concluded that "the present need for housing that has been identified, when taking account measures to secure a replacement LDP, does not justify permitting the scale of development on the edge of this rural village. In reaching this conclusion, the Inspector is mindful of the primacy of the development plan in decision making, not least given the degree of certainty,	No change required.

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		transparency and engagement this provides to all stakeholders, including local communities." Having regard to the Minister's Letter, the site has been promoted through the candidate site and Replacement Local Development Plan process and has been subject to consultation, and as noted above, is justified within the context of the RLDP's overarching strategy and, therefore, addresses the concerns of the Inspector in refusing permission. Furthermore, a reduced area to that submitted as part of the candidate site process, of 4.5ha, is proposed for allocation, representing a proportionate level of residential growth appropriate to Raglan's positioning in the settlement hierarchy. Due to the limited brownfield opportunities in Monmouthshire, greenfield opportunities have had to be considered through the site selection process to meet our key housing and employment requirements. Planning Policy Wales (PPW) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development, including the provision of homes and economic growth, and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity, which is reflected in the policy framework. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, having regard to the concerns raised whilst also providing additional homes and enabling economic growth. MCC highways has confirmed that the traffic analysis submitted indicates that the additional traffic generated by the proposed development will be negligible and the impact on the safety and capacity of the surrounding highway network is expected to be minimal. In addition, the site is served by public transport, with bus stops located on Monmouth Road. Policy HA10 – Land South of Monmouth Road, Raglan, requires off-site highway infrastructure improvements including the widening and improvement of the existing footway on Monmouth Road and a financial contribution to improve public transport services and nearby infrastructure as required. Details of this will be determined at the planning application stage.	

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		With regards to the provision of infrastructure, in accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020), an Infrastructure Delivery Plan has been prepared as part of the Deposit RLDP which identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. In relation to primary school places, MCC Education advise that there is currently capacity in primary schools within the locality. A financial contribution will be required to in relation to secondary school pupils at Monmouth Comprehensive School. The RLDP also proposes to allocate employment provision in Raglan and protect existing employment sites in the locality. This will help generate employment opportunities in the local area.	
3879 / Mrs Rhian / Objection	Part of the site floods on a regular basis. The remainder of the site is highly productive agricultural land. It is a sensitive site bordering the conservation area and views of Raglan Caste. It will cause significant traffic issues in the village. WG previously overturned a decision on this site in relation to transport hierarchy and conflicted with PPW. The population increase would be disproportionate in comparison to the existing size of the village. The three developments would increase the size by 21%. It is an unsustainable rise in the number of properties.	The overall spatial strategy of the Replacement Local Development Plan reflects 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. The SSA confirms the dominant role of the County's primary settlements, with the majority of growth directed to these. However, a lower level of growth is directed towards the County's Tier 2, Secondary Settlements, to deliver much needed affordable housing along with addressing the RLDP's core objectives of rebalancing our demography and supporting sustainable economic growth whilst responding to the climate and nature emergency. Within this context and having regard to the site search sequence outlined in national planning policy, Land South of Monmouth Road, Raglan is considered to represent a logical extension to the defined urban area of Raglan, benefitting from good connectivity to Raglan's centre and associated services and facilities. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. A key consideration in assessing candidate sites has been the high percentage of Best and Most Versatile (BMV) agricultural land within Monmouthshire and the recognition that given the widespread distribution of BMV agricultural land it is not possible to avoid the development of such land via a different spatial strategy. In response to the Deposit Plan consultation, Welsh Government provided support for	No change required.

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		the approach the Council has taken in relation to the consideration of Best and Most Versatile (BMV) agricultural land and, where there is a loss of BMV land, how this is justified. Welsh Government note that the Deposit RLDP considers and balances the overriding need for allocations involving BMV land and, recognise that while significant areas of BMV land will be developed, the LPA has demonstrated a sensible and pragmatic approach to considering BMV loss in the context of national planning policy. MCC's Heritage Officer has advised that key vistas and sightlines will be maintained allowing the Castle to remain as a key landmark. This will maintain the integrity of the Conservation Area and the setting of the Castle. Through the integration of placemaking principles and enhanced green infrastructure and other policy requirements set out in Policy HA10 including limitations on building heights, the proposed allocation is not considered to detrimentally harm the setting of the Castle or wider views. Planning application DM/2018/01050 for 111 dwellings on land including the proposed allocation was refused on appeal in 2019 following a decision by Welsh Government to call-in the planning application to be determined by Welsh Minsters. The decision letter issued on 3rd October 2019 by the Minster for Housing and Local Government concluded that "the present need for housing that has been identified, when taking account measures to secure a replacement LDP, does not justify permitting the scale of development on the edge of this rural village. In reaching this conclusion, the Inspector is mindful of the primacy of the development plan in decision making, not least given the degree of certainty, transparency and engagement this provides to all stakeholders, including local communities." Having regard to the Minister's Letter, the site has been promoted through the candidate site and Replacement Local Development Plan process and has been subject to consultation, and as noted above, is justified within the context of the RLDP's overarching strategy and, therefore, addresses the concerns of the Inspector in refusing permission. Furthermore, a reduced area to that submitted as part of the candidate site process, of 4.5ha, is proposed for allocation, representing a proportionate level of residential growth appropriate to Raglan's positioning in the settlement hierarchy.	

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		The Flood Map for Planning does not identify any tidal or fluvial flood risk zones on the site. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. With regards to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. MCC highways has confirmed that the traffic analysis submitted indicates that the additional traffic generated by the proposed development will be negligible and the impact on the safety and capacity of the surrounding highway network is expected to be minimal. In addition, the site is served by public transport, with bus stops located on Monmouth Road. Policy HA10 – Land South of Monmouth Road, Raglan, requires off-site highway infrastructure improvements including the widening and improvement of the existing footway on Monmouth Road and a financial contribution to improve public transport services and nearby infrastructure as required. Details of this will be determined at the planning application stage. With regards to the provision of infrastructure, in accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020), an Infrastructure Delivery Plan has been prepared as part of the Deposit RLDP which identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites.	
3930 / Mr Robert Hughes / Objection	The site is on good agricultural land which is susceptible to flooding. The drainage systems are at full capacity and local services are stretched. More traffic will make the village more difficult to traverse.	The overall spatial strategy of the Replacement Local Development Plan reflects 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. The SSA confirms the dominant role of the County's primary settlements,	No change required.

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	Small fill in is acceptable but Raglan is not able to cope with what is proposed. The council needs to look at food security. Maybe all new housing is eco friendly with solar panels on roofs and swift bricks in the walls.	with the majority of growth directed to these. However, a lower level of growth is directed towards the County's Tier 2, Secondary Settlements, to deliver much needed affordable housing along with addressing the RLDP's core objectives of rebalancing our demography and supporting sustainable economic growth whilst responding to the climate and nature emergency. Within this context and having regard to the site search sequence outlined in national planning policy, Land South of Monmouth Road, Raglan is considered to represent a logical extension to the defined urban area of Raglan, benefitting from good connectivity to Raglan's centre and associated services and facilities. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. A key consideration in assessing candidate sites has been the high percentage of Best and Most Versatile (BMV) agricultural land within Monmouthshire and the recognition that given the widespread distribution of BMV agricultural land it is not possible to avoid the development of such land via a different spatial strategy. In response to the Deposit Plan consultation, Welsh Government provided support for the approach the Council has taken in relation to the consideration of Best and Most Versatile (BMV) agricultural land and, where there is a loss of BMV, how this is justified. Welsh Government note that the Deposit RLDP considers and balances the overriding need for allocations involving BMV and, recognise that while significant areas of BMV will be developed the LPA has demonstrated a sensible and pragmatic approach to considering BMV loss in the context of national planning policy. The Flood Map for Planning does not identify any tidal or fluvial flood risk zones on the site. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. With regards to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS)	

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		established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. MCC highways has confirmed that the traffic analysis submitted indicates that the additional traffic generated by the proposed development will be negligible and the impact on the safety and capacity of the surrounding highway network is expected to be minimal. In addition, the site is served by public transport, with bus stops located on Monmouth Road. Policy HA10 – Land South of Monmouth Road, Raglan, requires off-site highway infrastructure improvements including the widening and improvement of the existing footway on Monmouth Road and a financial contribution to improve public transport services and nearby infrastructure as required. Details of this will be determined at the planning application stage. With regards to the provision of infrastructure, in accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020), an Infrastructure Delivery Plan has been prepared as part of the Deposit RLDP which identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. In accordance with Policy NZ1 – Monmouthshire Net Zero Homes, new homes will be required to have on-site renewable energy generation such as solar panels, where practicable.	
3996 / Mr William Fletcher / Objection	There should be no development on land to the South of Monmouth Road in the Plan. Housing site has already been rejected by the local community and highest body in Wales where it was thrown out. Allocation is a blatant act to circumvent the will of the people. The housing will be too expensive for locals, with purchasers expected to commute for work. No consideration is made for the provision of local services. The water and sewage systems are inadequate.	The overall spatial strategy of the Replacement Local Development Plan reflects 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. The SSA confirms the dominant role of the County's primary settlements, with the majority of growth directed to these. However, a lower level of growth is directed towards the County's Tier 2, Secondary Settlements, to deliver much needed affordable housing along with addressing the RLDP's core objectives of rebalancing our demography and supporting sustainable economic growth whilst responding to the climate and nature emergency. Within this context and having regard to the site search sequence outlined in national planning policy, Land South of Monmouth Road, Raglan is considered to represent a logical extension to the	No change required.

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		defined urban area of Raglan, benefitting from good connectivity to Raglan's centre and associated services and facilities. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes and facilitates the delivery of a range and choice of sites within the Plan period. Planning application DM/2018/01050 for 111 dwellings on land including the proposed allocation was refused on appeal in 2019 following a decision by Welsh Government to call-in the planning application to be determined by Welsh Minsters. The decision letter issued on 3rd October 2019 by the Minster for Housing and Local Government concluded that "the present need for housing that has been identified, when taking account measures to secure a replacement LDP, does not justify permitting the scale of development on the edge of this rural village. In reaching this conclusion, the Inspector is mindful of the primacy of the development plan in decision making, not least given the degree of certainty, transparency and engagement this provides to all stakeholders, including local communities." Having regard to the Minister's Letter, the site has been promoted through the candidate site and Replacement Local Development Plan process and has been subject to consultation, and as noted above, is justified within the context of the RLDP's overarching strategy and, therefore, addresses the concerns of the Inspector in refusing permission. Furthermore, a reduced area to that submitted as part of the candidate site process, of 4.5ha, is proposed for allocation, representing a proportionate level of residential growth appropriate to Raglan's positioning in the settlement hierarchy. A key priority of the RLDP is the provision of affordable homes, with a 50% affordable housing requirement threshold on all allocations. The RLDP also proposes to allocate employment provision in Raglan and protect existing employment sites in the locality. This will help generate employment opportunities in the local area. With regards to the provision of infrastructure, in accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020), an Infrastructure Delivery Plan has been prepared as part of the Deposit RLDP which	

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		identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The Council has and will continue to work with Dŵr Cymru Welsh Water (DCWW) throughout the preparation of the RLDP. In response to the Deposit Plan consultation, DCWW advised that capacity is available at the Raglan WwTW to accommodate foul flows from the proposed allocation and that there are no problems with water supply to the site.	
3999 / Mrs Yvonne Jayne Powell / Objection	Plans are to build on land that floods and holds water as mostly clay soil. The hedges are full of wildlife and the trees that surround the site are nesting areas for red kites and birds of prey. A healthy walk also created for locals to walk in the countryside. The land to the north was granted permission as long as the infrastructure is in place. Schools and doctors surgery are at capacity and houses are not to be lived in until the sewerage works are upgraded. Greenfield should remain green.	The overall spatial strategy of the Replacement Local Development Plan reflects 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. The SSA confirms the dominant role of the County's primary settlements, with the majority of growth directed to these. However, a lower level of growth is directed towards the County's Tier 2, Secondary Settlements, to deliver much needed affordable housing along with addressing the RLDP's core objectives of rebalancing our demography and supporting sustainable economic growth whilst responding to the climate and nature emergency. Within this context and having regard to the site search sequence outlined in national planning policy, Land South of Monmouth Road, Raglan is considered to represent a logical extension to the defined urban area of Raglan, benefitting from good connectivity to Raglan's centre and associated services and facilities. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. Due to the limited brownfield opportunities in Monmouthshire, greenfield opportunities have had to be considered through the site selection process to meet our key housing and employment requirements. Planning Policy Wales (PPW) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development, including the provision of homes and economic growth, and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability,	No change required.

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		rebalancing our demography and economic prosperity, which is reflected in the policy framework. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, having regard to the concerns raised whilst also providing additional homes and enabling economic growth. Having regard to the Preliminary Ecological Appraisal (September 2021) submitted in support of the site, MCC Ecology section consider that the site is suitable for a residential allocation with appropriate mitigation and compensation measures, full details of which will be required at the planning application stage. Policies HA10 and S8 establish high-level policy requirements in this respect, with specific nature recovery policy considerations set out in NR1 – Nature Recovery and Geodiversity. RLDP proposals will also be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales, including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. The incorporation of good quality, safe, legible and accessible pedestrian and cycle linkages to key access points is a policy of requirement of Policy HA10 – Land South of Monmouth Road, which will provide access beyond the site boundaries. The Flood Map for Planning does not identify any tidal or fluvial flood risk zones on the site. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. With regards to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text.	

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		With regards to the provision of infrastructure, in accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020), an Infrastructure Delivery Plan has been prepared as part of the Deposit RLDP which identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. In relation to primary school places, MCC Education advise that there is currently capacity in primary schools within the locality. In terms of health infrastructure such as dentists and doctors in the locality, the mechanisms for improved health infrastructure sit outside of the planning process, the Council nevertheless is fully engaged with the health board to help deliver service improvement across the County as a whole. The Council has and will continue to work with Dŵr Cymru Welsh Water (DCWW) throughout the preparation of the RLDP. In response to the Deposit Plan consultation, DCWW advised that capacity is available at the Raglan WwTW to accommodate foul flows from the proposed allocation.	

Policy HA11 – Land East of Burrium Gate, Usk

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1024 / Dŵr Cymru Welsh Water (DCWW) / Comment	Note a water supply can be provided for this site. The capability of the sewerage network to accommodate the development will be assessed once further information is available regarding the proposed development and its accompanying drainage strategy. There may be a requirement for the developer to undertake hydraulic modelling assessment (HMA) of the sewerage network to identify any reinforcement work required to service the site. Note further that the proposed development site is in the catchment of Usk Wastewater Treatment Works (WwTW) and ultimately discharges to a river Special Area of Conservation (SAC). From a phosphorus perspective, NRW have completed the permit review process and have confirmed that a backstop consent limit of 5mg/l is applicable. Welsh Water is delivering a scheme at the WwTW and advise that capacity will be available at the WwTW to accommodate foul water flows from the proposed allocation upon completion of a scheme at the WwTW.	Comments noted. The Council will continue to work with Dŵr Cymru Welsh Water on the RLDP.	No change required.
1024 / Dŵr Cymru Welsh Water (DCWW) / Support	Welcome the requirement in Policy HA11 that the development must include a scheme for the management of overland flows from adjacent land. Area of issues of overland flow and highway flooding having a detrimental impact on the sewerage network.	Comments noted. The Council will continue to work with Dŵr Cymru Welsh Water on the RLDP.	No change required.

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3118 / Councillor Meirion Howells / Objection	Flooding issues that occur in Usk are generally due to the flood defences implemented in the 1970s. These flood defences protect Usk Town from being flooded however prevents water form tributary streams entering the River Usk during heavy rainfall due to the non-return valve systems at their entry points causing tributary streams to back up and flood. During heavy rainfall some houses on Monmouth Road, Usk report they are unable use washing and toilet facilities as water does not dissipate into the sewerage system. Due to flood fields on flood plains surrounding Usk are not suitable for housing developments, this limits the available land in Usk for development.	In relation to the flooding and drainage concerns, the Flood Map for Planning does not identify any flood zones on the site. The Strategic Flood Consequence High Level Assessment also concludes that the site's Location itself is outside identified flood risk areas. Nevertheless, there is concern with regards to the management of overland flows of water and impact on land outside of the site, due to local experiences and knowledge of overland flow flooding, which has occurred in recent years and this will be required to be taken into consideration within the flood consequence assessments for the planning application. This requirement is set out in policy requirements for the site Policy HA11 Criterion (f) 'A scheme for the management of overland flows from adjacent land will need to be included to ensure existing overland flood risk has been accommodated.' The drainage details will also be required to be assessed and agreed at the Sustainable Drainage Approving Body(SAB) process, a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. Construction of development will not be able to take place unless there is a SAB approval as well as planning consent.	No change required.
3118 / Councillor Meirion Howells / Comment	The Usk development of 40 homes represents a 3.5% increase on the current 1,155 homes. • A further 40 homes in Usk could potentially provide the town council with an additional precept to fund projects for the community. • There is limited affordable housing in Usk for essential workers i.e. emergency services staff, health and social care staff, nurses and teachers etc. • The 2021 National Census showed Usk's overall population has decreased by 205 from 2,834 in 2011 to 2,629 in 2021.	Comments noted. The support for affordable housing is welcomed which addresses Monmouthshire's core key issue to provide affordable housing at pace and scale and respond to our climate and nature emergency by delivering carbon net zero homes. RLDP aims to secure its deliverability through the policy requirements set out in Policy S7 Affordable housing and Policy S8 Site Allocation Placemaking Principles. Site promoters for 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, and other key requirements, without subsidy. Furthermore, the Infrastructure Delivery Plan (IDP), included in Appendix 8 of the RLDP sets of the key infrastructure requirements that the proposed development will be required to meet, this includes financial contributions towards public transport provision and financial contributions towards education provision. The detail of these requirements and commitments to them will be further considered and agreed via legal agreements (Section 106 agreements) as part of the planning application process.	No change required.

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	• Our Over-65's demographic has increased by 152 (22%) from 687 to 839 in the same 10-year period. • If young people, due to unaffordability, are forced to move away from an area, the settlement has a likely chance of becoming a retirement community with the possibility of services disappearing. • Whereas full price market housing provision has tended to attract older people to retire in the town, an increased supply of affordable housing will attract younger people.	With regards to affordable housing not going to local people, the Council operates a local connections policy, which ensures that affordable homes are provided for those who reside in the local area and for those who have a strong local connection. The Council only has control over the designation of affordable homes, the relocation of purchasers of market homes from areas outside of Monmouthshire is outside of the control of the LPA, however Policy H8 Housing Mix aims to try and address the demographic an affordability challenges by requiring that development proposals for 10 or more homes includes a range of house types, tenures and sizes.	
1006 / Usk Town Council / Objection	Usk town Cllrs voted against the RLDP development for Burrium gate on the basis that affordable housing provision would mean less infrastructure provision, it would put too much pressure on existing infrastructure, concern local houses would not go to local people, flooding and drainage concerns.	Comments noted. Although it is recognised the provision of 50% affordable homes along with infrastructure requirements will be a challenge, the RLDP aims to secure its deliverability through the policy requirements set out in Policy S7 Affordable housing and Policy S8 Site Allocation Placemaking Principles. Site promoters for 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, and other key requirements, without subsidy. Furthermore, the Infrastructure Delivery Plan (IDP), included in Appendix 8 of the RLDP sets of the key infrastructure requirements that the proposed development will be required to meet, this includes financial contributions towards public transport provision and financial contributions towards education provision. The detail of these requirements and commitments to them will be further considered and agreed via legal agreements (Section 106 agreements) as part of the planning application process. With regards to affordable housing not going to local people, the Council operates a local connections policy, which ensures that affordable homes are provided for those who reside in the local area and for those who have a strong local connection. There are, however, exceptions where there is an overriding need such as homelessness. The Council also operates a rural allocations policy which specifically for rural areas which includes the Tier 2 Secondary Settlements, such as	No change required.

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		Usk. The rural allocations policy provides additional criteria to demonstrate their rural local connection to a particular area. Further detail is available on the Monmouthshire Homesearch website. The Council only has control over the designation of affordable homes, the relocation of purchasers of market homes from areas outside of Monmouthshire is outside of the control of the LPA. In relation to the flooding and drainage concerns, the Flood Map for Planning does not identify any flood zones on the site. The Strategic Flood Consequence High Level Assessment also concludes that the site's location itself is outside identified flood risk areas. Nevertheless, there is concern with regards to the management of overland flows of water and impact this may have on land outside of the site, due to local experiences and knowledge of overland flow flooding, which has occurred in recent years, and this will be required to be taken into consideration within the flood consequence assessments for the planning application. This requirement is set out in policy requirements for the site Policy HA11 criterion (f) A scheme for the management of overland flows from adjacent land will need to be included to ensure existing overland flood risk has been accommodated.' With regards to surface water drainage management of the site the preliminary site investigation work has indicated surface water outfall over third party land (location yet to be established and agreed). MCC's Drainage Officer has specified that the proposals will require further SuDS features and there should be multiple basins and swales across the site, which is stipulated in Policy S8. The drainage details will also be required to be assessed and agreed at the Sustainable Drainage Approving Body(SAB) process, a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. Construction of development will not be able to take place unless there is a SAB approval as well as planning consent.	
3902 / Usk Civic Society / Objection	Do not believe that it can provide sufficient green area within the lower part of the site to comply with these policies.	In terms of requirements from developers, the Infrastructure Delivery Plan (IDP), included in Appendix 8 of the RLDP has begun to set out the of the key infrastructure requirements that the proposed development will be required to meet, this includes financial contributions towards public transport provision and financial contributions towards education provision. In terms of open space and recreation facilities this sets out open space is to be provided on site as well as off -	No change required.

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		site contributions to an existing children's play facility at Castle Oaks of Circa £40,000. This is on the basis that the Councils finds it preferrable to have few higher quality play areas, rather than numerous small play areas devoid of play value. The requirement for open space, in accordance with agreed standards, including place, community growing and accessibility for all is also set out in is set out in Policy S8 – Site Allocation Placemaking Principles. The detail of these requirements and commitments to infrastructure provision will be further considered and agreed via legal agreements (Section 106 agreements) as part of the planning application process.	
3902 / Usk Civic Society / Objection	Visual landscape objection. Does not believe the 40 units can be achieved with the ridgeline of no development over '40m AOD' policy restriction.	A Preliminary Landscape Visual Appraisal (LVA) (RPS August 2021) has been submitted, which has identified the baseline conditions of the site and surrounding area and determined those landscape and visual characteristics that might inform the design of the proposals, including recommendations for mitigation. Overall, the report concludes subject to careful design at all stages and inclusion of the recommendations there appears to be no landscape or visual reasons which would preclude development of the site. The planning application should be further informed by Landscape and visual impact assessments, which would feed into an iterative design solution. MCC's Landscape Officer considers the site from a landscape and GI perspective to be suitable for residential development. It is considered that with retention of existing hedgerow boundaries and a design that responds to the sites topography with a development ridgeline of no more that 40m Above Ordnance Datum (AOD) it is possible proposals can be integrated effectively into the landscape as an urban extension. These high-level landscape design requirements are set out in policies S8 and HA11 criterion(a).	No change required.
3902 / Usk Civic Society / Objection	The prospect of achieving the full range of policy targets on this site is destined to fail.	Comments noted. The RLDP aims to secure its deliverability through the policy requirements set out in Policy S7 Affordable housing and Policy S8 Site Allocation Placemaking Principles. Site promoters for 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, and other key requirements, without subsidy. Furthermore, the Infrastructure Delivery Plan (IDP), included in Appendix 8 of the RLDP sets of the key infrastructure requirements that the proposed development	No change required.

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		will be required to meet, this includes financial contributions towards public transport provision and financial contributions towards education provision. The detail of these requirements and commitments to them will be further considered and agreed via legal agreements (Section 106 agreements) as part of the planning application process.	
3902 / Usk Civic Society / Objection	Surface water flooding this is high risk evident as evidenced by 9th May 2023.	The Flood Maps for Planning does not identify any flood zones on the site. The Strategic Flood Consequence High Level Assessment also concludes that the site's location itself is outside identified flood risk areas. Nevertheless, there is concern with regards to the management of overland flows of water and impact on land outside of the site, due to local experiences and knowledge of overland flow flooding, which has occurred in recent years and this will be required to be taken into consideration within the flood consequence assessments for the planning application. This requirement is set out in policy requirements for the site Policy HA11 (f) ' A scheme for the management of overland flows from adjacent land will need to be included to ensure existing overland flood risk has been accommodated.' The drainage details will also be required to be assessed and agreed at the Sustainable Drainage Approving Body(SAB) process, a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. Construction of development will not be able to take place unless there is a SAB approval as well as planning consent.	No change required.
1823 / Mr Michael Bosley / Objection	No reference to the importance of protecting and enhancing the River Usk SAC. ' In addition flood risk will be increased. Changes should at minimum should specify ways in which proposed development will reduce nutrification and other pollutant levels.	Comments noted, in terms of protecting and enhancing the River Usk SAC, NRW have completed an environmental permit review and have confirmed that the consent limit of 5mg/l is applicable for the treatment of foul flows. With this permit information, DCWW has confirmed a commitment that it is delivering a scheme to upgrade Usk's Wastewater Treatment works (WwTW) and accordingly advise that capacity (the 5mg/l consent limit set by the permit) will be accommodated at Usk WwTW, upon completion of the upgrade scheme. On a more general level, all proposals are required to satisfy Policy NR3 –Protection of Water Sources and the Water Environments and development proposals will be	No change required.

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		assessed in consultation with NRW who are the regulatory body for ensuring that there is no unacceptable impact of the water quality on our SAC rivers. In relation to the flooding and drainage concerns, the Flood Map for Planning does not identify any flood zones on the site. The Strategic Flood Consequence High Level Assessment also concludes that the site's location itself is outside identified flood risk areas. Nevertheless, there is concern with regards to the management of overland flows of water and impact on land outside of the site, due to local experiences and knowledge of overland flow flooding, which has occurred in recent years and this will be required to be taken into consideration within the flood consequence assessments for the planning application. This requirement is set out in policy requirements for the site Policy HA11 criterion(f) ' A scheme for the management of overland flows from adjacent land will need to be included to ensure existing overland flood risk has been accommodated.' With regards to surface water drainage management of the site the preliminary site investigation work has indicated surface water outfall over third party land (location yet to be established and agreed). MCC's Drainage Officer has specified that the proposals will require further SuDS features and there should be multiple basins and swales across the site, which is stipulated in Policy S8. The drainage details will also be required to be assessed and agreed at the Sustainable Drainage Approving Body(SAB) process, a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. Construction of development will not be able to take place unless there is a SAB approval as well as planning consent.	
3118 / Councillor Meirion Howells / Support	In October 2024, I conducted a survey with Usk residents. There were 151 respondents.75 (50%) respondents were in favour of a 40 home, zero carbon, 50% affordable housing development in Usk provided there was upgrades to infrastructure.	Comments noted and support welcomed for the affordable net zero homes, which addresses Monmouthshire's core key issues to provide affordable housing at pace and scale and respond to our climate and nature emergency by delivering carbon net zero homes. RLDP aims to secure its deliverability through the policy requirements set out in Policy S7 Affordable housing and Policy S8 Site Allocation Placemaking Principles. Site promoters for 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, and other key requirements, without subsidy. Furthermore, the Infrastructure Delivery Plan (IDP), included in Appendix 8 of the RLDP sets of the key infrastructure requirements that	No change required.

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		the proposed development will be required to meet, this includes financial contributions towards public transport provision and financial contributions towards education provision. The detail of these requirements and commitments to them will be further considered and agreed via legal agreements (Section 106 agreements) as part of the planning application process.	
3118 / Councillor Meirion Howells / Objection	In October 2024, I conducted a survey with Usk residents. There were 151 respondents 68 (45%) respondents were opposed to the development - concerns with flooding, landscape/visual impact, air pollution and infrastructure capacity.	Comments noted. In relation to the flooding and drainage concerns, the Flood Map for Planning does not identify any flood zones on the site. The Strategic Flood Consequence High Level Assessment also concludes that the site's location itself is outside identified flood risk areas. Nevertheless, there is concern with regards to the management of overland flows of water and impact on land outside of the site, due to local experiences and knowledge of overland flow flooding, which has occurred in recent years and this will be required to be taken into consideration within the flood consequence assessments for the planning application. This requirement is set out in policy requirements for the site Policy HA11 Criterion (f) 'A scheme for the management of overland flows from adjacent land will need to be included to ensure existing overland flood risk has been accommodated.' The drainage details will also be required to be assessed and agreed at the Sustainable Drainage Approving Body(SAB) process, a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. Construction of development will not be able to take place unless there is a SAB approval as well as planning consent. In terms of the elevation/topography and landscape assessment of the site MCC's Landscape Officer considers the site to be suitable for residential development. It is considered that with retention of existing hedgerow boundaries and a design that responds to the sites topography with a development ridgeline of no more than 40m Above Ordnance Datum (AOD) it is possible proposals can be integrated effectively into the landscape as an urban extension to Usk's settlement. These high-level landscape design requirements are set out in policies S8 and HA11 criterion (a). With regards to air pollutions concerns, the proposal is required to accord with the Sustainable Transport Hierarchy set out in Policy S13 and ST1, which places an emphasis on development to be located and designed in a way which ensures the	No change required.

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		reduction in the need to travel and opportunities to facilitate a shift from the private car to sustainable travel. The site will therefore be designed to maximise sustainable travel opportunities to the town centre. Furthermore, it is considered that design measures the will be required, such as Net Zero Homes (no connection to the gas grid/boilers), provision of ULEVs for electric vehicles and provision of active travel routes and public transport improvements are good practice principles that provide the catalyst for behaviour change and improve the health and well-being of individuals. Furthermore, Policy S8 sets out the Site Allocation Placemaking Principles as does HA11 and these set as that the proposal through the planning application process will need to consider and address air pollution, in particular reference to air pollution Policy HA11 criterion (e) requires incorporation of satisfactory air quality measures for mitigating and/or reducing emissions within the nearby Air Quality Management Area.	
3480 / Mr & Mrs Williams / Objection	Previously objected to the site's promotion for housing in 2012, supporting the officer view that the site was unsuitable. Surprised by its current allocation as there has been no material change in circumstances so expected that it would remain an inappropriate site for housing. Believe that the assessment for the site is fundamentally flawed. the site is located within a cultural landscape of 'outstanding' value, it's attributes contributing to Wellbeing goals of a resilient Wales. The proposed mitigation of landscape impact by keeping ridgelines below 40m AOD is unfeasible due to the site's steep slope requiring extensive groundworks and does not square with the policy statement that the development should 'respond to its topography'. Therefore viability of the site is questionable due to this, the 50% affordable homes requirement and significant Section 106 obligations,	Comments noted. As set out in chapters 3, 4 5 and 6 of the Plan, the overall strategy of the RLDP is the to deliver Monmouthshire's key issues: the need for affordable homes at pace and scale (Objective 10), to respond to the climate and nature emergency (Objective 17) and ensure communities are socially and economically sustainable by attracting and retaining younger people to rebalance Monmouthshire's ageing demographic (Objectives 9,12,13). The Plan's Strategy therefore is to address these key issues, while at the same time balancing all 17 objectives set out in the Plan. The growth level set out in Policy S1 to deliver 6,120 homes and 38ha of employment land, represents a sustainable level of growth that addresses our key local issues and objectives including the delivery of affordable homes, sustainable economic growth, rebalancing our demography, while responding to the climate and nature emergency. Welsh Government in their response to this Deposit consultation have agreed that this proposed level of growth is appropriate to meet our affordable housing need requirement and in general conformity with Future Wales. This level of growth also meets the key 'Tests of Soundness' of ensuring that the Plan is locally specific, addresses key issues, is supported by robust, proportionate and credible evidence, and ensuring that the Plan's Vision and Strategy are positive and sufficiently aspirational. The overall spatial strategy of the RLDP reflects the findings of the Sustainable Settlement Appraisal (SSA), which has grouped settlements into tiers based on their	No change required.

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	supported by only 20 market houses. Concerns about proximity to adjoining SINC. Concerns that changes to the topography and surfaces of the site will exacerbate the surface water flooding already experienced. Questions whether a HRA been undertaken in relation to European Protected Species recognised as being accommodated on site in the 2011 report. Particular concern is for the site access which would require the removal of mature hedgerows and trees (contrary to PPW Chapter 6) and is a single point of access onto a busy road with no interrelationship with the adjoining residential areas, thereby, offering no opportunities for active travel resulting in a car-dependent enclave; contrary to net zero objectives and of concern given the designation of AQMA in Usk. The allocation is unsound, conflicting with the Habitats Directive, PPW Chapter 6, Future Wales 2040, and Well-being Goals. The rationale for allocation and mitigation is unsupported by evidence and unlikely to be implemented as outlined, failing to deliver homes that could be met on more suitable sites elsewhere.	role and function and has informed where development should be spatially located to achieve a sustainable pattern of growth. The SSA confirms the dominant role of the County's Primary Settlements and associated employment opportunities, with the majority of growth directed to these. However, a lower level of growth is directed towards the County's Tier 2, Secondary Settlements, which includes Usk, to deliver much needed affordable housing along with addressing the RLDP's core objectives of rebalancing our demography and sustaining our rural communities (Objective 13 of the RLDP). Within this context and having regard to the site search sequence outlined in national planning policy, HA11 Land east of Burrium Gate Usk, is considered to represent a logical extension to the defined urban area of Usk, benefitting from good connectivity to Usk's centre and associated services and facilities. The site has been promoted through the candidate site and Replacement Local Development Plan process and has therefore been subject to consultation and as noted above is justified within the context of the RLDP's overarching strategy representing a proportionate level of residential growth appropriate to Usk 's positioning in the settlement hierarchy. Through the site search sequence process ' Land east of Burrium Gate' was considered the preferred option and most suitable site for development to meet Usk's housing needs, for further information please see the Candidate Site Assessment Pro-formas. In terms of the elevation/topography and landscape assessment of the Site, MCC's Landscape Officer considers the site to be suitable for residential development. It is considered that with retention of existing hedgerow boundaries and a design that responds to the sites topography with a development ridgeline of no more than 40m Above Ordnance Datum (AOD) it is possible proposals can be integrated effectively into the landscape as an urban extension to Usk's settlement. These high-level landscape design requirements are set out in policies S8 and HA11 (a). In relation to the protection of habitats at the site, a Preliminary Ecological Appraisal has been submitted which has appraised the site for its ecological value, which has been reviewed by MCC ecologist's, who consider the site is suitable for residential allocation with appropriate mitigation and compensation, full details of which will be required at the planning application stage. There are policies in place in the RLDP as well as national legislation to safeguard their protection. Collectively, Policy HA11(b) and (c), which specify protection of the hedgerows and buffers to	

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		the adjacent SINC, and Policy S8 – Site Allocation Placemaking Principles, along with Policy S5 – Green Infrastructure, Landscape and Nature Recovery and NR1 Nature Recovery and Geodiversity are considered to be sufficient to enable the authority to address concerns of impact maintaining protected habitat population species. Separate requirements and tools under other legislation, if required, such as The Environment Act (Wales) 2016 Section 6 Duty and PPW12 will also help to ensure development has an acceptable impact upon biodiversity considerations. In terms of traffic impact, a Transport Statement (Norman Rourke Pryme, March 2025) has been submitted which has provided initial evidence that the highway network is capable of accommodating an additional 40 dwellings. Further analysis and consideration of the proposed vehicular access design arrangements and safe pedestrian crossing and the widening of the existing footways along Monmouth Road will be undertaken at the planning application stage. This is set out in the policy requirement HA11 (d) as well as the requirement for the proposal to accord with the Sustainable Transport Hierarchy, which places an emphasis on development to be located and designed in a way which ensures the reduction in the need to travel and opportunities to facilitate a shift from the private car to sustainable travel. The site will therefore be designed to maximise sustainable travel opportunities to the town centre, Furthermore, it is considered that the design measures that will be required, such as Net Zero Homes (no connection to the gas grid/boilers), provision of ULEVs for electric vehicles and provision of active travel routes and public transport improvements are good practice principles that provide the catalyst for behaviour change and improve the health and well-being of people. Air quality concerns are addressed in Policy HA11(e) which requires incorporation of satisfactory air quality measures for mitigating and/or reducing emissions within Usk's AQMA. The RLDP aims to secure its deliverability through the policy requirements set out in Policy S7 Affordable housing and Policy S8 Site Allocation Placemaking Principles. Site promoters for 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, and other key requirements, without subsidy. Furthermore, the Infrastructure Delivery Plan (IDP), included in Appendix 8 of the RLDP sets of the key infrastructure requirements that the proposed development	

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		will be required to meet, this includes financial contributions towards public transport provision and financial contributions towards education provision. The detail of these requirements and commitments to them will be further considered and agreed via legal agreements (Section 106 agreements) as part of the planning application process.	
1342 / Mr Howard Easton / Objection	Welsh Government and MCC both have a policy to reduce commuting; any development in Usk runs counter to this policy. Any local development must be focussed where jobs exist and where significant economic development can generate future jobs.	The overall spatial strategy of the RLDP reflects 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. The SSA confirms the dominant role of the County's Primary Settlements and associated employment opportunities, with the majority of growth directed to these. However, a lower level of growth is directed towards the County's Tier 2, Secondary Settlements, which includes Usk, to deliver much needed affordable housing along with addressing the RLDP's core objectives of rebalancing our demography and sustaining our rural communities (Objective 13 of the RLDP). Within this context and having regard to the site search sequence outlined in national planning policy, HA11 Land east of Burrium Gate Usk, is considered to represent a logical extension to the defined urban area of Usk, benefitting from good connectivity to Usk's centre and associated services and facilities. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives and facilitates the delivery of a range and choice of sites within the Plan period.	No change required.
1703 / Mrs Shan Henshall / Objection	The lack of employment opportunities in the Usk area means that most working people living in the proposed 40 houses will commute by car. The bus services are very limited and there is no train link. The water run off from a new development will exacerbate local problems with flooding. The new houses on the Monmouth Road have already suffered from problems with excess water and the new development would be on a hillside that drains down to their level.	The overall spatial strategy of the RLDP reflects 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. The SSA confirms the dominant role of the County's Primary Settlements and associated employment opportunities, with the majority of growth directed to these. However, a lower level of growth is directed towards the County's Tier 2, Secondary Settlements, which includes Usk, to deliver much needed affordable housing along with addressing the RLDP's core objectives of rebalancing our demography and sustaining our rural communities (Objective 13 of the RLDP). Within this context and having regard to the site search sequence outlined in national planning policy, HA11 Land east of Burrium Gate Usk, is considered to represent a logical extension to the defined urban area of Usk, benefitting from good connectivity to Usk's centre and associated services and	No change required.

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		facilities. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives and facilitates the delivery of a range and choice of sites within the Plan period. In relation to the flooding and drainage concerns, the Flood Map for Planning does not identify any flood zones on the site. The Strategic Flood Consequence High Level Assessment also concludes that the site's location itself is outside identified flood risk areas. Nevertheless, there is concern with regards to the management of overland flows of water and impact on land outside of the site, due to local experiences and knowledge of overland flow flooding, which has occurred in recent years and this will be required to be taken into consideration within the flood consequence assessments for the planning application. This requirement is set out in policy requirements for the site Policy HA11 criterion (f) 'A scheme for the management of overland flows from adjacent land will need to be included to ensure existing overland flood risk has been accommodated.' With regards to surface water drainage management of the site the preliminary site investigation work has indicated surface water outfall over third party land (location yet to be established and agreed). MCC's Drainage Officer has specified that the proposals will require further SuDS features and there should be multiple basins and swales across the site, which is stipulated in Policy S8. The drainage details will also be required to the assessed and agreed at the Sustainable Drainage Approving Body(SAB) process, a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. Construction of development will not be able to take place unless there is a SAB approval as well as planning consent.	
2615 / Mrs Alicia Moss / Objection	The site East of Burrium Gate, in Usk is already problematic. It is a steeply sloping site where the rainwater run off already contributes to surface water creating hazardous driving conditions on Monmouth Road and flooding. Replacing the natural field surface with a non permeable one, will vastly exacerbate the existing situation. This happens already in	In relation to the flooding and drainage concerns, the Flood Map for Planning does not identify any flood zones on the site. The Strategic Flood Consequence High Level Assessment also concludes that the site's location itself is outside identified flood risk areas. Nevertheless, there is concern with regards to the management of overland flows of water and impact on land outside of the site, due to local experiences and knowledge of overland flow flooding, and this will be required to be taken into consideration within the flood consequence assessments for the planning application. This requirement is set out in policy requirements for the site Policy HA11 criterion (f) ' A scheme for the management of overland flows from	No change required.

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	Burrium Gate and Castle Oak where homes in the previous developments have flooding problems from field runoff. The tightly packed nature of the proposed development will create even more surface water to worsen the flood risk from the forecast increased rainfall already threatening Usk. The site should be protected not included in any development.	adjacent land will need to be included to ensure existing overland flood risk has been accommodated.' With regards to surface water drainage management of the site the preliminary site investigation work has indicated surface water outfall over third party land (location yet to be established and agreed). MCC's Drainage Officer has specified that the proposals will require further SuDS features and there should be multiple basins and swales across the site, which is stipulated in Policy S8. The drainage details will also be required to be assessed and agreed at the Sustainable Drainage Approving Body(SAB) process, a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. Construction of development will not be able to take place unless there is a SAB approval as well as planning consent. Previous developments, such as Burrium Gate and Castle Oaks, were constructed prior to this National SuDS regulations, which came into effect in January 2019. Although it is recognised that building on greenfield sites will remove natural surface water drainage, the SuDSregulatory framework is in place to ensure that the drainage design will mimic and/or provide betterment of natural drainage rates.	
2646 / Ms J. Evans / Objection	Usk is vulnerable to flooding, continuing to build on green field sites exacerbates this. Concerns re the affordability of the affordable homes due to average house price in Usk and re build up of traffic due to a need for private transport in Burrium Gate. Pollution levels will rise due to congestion and extra use of cars. Does not benefit the residents of Usk.	In relation to the flooding and drainage concerns, the Flood Map for Planning does not identify any flood zones on the site. The Strategic Flood Consequence High Level Assessment also concludes that the site's location itself is outside identified flood risk areas. Nevertheless, there is concern with regards to the management of overland flows of water and impact on land outside of the site, due to local experiences and knowledge of overland flow flooding, and this will be required to be taken into consideration within the flood consequence assessments for the planning application. This requirement is set out in policy requirements for the site Policy HA11 criterion (f) 'A scheme for the management of overland flows from adjacent land will need to be included to ensure existing overland flood risk has been accommodated.' With regards to surface water drainage management of the site the preliminary site investigation work has indicated surface water outfall over third party land (location yet to be established and agreed). MCC's Drainage Officer has specified that the proposals will require further SuDS features and there should be multiple	No change required.

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		basins and swales across the site, which is stipulated in Policy S8. The drainage details will also be required to be assessed and agreed at the Sustainable Drainage Approving Body(SAB) process, a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. Construction of development will not be able to take place unless there is a SAB approval as well as planning consent. Previous developments, such as Burrium Gate and Castle Oaks, were constructed prior to this National SuDS regulations, which came into effect in January 2019. Although it is recognised that building on greenfield sites will remove natural surface water drainage, the SuDSregulatory framework is in place to ensure that the drainage design will mimic and/or provide betterment of natural drainage rates. With regards to the affordability of home, 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. As such the Deposit RLDP includes a Housing Mix Policy (Policy H8). The intention of the housing mix policy is to go further than affordable housing alone 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, to ensure opportunities for a range of homes, both size and type, to meet their needs. In terms of extra cars/traffic/ pollution, The RLDP recognises that given the rural nature of Monmouthshire, travel by car may be the only realistic method of travel for some, however, development proposals are still required to accord with the Sustainable Transport Hierarchy, which places an emphasis on development to be located and designed in a way which ensures the reduction in the need to travel and opportunities to facilitate a shift from the private car are fully considered. The site will therefore be designed to maximise sustainable travel opportunities to the town centre, and this requirement is set out in Policy S8 of the Plan and HA11 (d). Furthermore, air quality concerns are addressed in Policy HA11(e) which requires incorporation of satisfactory air quality measures for mitigating and/or reducing emissions. Moreover, it is considered that design measures the will be required,	

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		such as Net Zero Homes (no connection to the gas grid/boilers), provision of ULEVs for electric vehicles and provision of active travel routes and public transport improvements are good practice principles that offset air emissions.	
2728 / Nic Rodgers / Objection	Flood Risk: The site is at risk of surface water flooding, contrary to TAN 15, and no sufficient flood mitigation plan has been provided. Housing Oversupply: Monmouthshire's housing need is for 1,800 homes, but the RLDP proposes 10,000 homes, leading to an unjustified over-supply of housing. Transport and Congestion: The development will create unsustainable levels of traffic on Monmouth Road and adjacent local highways, contrary to RLDP Objective 6. Conflict with RLDP Objectives: The proposal fails to meet RLDP Objectives 5 (net-zero carbon), 6 (sustainable transport), and 7 (health and well-being), and is inconsistent with the Well-being of Future Generations Act 2015. Water Quality and Phosphate Mitigation: No plan has been presented to demonstrate compliance with phosphate neutrality obligations for the River Usk.	Comments noted. With regards to Housing Oversupply, Policy S1 – Growth Strategy, sets out Monmouthshire's housing requirement is 5,400 homes, but makes provision for 6,210 to allow for a 15% flexibility allowance. The Growth Strategy has been informed by a wide range of robust evidence and responds to a number of key challenges that have arisen during the plan preparation process. In response to the Deposit consultation, Welsh Government formally responded with a 'green' rating noting that the Plan is considered to be in general conformity with Future Wales. Whilst recognising that the growth level is above the Welsh Government 2018-based principal household projection, Welsh Government in its response noted that the level of growth proposed in the Deposit Plan is justified by the need to significantly increase the supply of affordable housing whilst not diverting growth away from the national growth area or have adverse effects on phosphate pollution. In terms of not being in accordance with the Well-being of Future Generations Act 2015, the Plan has been written with full consideration of this Act, as well as the Gwent Public Service Board Well-being Plan and Council's Community and Corporate Plan. This is set out in the RLDP's Strategic Framework - its Vision and its own Objectives (chapters 4 and 5 of the RLDP) to address Monmouthshire's key issues. The Plan's overall strategy therefore considers the RLDP's objective in the round, which includes economic, social, environmental and cultural well-being factors. In this respect, the RLDP has a duty to address all objectives including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity, which is reflected in the policy framework and the allocation of sites to meet the RLDP's objectives. With regards to flood risk at this site the Flood Map for Planning does not identify any flood zones on the site. The Strategic Flood Consequence High Level Assessment also concludes that the site's location itself is outside identified flood risk areas. Nevertheless, there is concern with regards to the management of overland flows of water and impact on land outside of the site, due to local experiences and knowledge of overland flow flooding, and this will be required to be taken into consideration within the flood consequence assessments for the	No change required.

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		planning application. This requirement is set out in Policy HA11 criterion (f) ' A scheme for the management of overland flows from adjacent land will need to be included to ensure existing overland flood risk has been accommodated.' With regards to surface water drainage management of the site the preliminary site investigation work has indicated surface water outfall over third party land (location yet to be established and agreed). MCC's Drainage Officer has specified that the proposals will require further SuDS features and there should be multiple basins and swales across the site, which is stipulated in Policy S8. The drainage details will also be required to be assessed and agreed at the Sustainable Drainage Approving Body(SAB) process, a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. Construction of development will not be able to take place unless there is a SAB approval as well as planning consent. In terms of traffic impact, a Transport Statement (Norman Rourke Pryme, March 2025) has been submitted which has provided initial evidence that the highway network is capable of accommodating an additional 40 dwellings. Further analysis and consideration of the proposed vehicular access design arrangements and safe pedestrian crossing and the widening of the existing footways along Monmouth Road will be undertaken at the planning application stage. This is set out in the policy requirement HA11 (d) as well as the requirement for the proposal to accord with the Sustainable Transport Hierarchy, which places an emphasis on development to be located and designed in a way which ensures the reduction in the need to travel and opportunities to facilitate a shift from the private car to sustainable travel. The site will therefore be designed to maximise sustainable travel opportunities to the town centre, Furthermore, it is considered that the design measures that will be required, such as Net Zero Homes (no connection to the gas grid/boilers), provision of ULEVs for electric vehicles and provision of active travel routes and public transport improvements are good practice principles that provide the catalyst for behaviour change and improve the health and well-being of people. In terms of a plan to comply with phosphate neutrality obligations for the River Usk, NRW have completed an environmental permit review and have confirmed that the consent limit of 5mg/l is applicable for the treatment of foul flows. With	

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		this permit information, DCWW has confirmed a commitment that it is delivering a scheme to upgrade Usk's Wastewater Treatment works (WwTW) by December 2025, and accordingly advise that capacity (the 5mg/l consent limit set by the permit) will be accommodated at Usk WwTW, upon completion of the upgrade scheme. On a more general level, all proposals are required to satisfy Policy NR3 –Protection of Water Sources and the Water Environments and development proposals will be assessed in consultation with NRW who are the regulatory body for ensuring that there is no unacceptable impact of the water quality on our internationally designated SAC River Usk. In terms of the allocation not being in accordance with PPW goals, the Well-being of Future Generations Act 2015, the Gwent Public Service Board Well-being Plan the RLDP has been considered in full context of these legislation and national policy, as set out in the RLDP's Strategic Framework - its Vision and the RLDP's own Objectives (chapters 4 and 5 of the RLDP) to address Monmouthshire's key issues. The Plan's overall strategy therefore considers the RLDP's objective in the round, which includes economic, social, environmental and cultural well-being factors. In this respect, the RLDP has a duty to address all objectives including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity, which is reflected in the policy framework and the allocation of sites to meet the RLDP's objectives. The site has been allocated as one of Monmouthshire's Rural housing allocations to meet the needs of Monmouthshire's Rural communities, one of the RLDP's Objectives (Objective 13) to sustain existing communities as far as possible by provision of affordable homes and strengthening our rural economy. The edge of settlement location near Usk's town's facilities also provided the opportunity to promote accessibility and connectivity into Usk. The development will help to sustain the town for future generations and provide a level of affordable housing to address housing need in the locality. With regards to building on greenfield sites, the site selection for allocation, due to limited brownfield opportunities within existing settlements in Monmouthshire, greenfield edge of settlement opportunities have had to be considered through the site selection process to meet our key housing and employment requirements. Through the site search sequence process Land east of Burrium Gate was considered the preferred option for	

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		development to meet Usk's housing needs, for further information please see the Candidate Site Assessment Pro-formas. In relation to the protection of habitats at the site, a Preliminary Ecological Appraisal has been submitted which has appraised the site for its ecological value, which has been reviewed by MCC ecologist's, who consider the site is suitable for residential allocation with appropriate mitigation and compensation, full details of which will be required at the planning application stage. there are policies in place in the RLDP as well as national legislation to safeguard their protection. Collectively, Policy HA11(b) and (c), which specify protection of the hedgerows and buffers to the adjacent SINC, and Policy S8 – Site Allocation Placemaking Principles, along with Policy S5 – Green Infrastructure, Landscape and Nature Recovery and NR1 Nature Recovery and Geodiversity are considered to be sufficient to enable the authority to address concerns of impact maintaining protected habitat population species. Separate requirements and tools under other legislation, if required, such as The Environment Act (Wales) 2016 Section 6 Duty and PPW12 will also help to ensure development has an acceptable impact upon biodiversity considerations. All proposals are also required to satisfy Policy NR3 –Protection of Water Sources and the Water Environments and development proposals will be assessed in consultation with NRW who are the regulatory body for ensuring that there is no unacceptable impact of the water quality on our SAC rivers. Further detailed habitat survey work and assessments will be required at the planning application stage. With regards to flood risk at this site the Flood Map for Planning does not identify any flood zones on the site. The Strategic Flood Consequence High Level Assessment also concludes that the site's location itself is outside identified flood risk areas. Nevertheless, there is concern with regards to the management of overland flows of water and impact on land outside of the site, due to local experiences and knowledge of overland flow flooding, and this will be required to be taken into consideration within the flood consequence assessments for the planning application. This requirement is set out in Policy HA11 criterion (f) ' A scheme for the management of overland flows from adjacent land will need to be included to ensure existing overland flood risk has been accommodated.' With regards to surface water drainage management of the site the preliminary site investigation work has indicated surface water outfall over third party land	

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		(location yet to be established and agreed). MCC's Drainage Officer has specified that the proposals will require further SuDS features and there should be multiple basins and swales across the site, which is stipulated in Policy S8. The drainage details will also be required to be assessed and agreed at the Sustainable Drainage Approving Body(SAB) process, a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. Construction of development will not be able to take place unless there is a SAB approval as well as planning consent. In terms of traffic impact, a Transport Statement (Norman Rourke Pryme, March 2025) has been submitted which has provided initial evidence that the highway network is capable of accommodating an additional 40 dwellings. Further analysis and consideration of the proposed vehicular access design arrangements and safe pedestrian crossing and the widening of the existing footways along Monmouth Road will be undertaken at the planning application stage. This is set out in the policy requirement HA11 (d) as well as the requirement for the proposal to accord with the Sustainable Transport Hierarchy set out in Policy S13 and ST1, which places an emphasis on development to be located and designed in a way which ensures the reduction in the need to travel and opportunities to facilitate a shift from the private car to sustainable travel. The site will therefore be designed to maximise sustainable travel opportunities to the town centre. Furthermore, it is considered that design measures the will be required, such as Net Zero Homes (no connection to the gas grid/boilers), provision of ULEVs for electric vehicles and provision of active travel routes and public transport improvements are good practice principles that provide the catalyst for behaviour change and improve the health and well-being of individuals. In terms of the elevation/topography and landscape assessment of the site MCC's Landscape Officer considers the site to be suitable for residential development. It is considered that with retention of existing hedgerow boundaries and a design that responds to the sites topography with a development ridgeline of no more thant 40m Above Ordnance Datum (AOD) it is possible proposals can be integrated effectively into the landscape as an urban extension to Usk's settlement. These high level landscape design requirements are set out in policies S8 and HA11 (a).	

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2739 / Janine Amos / Objection	Object on the following grounds: PM2, Air pollution, Light Pollution, Noise pollution, Water pollution, Contamination. Also on the grounds of PPW12, Gwent PSB, Future Wales and PPW Goals 1,2,3,4,5,6 and 7. Objector believes the HRA has been watered down, believes there are bats on site and that a habitat assessment should be undertaken on site. Has the impact of street lighting on bats, birds and nocturnal wildlife been assessed? Greenfield sites such as HA11 should not be built on, to comply with The Future Generations Act. Further details required on protection of hedgerows and existing wildlife and habitats and also on appropriate buffers to SINC sites. Concerns that building this site will exacerbate flooding in other areas (see photo ii). This land is currently serving as a 'carbon sink' (see photo i). Concerns that the site is located with the River Usk phosphorus sensitive catchment area with no targeted strategy in operation. An appropriate assessment required to demonstrate the proposal will have no adverse effect on the river SAC. Infrastructure concerns re increased traffic/lorries on Usk bridge, increased demand on local services and limited public transport. Limited employment opportunities within Usk and proximity of site to town centre and open green space. Adverse elevation of the site (see photo iii).	Comments noted. With regards to Housing Oversupply, Policy S1 – Growth Strategy, sets out Monmouthshire's housing requirement is 5,400 homes, but makes provision for 6,210 to allow for a 15% flexibility allowance. The Growth Strategy has been informed by a wide range of robust evidence and responds to a number of key challenges that have arisen during the plan preparation process. In response to the Deposit consultation, Welsh Government formally responded with a 'green' rating noting that the Plan is considered to be in general conformity with Future Wales. Whilst recognising that the growth level is above the Welsh Government 2018-based principal household projection, Welsh Government in its response noted that the level of growth proposed in the Deposit Plan is justified by the need to significantly increase the supply of affordable housing whilst not diverting growth away from the national growth area or have adverse effects on phosphate pollution. In terms of not being in accordance with the Well-being of Future Generations Act 2015, the Plan has been written with full consideration of this Act, as well as the Gwent Public Service Board Well-being Plan and Council's Community and Corporate Plan. This is set out in the RLDP's Strategic Framework - its Vision and its own Objectives (chapters 4 and 5 of the RLDP) to address Monmouthshire's key issues. The Plan's overall strategy therefore considers the RLDP's objective in the round, which includes economic, social, environmental and cultural well-being factors. In this respect, the RLDP has a duty to address all objectives including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity, which is reflected in the policy framework and the allocation of sites to meet the RLDP's objectives. With regards to flood risk at this site the Flood Map for Planning does not identify any flood zones on the site. The Strategic Flood Consequence High Level Assessment also concludes that the site's location itself is outside identified flood risk areas. Nevertheless, there is concern with regards to the management of overland flows of water and impact on land outside of the site, due to local experiences and knowledge of overland flow flooding, and this will be required to be taken into consideration within the flood consequence assessments for the planning application. This requirement is set out in Policy HA11 criterion (f) 'A scheme for the management of overland flows from adjacent land will need to be included to ensure existing overland flood risk has been accommodated.'	No change required.

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		With regards to surface water drainage management of the site the preliminary site investigation work has indicated surface water outfall over third party land (location yet to be established and agreed). MCC's Drainage Officer has specified that the proposals will require further SuDS features and there should be multiple basins and swales across the site, which is stipulated in Policy S8. The drainage details will also be required to be assessed and agreed at the Sustainable Drainage Approving Body(SAB) process, a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. Construction of development will not be able to take place unless there is a SAB approval as well as planning consent. In terms of traffic impact, a Transport Statement (Norman Rourke Pryme, March 2025) has been submitted which has provided initial evidence that the highway network is capable of accommodating an additional 40 dwellings. Further analysis and consideration of the proposed vehicular access design arrangements and safe pedestrian crossing and the widening of the existing footways along Monmouth Road will be undertaken at the planning application stage. This is set out in the policy requirement HA11 (d) as well as the requirement for the proposal to accord with the Sustainable Transport Hierarchy, which places an emphasis on development to be located and designed in a way which ensures the reduction in the need to travel and opportunities to facilitate a shift from the private car to sustainable travel. The site will therefore be designed to maximise sustainable travel opportunities to the town centre, Furthermore, it is considered that the design measures that will be required, such as Net Zero Homes (no connection to the gas grid/boilers), provision of ULEVs for electric vehicles and provision of active travel routes and public transport improvements are good practice principles that provide the catalyst for behaviour change and improve the health and well-being of people. In terms of a plan to comply with phosphate neutrality obligations for the River Usk, NRW have completed an environmental permit review and have confirmed that the consent limit of 5mg/l is applicable for the treatment of foul flows. With this permit information, DCWW has confirmed a commitment that it is delivering a scheme to upgrade Usk's Wastewater Treatment works (WwTW) by December 2025, and accordingly advise that capacity (the 5mg/l consent limit set by the	

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		permit) will be accommodated at Usk WwTW, upon completion of the upgrade scheme. On a more general level, all proposals are required to satisfy Policy NR3 –Protection of Water Sources and the Water Environments and development proposals will be assessed in consultation with NRW who are the regulatory body for ensuring that there is no unacceptable impact of the water quality on our internationally designated SAC River Usk. In terms of the allocation not being in accordance with PPW goals, the Well-being of Future Generations Act 2015, the Gwent Public Service Board Well-being Plan the RLDP has been considered in full context of these legislation and national policy, as set out in the RLDP's Strategic Framework - its Vision and the RLDP's own Objectives (chapters 4 and 5 of the RLDP) to address Monmouthshire's key issues. The Plan's overall strategy therefore considers the RLDP's objective in the round, which includes economic, social, environmental and cultural well-being factors. In this respect, the RLDP has a duty to address all objectives including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity, which is reflected in the policy framework and the allocation of sites to meet the RLDP's objectives. The site has been allocated as one of Monmouthshire's Rural housing allocations to meet the needs of Monmouthshire's Rural communities, one of the RLDP's Objectives (Objective 13) to sustain existing communities as far as possible by provision of affordable homes and strengthening our rural economy. The edge of settlement location near Usk's town's facilities also provided the opportunity to promote accessibility and connectivity into Usk. The development will help to sustain the town for future generations and provide a level of affordable housing to address housing need in the locality. With regards to building on greenfield sites, the site selection for allocation, due to limited brownfield opportunities within existing settlements in Monmouthshire, greenfield edge of settlement opportunities have had to be considered through the site selection process to meet our key housing and employment requirements. Through the site search sequence process Land east of Burrium Gate was considered the preferred option for development to meet Usk's housing needs, for further information please see the Candidate Site Assessment Pro-formas.	

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		In relation to the protection of habitats at the site, a Preliminary Ecological Appraisal has been submitted which has appraised the site for its ecological value, which has been reviewed by MCC ecologist's, who consider the site is suitable for residential allocation with appropriate mitigation and compensation, full details of which will be required at the planning application stage. there are policies in place in the RLDP as well as national legislation to safeguard their protection. Collectively, Policy HA11(b) and (c), which specify protection of the hedgerows and buffers to the adjacent SINC, and Policy S8 – Site Allocation Placemaking Principles, along with Policy S5 – Green Infrastructure, Landscape and Nature Recovery and NR1 Nature Recovery and Geodiversity are considered to be sufficient to enable the authority to address concerns of impact maintaining protected habitat population species. Separate requirements and tools under other legislation, if required, such as The Environment Act (Wales) 2016 Section 6 Duty and PPW12 will also help to ensure development has an acceptable impact upon biodiversity considerations. All proposals are also required to satisfy Policy NR3 –Protection of Water Sources and the Water Environments and development proposals will be assessed in consultation with NRW who are the regulatory body for ensuring that there is no unacceptable impact of the water quality on our SAC rivers. Further detailed habitat survey work and assessments will be required at the planning application stage. With regards to flood risk at this site the Flood Map for Planning does not identify any flood zones on the site. The Strategic Flood Consequence High Level Assessment also concludes that the site's location itself is outside identified flood risk areas. Nevertheless, there is concern with regards to the management of overland flows of water and impact on land outside of the site, due to local experiences and knowledge of overland flow flooding, and this will be required to be taken into consideration within the flood consequence assessments for the planning application. This requirement is set out in Policy HA11 criterion (f) 'A scheme for the management of overland flows from adjacent land will need to be included to ensure existing overland flood risk has been accommodated.' With regards to surface water drainage management of the site the preliminary site investigation work has indicated surface water outfall over third party land (location yet to be established and agreed). MCC's Drainage Officer has specified that the proposals will require further SuDS features and there should be multiple	

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		basins and swales across the site, which is stipulated in Policy S8. The drainage details will also be required to be assessed and agreed at the Sustainable Drainage Approving Body(SAB) process, a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. Construction of development will not be able to take place unless there is a SAB approval as well as planning consent. In terms of traffic impact, a Transport Statement (Norman Rourke Pryme, March 2025) has been submitted which has provided initial evidence that the highway network is capable of accommodating an additional 40 dwellings. Further analysis and consideration of the proposed vehicular access design arrangements and safe pedestrian crossing and the widening of the existing footways along Monmouth Road will be undertaken at the planning application stage. This is set out in the policy requirement HA11 (d) as well as the requirement for the proposal to accord with the Sustainable Transport Hierarchy set out in Policy S13 and ST1, which places an emphasis on development to be located and designed in a way which ensures the reduction in the need to travel and opportunities to facilitate a shift from the private car to sustainable travel. The site will therefore be designed to maximise sustainable travel opportunities to the town centre. Furthermore, it is considered that design measures the will be required, such as Net Zero Homes (no connection to the gas grid/boilers), provision of ULEVs for electric vehicles and provision of active travel routes and public transport improvements are good practice principles that provide the catalyst for behaviour change and improve the health and well-being of individuals. In terms of the elevation/topography and landscape assessment of the site MCC's Landscape Officer considers the site to be suitable for residential development. It is considered that with retention of existing hedgerow boundaries and a design that responds to the sites topography with a development ridgeline of no more than 40m Above Ordnance Datum (AOD) it is possible proposals can be integrated effectively into the landscape as an urban extension to Usk's settlement. These high-level landscape design requirements are set out in policies S8 and HA11 (a).	
2758 / Ms Angela Jones / Objection	Concerns re development as PPW12 states new buildings should avoid areas at risk of flooding which isn't being followed.	With regards to flood risk at this site the Flood Map for Planning does not identify any flood zones on the site. The Strategic Flood Consequence High Level Assessment also concludes that the site's location itself is outside identified flood	No change required.

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	Concerns relevant checks for wildlife and habitats have not been addressed.	risk areas. Nevertheless, there is concern with regards to the management of overland flows of water and impact on land outside of the site, due to local experiences and knowledge of overland flow flooding, and this will be required to be taken into consideration within the flood consequence assessments for the planning application. This requirement is set out in Policy HA11 criterion (f) 'A scheme for the management of overland flows from adjacent land will need to be included to ensure existing overland flood risk has been accommodated.' With regards to surface water drainage management of the site the preliminary site investigation work has indicated surface water outfall over third party land (location yet to be established and agreed). MCC's Drainage Officer has specified that the proposals will require further SuDS features and there should be multiple basins and swales across the site, which is stipulated in Policy S8. The drainage details will also be required to be assessed and agreed at the Sustainable Drainage Approving Body(SAB) process, a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. Construction of development will not be able to take place unless there is a SAB approval as well as planning consent. In relation to the protection of habitats at the site, a Preliminary Ecological Appraisal has been submitted which has appraised the site for its ecological value, which has been reviewed by MCC ecologist's, who consider the site is suitable for residential allocation with appropriate mitigation and compensation, full details of which will be required at the planning application stage. there are policies in place in the RLDP as well as national legislation to safeguard their protection. Collectively, Policy HA11 (b) and (c), which specify protection of the hedgerows and buffers to the adjacent SINC, and Policy S8 – Site Allocation Placemaking Principles, along with Policy S5 – Green Infrastructure, Landscape and Nature Recovery and NR1 Nature Recovery and Geodiversity are considered to be sufficient to enable the authority to address concerns of impact maintaining protected habitat population species. Separate requirements and tools under other legislation, if required, such as The Environment Act (Wales) 2016 Section 6 Duty and PPW12 will also help to ensure development has an acceptable impact upon biodiversity considerations.	

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2760 / Dr Geoff & Mrs Louise Walker / Objection	50% affordable will be hard to achieve, especially on small, constrained developments.	Comments noted. Site promoters for 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, and other key requirements, without subsidy. In terms of traffic impact, a Transport Statement (Norman Rourke Pryme, March 2025) has been submitted which has provided initial evidence that the highway network is capable of accommodating an additional 40 dwellings. Further analysis and consideration of the proposed vehicular access design arrangements and safe pedestrian crossing and the widening of the existing footways along Monmouth Road will be undertaken at the planning application stage. This is set out in the policy requirement HA11 (d) as well as the requirement for the proposal to accord with the Sustainable Transport Hierarchy set out in Policy S13 and ST1, which places an emphasis on development to be located and designed in a way which ensures the reduction in the need to travel and opportunities to facilitate a shift from the private car to sustainable travel. The site will therefore be designed to maximise sustainable travel opportunities to the town centre. Furthermore, it is considered that design measures the will be required, such as Net Zero Homes (no connection to the gas grid/boilers), provision of ULEVs for electric vehicles and provision of active travel routes and public transport improvements are good practice principles that provide the catalyst for behaviour change and improve the health and well-being of individuals.	No change required.
2885 / Mr Jeffrey Parfitt / Objection	The site is wholly unsuitable on 3 key issues. With regards to Policy S4 it fails on i), vi), vii) and viii). At no point in this development is GI enhanced or even maintained. Sustainable drainage systems currently do not exist. The inability of Usk infrastructure is well documented and cannot be mitigated. How is MCC going to mitigate and protect species within the wholesale destruction of this site? It is not possible to protect and enhance as many species live within the field. LC1 - How can a development on an elevated plane not	Comments noted. The overall spatial strategy of the RLDP reflects 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. The SSA confirms the dominant role of the County's Primary Settlements and associated employment opportunities, with the majority of growth directed to these. However, a lower level of growth is directed towards the County's Tier 2, Secondary Settlements, which includes Usk, to deliver much needed affordable housing along with addressing the RLDP's core objectives of rebalancing our demography and sustaining our rural communities (Objective 13 of the RLDP). Within this context and having regard to the site search sequence outlined in national planning policy, HA11 Land east of Burrium Gate Usk, is considered to represent a logical extension to the defined urban area of Usk. There are limited opportunities within	No change required.

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	cause 'significant visual intrusion'? It is 'insensitive and unsympathetic'. NR1 - It does not conform. It can be reasonably located elsewhere. NR3 - It is empirical evidence proves it does not comply on any level with a), b) or c). so - Cannot see how the development can preserve the correct biodiversity and ecosystem resilience. Due to the elevation of the site, a reasonable level of privacy cannot be maintained. No mitigation will cope with the flash flooding experienced last year as the drains were overwhelmed. 14.13.2 is untrue - a 'planned active travel route' does not exist and is a falsehood.	Monmouthshire for brownfield development and therefore allocations on greenfield sites are necessary to meet to meet our key housing and employment requirements. Through the site search sequence process Land east of Burrium Gate was considered the preferred option for development to meet Usk's housing needs, for further information please see the Candidate Site Assessment Pro-formas. The allocation is considered to meet the Policy framework set out in the Plan, including S4 (i), (vi), (vii) and (viii). In relation to the flooding and drainage concerns, the Flood Map for Planning does not identify any flood zones on the site. The Strategic Flood Consequence High Level Assessment also concludes that the site's location itself is outside identified flood risk areas. Nevertheless, there is concern with regards to the management of overland flows of water and impact this may have on land outside of the site, due to local experiences and knowledge of overland flow flooding, which has occurred in recent years and this will be required to be taken into consideration within the flood consequence assessments for the planning application. This requirement is set out in policy requirements for the site Policy HA11 criterion (f) ' A scheme for the management of overland flows from adjacent land will need to be included to ensure existing overland flood risk has been accommodated. With regards to surface water drainage management of the site the preliminary site investigation work has indicated surface water outfall over third party land. MCC's Drainage Officer has specified that the proposals will require further SuDS features and there should be multiple basins and swales across the site, which is stipulated in Policy S8. The drainage details will also be required to be assessed and agreed at the Sustainable Drainage Approving Body(SAB) process, a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. Construction of development will not be able to take place unless there is a SAB approval as well as planning consent. In relation to the protection of habitats at the site, a Preliminary Ecological Appraisal has been submitted which has appraised the site for its ecological value, which has been reviewed by MCC ecologist's, who consider the site is suitable for residential allocation with appropriate mitigation and compensation, full details of	

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		which will be required at the planning application stage. there are policies in place in the RLDP as well as national legislation to safeguard their protection. Collectively, Policy HA11(b) and (c), which specify protection of the hedgerows and buffers to the adjacent SINC, and Policy S8 – Site Allocation Placemaking Principles, along with Policy S5 – Green Infrastructure, Landscape and Nature Recovery and NR1 Nature Recovery and Geodiversity are considered to be sufficient to enable the authority to address concerns of impact maintaining protected habitat population species. Separate requirements and tools under other legislation, if required, such as The Environment Act (Wales) 2016 Section 6 Duty and PPW12 will also help to ensure development has an acceptable impact upon biodiversity considerations. In terms of concerns with regards to water quality the proposal is required to satisfy Policy NR3 –Protection of Water Sources and the Water Environments and development proposals will be assessed in consultation with NRW who are the regulatory body for ensuring that there is no unacceptable impact of the water quality on our internationally designated SAC River Usk. In terms of the elevation/topography and visual impact assessment of the site, a preliminary Landscape Visual Appraisal (LVA) (RPS August 2021) has been submitted, which has identified the baseline conditions of the site and surrounding area and determined those landscape and visual characteristics that might inform the design of the proposals, including recommendations for mitigation. Overall, the report concludes subject to careful design at all stages and inclusion of the recommendations there appears to be no landscape or visual reasons which would preclude development of the site. MCC's Landscape Officer has reviewed this information and considers the site to be suitable for residential development. It is considered that with retention of existing hedgerow boundaries and a design that responds to the sites topography with a development ridgeline of no more thant 40m Above Ordnance Datum (AOD) it is possible proposals can be integrated effectively into the landscape as an urban extension to Usk's settlement. These high-level landscape design requirements are set out in policies S8 and HA11 (a), as well as LC1 – Landscape character. Any future planning application should be further informed by Landscape and visual impact assessments, which would feed into an iterative design solution. In reference to transport infrastructure, Transport Statement (Norman Rourke Pryme, March 2025) has been submitted which has provided initial evidence that	

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		the highway network is capable of accommodating an additional 40 dwellings. Further analysis and consideration of the proposed vehicular access design arrangements and safe pedestrian crossing and the widening of the existing footways along Monmouth Road will be undertaken at the planning application stage. This is set out in the policy requirement HA11 (d) as well as the requirement for the proposal to accord with the Sustainable Transport Hierarchy, which places an emphasis on development to be located and designed in a way which ensures the reduction in the need to travel and opportunities to facilitate a shift from the private car to sustainable travel. The site will therefore be designed to maximise sustainable travel opportunities to the town centre, and this requirement is also set out in Policy S8 of the Plan and HA11criterion(d). With regards to 14.13.2 is untrue - a 'planned active travel route' does not exist and is a falsehood. Active Travel route (MCC-U04B) is a planned future route for Usk, which is referenced on the Active Travel Network Maps (ATNM) and can be viewed on Data Map Wales. Furthermore, Monmouthshire Local Transport Strategy (LTS) sets out the Council's ambitions to improve Active Travel schemes within the county and how these can be delivered, which includes planned Active Travel routes in Usk and this is also set out in Policy ST5 of the Plan, which safeguards proposed transport schemes from development that would prejudice them. MCC Active Travel Officers have also referenced an Active Travel consultation on the Welsh Government's Active Travel Network Map (ATNM) over the summer of 2025, and we encourage contributions via this consultation to ensure that the prioritisation is kept up-to-date.	
2914 / Michael Hardy / Objection	Objector feels the site goes against Monmouthshire Landscape Sensitivity Update Study (LLCA - U02) and that other sites were rejected for reasons which equally apply to HA11. The proposed 40 homes could be accommodated within conversions of unoccupied buildings within Usk which would protect biodiversity around HA11. Concerns re flooding and run off being increased; flood measures put in place for recent development have proved	The housing supply components that contribute to meeting the housing provision figure include an allowance for both small site allowances, such as conversions of unoccupied buildings and new allocations. Out of the new allocations 2,130 houses are to be provided and 40 of these are being proportioned to Usk. For further information see the RLDP's Strategy set out in Policy S1 – Growth Strategy and Policy S2 Spatial Distribution of Development, along with Appendix 7: Housing Supply Component and the supporting Housing Background paper. There are limited opportunities within Monmouthshire for brownfield development and therefore allocations on greenfield sites are necessary to meet to meet our key housing and employment requirements. Through the site search sequence process HA11 Land east of Burrium Gate was considered the preferred option for	No change required.

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	ineffective. Considering the ridgeline restriction only 1.7ha of the site would be developable. Objector disputes that the site is a 15 min walk to Usk town centre and believes traffic and pollution will be increased. HA11 does not address Issue 12 of 'A Prosperous Wales (Well-being Goal 1) and does not conform to 'Ecological Connectivity Assessment of Settlements in Monmouthshire' Report 10th May 2010. How can dark skies be retained, as per LC5, if there is any lighting at all on HA11. Concerned there is no mention of health facilities considering local provisions are fully subscribed.	development to meet Usk's housing needs, for further information please see the Candidate Site Assessment Pro-formas. In terms of landscape impact a preliminary Landscape Visual Appraisal (LVA) (RPS August 2021) has been submitted, which has identified the baseline conditions of the site and surrounding area and determined those landscape and visual characteristics that might inform the design of the proposals, including recommendations for mitigation. Overall, the report concludes subject to careful design at all stages and inclusion of the recommendations there appears to be no landscape or visual reasons which would preclude development of the site. The planning application should be further informed by Landscape and visual impact assessments, which would feed into an iterative design solution. MCC's Landscape Officer considers the site from a landscape and GI perspective to be suitable for residential development. It is considered that with retention of existing hedgerow boundaries and a design that responds to the sites topography with a development ridgeline of no more than 40m Above Ordnance Datum (AOD) it is possible proposals can be integrated effectively into the landscape as an urban extension. These high-level landscape design requirements are set out in policies S8 and HA11 (a). In relation to the protection of habitats at the site, a Preliminary Ecological Appraisal has been submitted which has appraised the site for its ecological value, which has been reviewed by MCC ecologist's, who consider the site is suitable for residential allocation with appropriate mitigation and compensation, full details of which will be required at the planning application stage. there are policies in place in the RLDP as well as national legislation to safeguard their protection. Collectively, Policy HA11(b) and (c), which specify protection of the hedgerows and buffers to the adjacent SINC, and Policy S8 – Site Allocation Placemaking Principles, along with Policy S5 – Green Infrastructure, Landscape and Nature Recovery, NR1 Nature Recovery and Geodiversity and LC5 -Dark Skies are considered to be sufficient to enable the authority to address concerns of impact maintaining protected habitat population species. Separate requirements and tools under other legislation, if required, such as The Environment Act (Wales) 2016 Section 6 Duty and PPW12 will also help to ensure development has an acceptable impact upon biodiversity considerations.	

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		In relation to the flooding and drainage concerns, the Flood Map for Planning does not identify any flood zones on the site. The Strategic Flood Consequence High Level Assessment also concludes that the site's location itself is outside identified flood risk areas. Nevertheless, there is concern with regards to the management of overland flows of water and impact this may have on land outside of the site, due to local experiences and knowledge of overland flow flooding, which has occurred in recent years and this will be required to be taken into consideration within the flood consequence assessments for the planning application. This requirement is set out in policy requirements for the site Policy HA11 criterion (f) 'A scheme for the management of overland flows from adjacent land will need to be included to ensure existing overland flood risk has been accommodated'. With regards to surface water drainage management of the site the preliminary site investigation work has indicated surface water outfall over third party land. MCC's Drainage Officer has specified that the proposals will require further SuDS features and there should be multiple basins and swales across the site, which is stipulated in Policy S8. The drainage details will also be required to be assessed and agreed at the Sustainable Drainage Approving Body(SAB) process, a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. Construction of development will not be able to take place unless there is a SAB approval as well as planning consent. As an edge of settlement site, it is considered to be sustainably located on the edge Usk's settlement where sustainable travel (walking, cycling and public transport) trips to main amenities and attractors is feasible and will be encouraged with site design. This is set out in the policy requirement HA11 (d) as well as the requirement for the proposal to accord with the Sustainable Transport Hierarchy, which places an emphasis on development to be located and designed in a way which ensures the reduction in the need to travel and opportunities to facilitate a shift from the private car to sustainable travel. Moreover, it is considered that design measures the will be required, such as Net Zero Homes (no connection to the gas grid/boilers), provision of ULEVs for electric vehicles and provision of active travel routes and public transport improvements are good practice principles that offset air emissions and provide the catalyst for behaviour change and improve the health and well-being of people. In terms of health infrastructure concerns, the	

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		mechanisms for improved health infrastructure sit outside of the planning process, the Council nevertheless is fully engaged with the health board to help deliver service improvement across the County as a whole.	
2947 / Mr R Lewis / Objection	Does not adequately justify the choice or explore brownfield alternatives, exacerbates existing environmental problems or air quality (close to an existing AQMA), flood risk, water quality, landscape character. Proposed mitigation measures such as the development ridgeline are insufficient to address the cumulative impacts.	There are limited opportunities within Monmouthshire for brownfield development and therefore allocations on greenfield sites are necessary to meet to meet our key housing and employment requirements. Through the site search sequence process HA11 Land east of Burrium Gate was considered the preferred option for development to meet Usk's housing needs, for further information please see the Candidate Site Assessment Pro-formas. In terms of exacerbating existing environmental problems and air quality concerns, development proposals are required to accord with the Sustainable Transport Hierarchy, which places an emphasis on development to be located and designed in a way which ensures the reduction in the need to travel and opportunities to facilitate a shift from the private car are fully considered. The site will therefore be designed to maximise sustainable travel opportunities to the town centre, and this requirement is set out in Policy S8 of the Plan and HA11 criterion (d). Furthermore, air quality concerns are addressed in Policy HA11 criterion (e) which requires incorporation of satisfactory air quality measures for mitigating and/or reducing emissions. Moreover, it is considered that design measures the will be required, such as Net Zero Homes (no connection to the gas grid/boilers), provision of ULEVs for electric vehicles and provision of active travel routes and public transport improvements are good practice principles that offset air emissions. In terms of landscape impact a preliminary Landscape Visual Appraisal (LVA) (RPS August 2021) has been submitted, which has identified the baseline conditions of the site and surrounding area and determined those landscape and visual characteristics that might inform the design of the proposals, including recommendations for mitigation. Overall, the report concludes subject to careful design at all stages and inclusion of the recommendations there appears to be no landscape or visual reasons which would preclude development of the site. The planning application should be further informed by Landscape and visual impact assessments, which would feed into an iterative design solution. MCC's Landscape Officer considers the site from a landscape and GI perspective to be suitable for residential development. It is considered that with retention of existing hedgerow boundaries and a design that responds to the sites topography with a development	No change required.

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		ridgeline of no more than 40m Above Ordnance Datum (AOD) it is possible proposals can be integrated effectively into the landscape as an urban extension. These high-level landscape design requirements are set out in policies S8 and HA11 (a). In relation to the protection of habitats at the site, a Preliminary Ecological Appraisal has been submitted which has appraised the site for its ecological value, which has been reviewed by MCC ecologist's, who consider the site is suitable for residential allocation with appropriate mitigation and compensation, full details of which will be required at the planning application stage. there are policies in place in the RLDP as well as national legislation to safeguard their protection. Collectively, Policy HA11(b) and (c), which specify protection of the hedgerows and buffers to the adjacent SINC, and Policy S8 – Site Allocation Placemaking Principles, along with Policy S5 – Green Infrastructure, Landscape and Nature Recovery, NR1 Nature Recovery and Geodiversity and LC5 -Dark Skies are considered to be sufficient to enable the authority to address concerns of impact maintaining protected habitat population species. Separate requirements and tools under other legislation, if required, such as The Environment Act (Wales) 2016 Section 6 Duty and PPW12 will also help to ensure development has an acceptable impact upon biodiversity considerations. In relation to the flooding and drainage concerns, the Flood Map for Planning does not identify any flood zones on the site. The Strategic Flood Consequence High Level Assessment also concludes that the site's location itself is outside identified flood risk areas. Nevertheless, there is concern with regards to the management of overland flows of water and impact this may have on land outside of the site, due to local experiences and knowledge of overland flow flooding, which has occurred in recent years and this will be required to be taken into consideration within the flood consequence assessments for the planning application. This requirement is set out in policy requirements for the site Policy HA11criterion (f) ' A scheme for the management of overland flows from adjacent land will need to be included to ensure existing overland flood risk has been accommodated.' With regards to surface water drainage management of the site the preliminary site investigation work has indicated surface water outfall over third party land. MCC's Drainage Officer has specified that the proposals will require further SuDS features and there should be multiple basins and swales across the site, which is stipulated	

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		in Policy S8. The drainage details will also be required to be assessed and agreed at the Sustainable Drainage Approving Body(SAB) process, a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. Construction of development will not be able to take place unless there is a SAB approval as well as planning consent.	
2947 / Mr R Lewis / Objection	Proposals for HA11 conflict with the requirements of Policy PM2 - Environmental Amenity.	The site allocation through the Candidate Site search sequence assessments is considered to meet the requirements of Policy PM2 - Environmental Amenity. Policy S8 sets out the Site Allocation Placemaking Principles as does HA11 and these set out that the proposal, through the planning application process will need to consider and address air pollution, light pollution, noise pollution, water pollution and contamination. In particular, reference to air pollution Policy HA11 criterion (e) requires incorporation of satisfactory air quality measures for mitigating and/or reducing emissions. The further detail on how the policy requirement will be met will be considered in full through the planning application assessment process.	No change required.
2947 / Mr R Lewis / Objection	Proposals for HA11 conflict with the requirements of Policy S4	The site allocation through the Candidate Site search sequence assessments are considered to meet the requirements of Policy S4 Climate Change. Policy S8 sets out the Site Allocation Placemaking Principles as does HA11. The site is not within a flood risk zone, and impact of flooding on land outside the site due to overland flows is recognised and will be required to be addressed through the planning application process. This requirement is set out in policy requirements for the site Policy HA11 (f) 'A scheme for the management of overland flows from adjacent land will need to be included to ensure existing overland flood risk has been accommodated.' All the homes will be required to be Net Zero and the Plan includes a suite of policies to ensure climate change considerations are a priority in assessing new development including the incorporation of green infrastructure, active travel routes, opportunities for nature recovery and a policy framework for promoting renewable energy generation. The further detail on how the policy requirement will be met will be considered in full through the planning application assessment process. If a planning application	No change required.

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		for the proposal does not meet/cannot be justified under the policy requirements for Policy S4 then it will not be acceptable development and could be refused.	
2947 / Mr R Lewis / Objection	HA11 requires a detailed phosphorus mitigation plan as part of the drainage strategy. HA11 contrary to CC1.	The site allocation through the Candidate Site search sequence assessments is considered to meet the requirements of Policy CC1 Sustainable Drainage Systems. Policy S8 sets out the Site Allocation Placemaking Principles as does HA11. With regards to surface water drainage management of the site the preliminary site investigation work has indicated surface water outfall over third party land. MCC's Drainage Officer has specified that the proposals will require further SuDS features and there should be multiple basins and swales across the site, which is stipulated in Policy S8. The drainage details will also be required to be assessed and agreed at the Sustainable Drainage Approving Body(SAB) process, a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. Construction of development will not be able to take place unless there is a SAB approval as well as planning consent. In terms of a plan to comply with phosphate neutrality obligations for the River Usk, NRW have completed an environmental permit review and have confirmed that the consent limit of 5mg/l is applicable for the treatment of foul flows. With this permit information, DCWW has confirmed a commitment that it is delivering a scheme to upgrade Usk's Wastewater Treatment works (WwTW) and accordingly advise that capacity (the 5mg/l consent limit set by the permit) will be accommodated at Usk WwTW, upon completion of the upgrade scheme. On a more general level, all proposals will be assessed in consultation with NRW who are the regulatory body for ensuring that there is no unacceptable impact of the water quality on our internationally designated SAC River Usk. The further detail on how the policy requirements will be met will be considered in full through the planning application assessment process. If a planning application for the proposal does not meet/cannot be justified under the policy requirements for Policy CC1 then it will not be acceptable development and could be refused.	No change required.
2947 / Mr R Lewis / Objection	Proposals for HA11 conflict with the requirements of Policy S5.	The site allocation through the Candidate Site search sequence assessments is considered to meet the requirements of Policy S5 Green Infrastructure, Landscape	No change required.

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		and Nature Recovery. Policy S8 sets out the Site Allocation Placemaking Principles, reaffirming Policy S5, as does HA11. At this high level allocation stage of the process, a Preliminary Ecological Appraisal has been submitted which has appraised the site for its ecological value, which has been reviewed by MCC ecologist's, who consider the site is suitable for residential allocation with appropriate mitigation and compensation, full details of which will be required at the planning application stage. there are policies in place in the RLDP as well as national legislation to safeguard their protection. Collectively, Policy HA11 (b) and (c), which specify protection of the hedgerows and buffers to the adjacent SINC, and Policy S8 – Site Allocation Placemaking Principles, along with Policy S5 – Green Infrastructure, Landscape and Nature Recovery, NR1 Nature Recovery and Geodiversity and LC5 -Dark Skies are considered to be sufficient to enable the authority to address concerns of impact maintaining protected habitat population species. Separate requirements and tools under other legislation, if required, such as The Environment Act (Wales) 2016 Section 6 Duty and PPW12 will also help to ensure development has an acceptable impact upon biodiversity considerations. The further detail on how the policy requirements will be met will be considered in full through the planning application assessment process.	
2947 / Mr R Lewis / Objection	Proposals for HA11 conflict with the requirements of Policy GI1.	The site allocation through the Candidate Site search sequence assessments is considered to meet the requirements of Policy GI1 Green Infrastructure. Policy S8 sets out the Site Allocation Placemaking Principles, reaffirming Policy GI1, as does HA11. The further detail on how the policy requirements will be met will be considered in full through the planning application assessment process	No change required.
2947 / Mr R Lewis / Objection	Proposals for HA11 conflict with the requirements of Policy LC1.	The site allocation through the Candidate Site search sequence assessments are considered to meet the requirements of Policy S5 Green Infrastructure, Landscape and Nature Recovery and Policy LC1 Landscape Character. Policy S8 sets out the Site Allocation Placemaking Principles, reaffirming Policy S5, as doesHA11 (a), which requires a development ridgeline of no more than 40m Above Ordnance Datum (AOD). A preliminary Landscape Visual Appraisal (LVA) (RPS August 2021) has been submitted, which has identified the baseline conditions of the site and surrounding area and determined those landscape and visual characteristics that might inform	No change required.

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		the design of the proposals, including recommendations for mitigation. Overall, the report concludes subject to careful design at all stages and inclusion of the recommendations there appears to be no landscape or visual reasons which would preclude development of the site. The planning application should be further informed by Landscape and visual impact assessments, which would feed into an iterative design solution. MCC's Landscape Officer considers the site from a landscape and GI perspective to be suitable for residential development. It is considered that with retention of existing hedgerow boundaries and a design that responds to the sites topography with a development ridgeline of no more thant40m Above Ordnance Datum (AOD) it is possible proposals can be integrated effectively into the landscape as an urban extension. The further detail on how the landscape requirements will be met will be considered in full through the planning application assessment process.	
2947 / Mr R Lewis / Objection	Proposals for HA11 conflict with the requirements of Policy NR3.	The site allocation through the Candidate Site search sequence assessments is considered to meet the requirements of Policy S5 Green Infrastructure, Landscape and Nature Recovery and Policy NR3 Protection of Water Resources and the Water Environment. Policy S8 sets out the Site Allocation Placemaking Principles which are required to be met. In terms of a plan to comply with phosphate neutrality obligations for the River Usk, NRW have completed an environmental permit review and have confirmed that the consent limit of 5mg/l is applicable for the treatment of foul flows. With this permit information, DCWW has confirmed a commitment that it is delivering a scheme to upgrade Usk's Wastewater Treatment works (WwTW), and accordingly advise that capacity (the 5mg/l consent limit set by the permit) will be accommodated at Usk WwTW, upon completion of the upgrade scheme. On a more general level, all proposals will be assessed in consultation with NRW who are the regulatory body for ensuring that there is no unacceptable impact of the water quality on our internationally designated SAC River Usk. The further detail on how the policy requirements will be met will be considered in full through the planning application assessment process.	No change required.

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2947 / Mr R Lewis / Objection	Infrastructure concerns for HA11. Insufficient information on existing infrastructure capacity, overburden of existing infrastructure, inadequate service provision, lack of clarity on developer contributions and viability, unfair burden to residents, stalled development.	The Infrastructure Delivery Plan (IDP), included in Appendix 8 of the RLDP sets of the key infrastructure requirements that the proposed development will be required to meet, this includes financial contributions towards public transport provision and financial contributions towards education provision. The detail of these requirements and commitments to them will be further considered and agreed via legal agreements (Section 106 agreements) as part of the planning application process.	No change required.
2947 / Mr R Lewis / Objection	Proposals for HA11 provides no assessment on digital infrastructure needs.	The development will be required to ensure digital infrastructure is put in place as part of the development. This is set out in Policy S13 (g) of the RLDP which sets out that development proposals will be required to 'promote digital and innovative infrastructure in both urban and rural areas to enable remote access to work, education and services.'	No change required.
2947 / Mr R Lewis / Objection	Proposals for HA11 conflict with the requirements of Policy ST13.	The site allocation through the Candidate Site search sequence assessments is considered to meet the requirements of Policy S13Sustainable Transport. Development proposals are required to accord with the Sustainable Transport Hierarchy, which places an emphasis on development to be located and designed in a way which ensures the reduction in the need to travel and opportunities to facilitate a shift from the private car are fully considered. The site will therefore be designed to maximise sustainable travel opportunities to the town centre, and this requirement is set out in Policy S8 of the Plan and HA11 (d). The further detail on how the policy requirements will be met will be considered in full through the planning application assessment process	No change required.
2947 / Mr R Lewis / Objection	Proposals for HA11 conflict with the requirements of Policy ST1.	The site allocation through the Candidate Site search sequence assessments is considered to meet the requirements of Policy ST1 Sustainable Transport. A Transport Statement (Norman Rourke Pryme, March 2025) has been submitted which has provided initial evidence that the highway network is capable of accommodating an additional 40 dwellings. Further analysis and consideration of the proposed vehicular access design arrangements and safe pedestrian crossing and the widening of the existing footways along Monmouth Road will be undertaken at the planning application stage. This is set out in the policy requirement HA11 (d) as well as the requirement for the proposal to accord with the Sustainable Transport Hierarchy, which places an emphasis on development to be located and designed in a way which ensures the reduction in the need to travel	No change required.

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		and opportunities to facilitate a shift from the private car to sustainable travel. The site will therefore be designed to maximise sustainable travel opportunities to the town centre. Furthermore, it is considered that the design measures that will be required, such as Net Zero Homes (no connection to the gas grid/boilers), provision of ULEVs for electric vehicles and provision of active travel routes and public transport improvements are good practice principles that provide the catalyst for behaviour change and improve the health and well-being of people. The further detail on how the policy requirements will be met will be considered in full through the planning application assessment process.	
2947 / Mr R Lewis / Objection	Proposals impact on road hierarchy (policy ST2) needs to be thoroughly assessed.	The site allocation through the Candidate Site search sequence assessments is considered to meet the requirements of Policy ST2 Highway Hierarchy. A Transport Statement (Norman Rourke Pryme, March 2025) has been submitted which has provided initial evidence that the highway network is capable of accommodating an additional 40 dwellings. Further analysis and consideration of the proposed vehicular access design arrangements and safe pedestrian crossing and the widening of the existing footways along Monmouth Road will be undertaken at the planning application stage. The further detail on how the policy requirements will be met will be considered in full through the planning application assessment process.	No change required.
2985 / Mr Mark Balch / Objection	The development site does not align with the following objectives: 1. Objective 15, accessibility. Inadequate provision for sustainable transport and cause air pollution issues. 2. Objective 4, flood risk, development here would increase surface run off, increase flooding impacting the nearby Olway Brook. 3. Objective 6, Land, This objective includes the need to maximise development on previously developed land. This proposed site is designated a Greenfield site. 4. Objective 17, Climate nature and emergency, g. There is very limited local employment	Comments noted. As set out in chapters 3, 4 5 and 6 of the Plan, the overall strategy of the RLDP is the to deliver Monmouthshire's key issues: the need for affordable homes at pace and scale (Objective 10), to respond to the climate and nature emergency (Objective 17) and ensure communities are socially and economically sustainable by attracting and retaining younger people to rebalance Monmouthshire's ageing demographic (Objectives 9,12,13). The Plan's Strategy therefore is to address these key issues, while at the same time balancing all 17 objectives set out in the Plan. The growth level set out in Policy S1 to deliver 6,120 homes and 38ha of employment land, represents a sustainable level of growth that addresses our key local issues and objectives including the delivery of affordable homes, sustainable economic growth, rebalancing our demography, while responding to the climate and nature emergency. Welsh Government in their response to this Deposit consultation have agreed that this proposed level of growth is appropriate to meet our affordable housing need	No change required.

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	opportunities in Usk. This necessitates significant out-commuting in private cars as public transport services are very limited.	requirement and in general conformity with Future Wales. This level of Growth also meets the key 'Tests of Soundness' of ensuring that the Plan is locally specific, addresses key issues, is supported by robust, proportionate and credible evidence, and ensuring that the Plan's Vision and Strategy are positive and sufficiently aspirational. In terms of the spatial distribution of the proposed growth, this reflects 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. The SSA confirms the dominant role of the County's Primary Settlements and associated employment opportunities, with the majority of growth directed to these. However, a lower level of growth is directed towards the County's Tier 2, Secondary Settlements, which includes Usk, to deliver much needed affordable housing along with addressing the RLDP's core objectives of rebalancing our demography and sustaining our rural communities (Objective 13 of the RLDP). Within this context and having regard to the site search sequence outlined in national planning policy, due to limited brownfield opportunities within existing settlements in Monmouthshire, greenfield edge of settlement opportunities have had to be considered to meet our key housing and employment requirements. Through the site search sequence process HA11 Land east of Burrium Gate was considered the preferred option for development to meet Usk's housing needs, - this considered Best Most Versatile (BMV) agricultural land (Objective 6) as part of the site assessments/selection process, however given the high percentage of BMV agricultural land within the county and surrounding Usk, it is not possible to avoid the development of such land. For further information on the assessment process please see the Candidate Site Assessment Pro-formas. With regards to Accessibility (Objective 15) it is considered that the site's location is sustainably located on the edge Usk's settlement where sustainable travel (walking, cycling and public transport) trips to main amenities and attractors is feasible and will be encouraged with site design. Policy framework set out in the RLDP will ensure the site is designed to maximise sustainable travel opportunities to the town centre, and this requirement is also set out in Policy S8 of the Plan and HA11 (d). Furthermore, air quality concerns are addressed in Policy HA11(e) which requires incorporation of satisfactory air quality measures for mitigating and/or reducing emissions. Moreover, it is considered that design measures the will be	

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		required, such as Net Zero Homes (no connection to the gas grid/boilers), provision of ULEVs for electric vehicles and provision of active travel routes and public transport improvements are good practice principles that offset air emissions and provide the catalyst for behaviour change and improve the health and well-being of people. With regards to flood risk (Objective 4) the Flood Map for Planning does not identify any flood zones on the site. The Strategic Flood Consequence High Level Assessment also concludes that the site's location itself is outside identified flood risk areas. Nevertheless there is concern with regards to the management of overland flows of water and impact this may have on land outside of the site, due to local experiences and knowledge of overland flow flooding, which has occurred in recent years and this will be required to be taken into consideration within the flood consequence assessments for the planning application. This requirement is set out in policy requirements for the site Policy HA11 (f) ' A scheme for the management of overland flows from adjacent land will need to be included to ensure existing overland flood risk has been accommodated.' With regards to surface water drainage management of the site the preliminary site investigation work has indicated surface water outfall over third party land. MCC's Drainage Officer has specified that the proposals will require further SuDS features and there should be multiple basins and swales across the site, which is stipulated in Policy S8. The drainage details will also be required to be assessed and agreed at the Sustainable Drainage Approving Body(SAB) process, a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. Construction of development will not be able to take place unless there is a SAB approval as well as planning consent. With regards to the site responding to the Climate and Nature Emergencies (Objective 17) the site will also be required to deliver a suite of policies to ensure climate change and nature recovery considerations are a priority in development design, including the incorporation of green infrastructure, active travel routes net benefit biodiversity gain and renewable energy generation technologies.	

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2993 / Mr Gareth Peel / Objection	Nearby properties get flooded by sewerage on multiple occasions. The pumping station on Monmouth Road cannot handle the capacity when we have heavy rain according to the Dŵr Cymru engineers. Dwy Cymru are due to fit a non-return valve but this has not alleviated issues. This issue is likely to get worse due to the current climate emergency that the Council has acknowledged, with more frequent and heavier rain expected. Without investment to the pumping station on Monmouth Road, the construction of additional houses will introduce even more sewerage and water to the network neighbouring properties vulnerable to flooding. Additional will also be a contamination risk to the local natural environment. The Infrastructure Delivery Plan states there are "no issues with water supply network or foul flows" which is categorically incorrect. Cannot support the RLDP without confirmation of investment in the pump on Monmouth Road.	Comments noted. With regards to the public sewerage system. Dŵr Cymru Welsh Water (DCWW) are the sewerage undertaker for the county and have a general duty to take cate of and manage the sewerage system. In their consultation response to the site DCWW have confirmed a commitment that it is delivering a scheme to upgrade Usk's Wastewater Treatment works (WwTW), and accordingly advise that there will be capacity (the 5mg/l consent limit set by the permit) within the sewerage system to accommodate the proposal for 40 additional units. On a more general level, all proposals are required to satisfy Policy NR3 –Protection of Water Sources and the Water Environments and development proposals will be assessed in consultation with NRW who are the regulatory body for ensuring that there is no unacceptable impact of the water quality and the surrounding environment.	No change required.
3047 / Mrs Helen Byrne / Objection	Recognises the need for affordable housing but concerns site isn't suitable for development for reasons including drainage and flooding risks such as those in 2023 that caused damages to multiple properties, climate change impact increasing the frequency and severity of flooding in the area and negative impacts on biodiversity, harming grass snakes, birds, insects and other wildlife. The devilment also contradicts the council's	Comments noted. As set out in chapters 3, 4 5 and 6 of the Plan, the overall strategy of the RLDP is the to deliver Monmouthshire's key issues: the need for affordable homes at pace and scale (Objective 10), to respond to the climate and nature emergency (Objective 17) and ensure communities are socially and economically sustainable by attracting and retaining younger people to rebalance Monmouthshire's ageing demographic (Objectives 9,12,13). The Plan's Strategy therefore is to address these key issues, while at the same time balancing all 17 objectives set out in the Plan. The growth level set out in Policy S1 to deliver 6,120 homes and 38ha of employment land, represents a sustainable level of growth that addresses our key local issues and objectives including the	No change required.

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	commitments to addressing climate change, flooding, and water quality issues. Concerns Usk cannot provide enough employment opportunities for those moving to the site, leading to increased commuting and car usage. Local authority should reconsider the proposed development.	delivery of affordable homes, sustainable economic growth, rebalancing our demography, while responding to the climate and nature emergency. Welsh Government in their response to this Deposit consultation have agreed that this proposed level of growth is appropriate to meet our affordable housing need requirement and in general conformity with Future Wales. This level of Growth also meets the key 'Tests of Soundness' of ensuring that the Plan is locally specific, addresses key issues, is supported by robust, proportionate and credible evidence, and ensuring that the Plan's Vision and Strategy are positive and sufficiently aspirational. The overall spatial strategy of the RLDP reflects 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. The SSA confirms the dominant role of the County's Primary Settlements and associated employment opportunities, with the majority of growth directed to these. However, a lower level of growth is directed towards the County's Tier 2, Secondary Settlements, which includes Usk, to deliver much needed affordable housing along with addressing the RLDP's core objectives of rebalancing our demography and sustaining our rural communities (Objective 13 of the RLDP). Within this context and having regard to the site search sequence outlined in national planning policy, HA11 Land east of Burrium Gate Usk, is considered to represent a logical extension to the defined urban area of Usk, benefitting from good connectivity to Usk's centre and associated services and facilities. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives and facilitates the delivery of a range and choice of sites within the Plan period.	
3353 / Dr Alison Weightman / Support	Support provision of affordable housing. No clear indication how the Usk development will be protected from flooding especially with increased rainfall from climate change. Can the requirements for developers be quantified, including financial contributions for public transport. Will additional public transport be provided to reduce car use.	The support for affordable housing is welcomed which addresses Monmouthshire's core key issue to provide affordable housing at pace and scale and respond to our climate and nature emergency by delivering carbon net zero homes. RLDP aims to secure its deliverability through the policy requirements set out in Policy S7 Affordable housing and Policy S8 Site Allocation Placemaking Principles. Site promoters for 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, and other key requirements, without subsidy.	No change required.

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		Furthermore, the Infrastructure Delivery Plan (IDP), included in Appendix 8 of the RLDP sets of the key infrastructure requirements that the proposed development will be required to meet, this includes financial contributions towards public transport. The detail of these requirements and commitments to them will be further considered and agreed via legal agreements (Section 106 agreements) as part of the planning application process. In terms of protection from flooding, the Flood Map for Planning does not identify any flood zones on the site. The Strategic Flood Consequence High Level Assessment also concludes that the site's location itself is outside identified flood risk areas. Nevertheless, there is concern with regards to the management of overland flows of water and impact on land outside of the site, due to local experiences and knowledge of overland flow flooding, which has occurred in recent years and this will be required to be taken into consideration within the flood consequence assessments for the planning application. This requirement is set out in policy requirements for the site Policy HA11 criterion (f) ' A scheme for the management of overland flows from adjacent land will need to be included to ensure existing overland flood risk has been accommodated.' The drainage details will also be required to be assessed and agreed at the Sustainable Drainage Approving Body (SAB) process, a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. Construction of development will not be able to take place unless there is a SAB approval as well as planning consent.	
3402 / Stuart Marshall / Objection	Principal objection is the inadequate foul/waste water system with the situation ongoing for 10 years as the pumping station gets overwhelmed during periods of heavy rain. Another objection for ground/surface water on Monmouth Road - inadequate road drainage especially along Monmouth Road with the development making this worse. Sustainable drainage within the site with attenuation ponds	Comments noted. With regards to the public sewerage system. Dŵr Cymru Welsh Water (DCWW) are the sewerage undertake for the County and has a general duty to take care of and manage the sewerage system. In their consultation response to the site DCWW have confirmed a commitment that it is delivering a scheme to upgrade Usk's Wastewater Treatment works (WwTW) and accordingly advise that there will be capacity (the 5mg/l consent limit set by the permit) within the sewerage system to accommodate the proposal for 40 additional units. On a more general level, all proposals are required to satisfy Policy NR3 –Protection of Water Sources and the Water Environments and development proposals will be assessed in consultation with NRW who are the regulatory body for ensuring that	No change required.

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	being inadequate and more robust measures are needed. The density of the development is higher than other similar sites. How can the requirement for leisure/sporting facilities be incorporated. Can the GP surgery accept additional patients or is there a commitment for a new practise. Road calming measures are needed due to the higher levels of traffic. Where is the 38ha of employment land suggested?	there is no unacceptable impact of the water quality and the surrounding environment. In terms of protection from flooding, the Flood Map for Planning does not identify any flood zones on the site. The Strategic Flood Consequence High Level Assessment also concludes that the site's location itself is outside identified flood risk areas. Nevertheless, there is concern with regards to the management of overland flows of water and impact on land outside of the site, due to local experiences and knowledge of overland flow flooding, which has occurred in recent years and this will be required to be taken into consideration within the flood consequence assessments for the planning application. This requirement is set out in policy requirements for the site Policy HA11criterion (f) ' A scheme for the management of overland flows from adjacent land will need to be included to ensure existing overland flood risk has been accommodated.' The drainage details will also be required to be assessed and agreed at the Sustainable Drainage Approving Body(SAB) process, a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. Construction of development will not be able to take place unless there is a SAB approval as well as planning consent. In terms of requirements from developers, the Infrastructure Delivery Plan (IDP), included in Appendix 8 of the RLDP has begun to set out the of the key infrastructure requirements that the proposed development will be required to meet, this includes financial contributions towards public transport provision and financial contributions towards education provision. In terms of open space and recreation facilities this sets out open space is to be provided on site as well as off - site contributions to an existing children's play facility at Castle Oaks of Circa £40,000. This is on the basis that the Councils finds it preferrable to have few higher quality play areas, rather than numerous small play areas devoid of play value. The detail of these requirements and commitments to infrastructure provision will be further considered and agreed via legal agreements (Section 106 agreements) as part of the planning application process. In terms of health infrastructure concerns, the mechanisms for improved health infrastructure sit outside of the planning	

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		process, the Council nevertheless is fully engaged with the health board to help deliver service improvement across the County as a whole. In terms of traffic impact, a Transport Statement (Norman Rourke Pryme, March 2025) has been submitted which has provided initial evidence that the highway network is capable of accommodating an additional 40 dwellings. Further analysis and consideration of the proposed vehicular access design arrangements and safe pedestrian crossing and the widening of the existing footways along Monmouth Road will be undertaken at the planning application stage. This may include traffic calming measures, however this detail is not yet considered, which is at the planning application stage. In terms of the 38ha of employment land, the sites are identified in Policy EA1 – Employment Allocations of the Plan. No employment sites have been allocated in Usk.	
3439 / Dr Joshua Thomas-Parr / Objection	No plans to counter the severe flooding in the Usk river area. More houses will worsen the issue and increase water run off.	Comment noted. In terms of protection from flooding, the Flood Map for Planning does not identify any flood zones on the site. The Strategic Flood Consequence High Level Assessment also concludes that the site's location itself is outside identified flood risk areas. Nevertheless, there is concern with regards to the management of overland flows of water and impact on land outside of the site, due to local experiences and knowledge of overland flow flooding, which has occurred in recent years and this will be required to be taken into consideration within the flood consequence assessments for the planning application. This requirement is set out in policy requirements for the site Policy HA11 criterion (f) 'A scheme for the management of overland flows from adjacent land will need to be included to ensure existing overland flood risk has been accommodated.' The drainage details will also be required to tbe assessed and agreed at the Sustainable Drainage Approving Body(SAB) process, a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. Construction of development will not be able to take place unless there is a SAB approval as well as planning consent.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3458 / Brendan Gormley / Objection	Does not object to proposal in principle however the following issues should be resolved as a condition of planning permission being granted. The existing Foul drainage system is not able to cope with the current level of surface water infiltration in periods of wet weather. The DCWW state that there will be no issues with foul flows for development after March 2025, however, the statement doesn't take into consideration that the foul drainage system is effectively a 'combined system' as in periods of heavy rain the foul sewer runs full bore with rain or ground water. The statement can only apply if 1, 2 or 3 are the case: 1) on paper the existing foul system including pumping and foul rising main may have the capacity for the total foul outfall from Burrium Gate 1 and 2, however, the existing foul network is unable to cope in periods of heavy rain. 2) DCWW discover and disconnect the illegal rainwater or ground water connections into the foul drainage network in Burrium Gate 1. 3) DCWW upgrade the foul drainage sewer in Monmouth Road, the pumping station and possibly the rising main upstream of the pumping station to cope with the actual flow rate. The foul drainage pumps in the pumping station opposite Woodbine Cottages regularly cut out when overwhelmed by rainwater causing the foul sewer along Monmouth Road to back up preventing any foul out-fall from the properties connected to the system. Connecting 40 more houses is	Comments noted. With regards to the public sewerage system. Dŵr Cymru Welsh Water (DCWW) are the sewerage undertake for the County and has a general duty to take care of and manage the sewerage system. In their consultation response to the site DCWW have confirmed a commitment that it is delivering a scheme to upgrade Usk's Wastewater Treatment works (WwTW) and accordingly advise that there will be capacity (the 5mg/l consent limit set by the permit) within the sewerage system to accommodate the proposal for 40 additional units. On a more general level, all proposals are required to satisfy Policy NR3 –Protection of Water Sources and the Water Environments and development proposals will be assessed in consultation with NRW who are the regulatory body for ensuring that there is no unacceptable impact of the water quality and the surrounding environment. In terms of traffic impact, a Transport Statement (Norman Rourke Pryme, March 2025) has been submitted which has provided initial evidence that the highway network is capable of accommodating an additional 40 dwellings. Further analysis and consideration of the proposed vehicular access design arrangements and safe pedestrian crossing and the widening of the existing footways along Monmouth Road will be undertaken at the planning application stage. This may include traffic calming measures; however this detail is not yet considered, which is at the planning application stage. Furthermore, the Infrastructure Delivery Plan (IDP), included in Appendix 8 of the RLDP has begun to set out the of the key infrastructure requirements that the proposed development will be required to meet, this includes highway improvement contributions. The detail of these requirements and commitments to infrastructure provision will be further considered and agreed via legal agreements (Section 106 agreements) as part of the planning application process.	No change required.

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	unacceptable. DCWW have promised for years to find and disconnect the illegal rainwater connections running from Burrium Gate. Dangerous Traffic Speeding on Monmouth Road at Burrium Gate. The speed limit is 20mph but traffic police and highways data confirm the average speeds here are dangerously high. The 30 mph and 20mph signs have made no difference to speeding at this location and there have been recent crashes. Some form of traffic calming or speed camera is required to provide safe access/egress from the proposed site. Could this be from a financial contribution?		
3493 / Mrs Julie Carr / Objection	The field near Burrium Gate planned for development suffers from runoff. Building here may cause existing settlements to flood. These houses are not yet insured for flood i.e. Specialist flood insurance. High premium insurance when flood re runs out would put a substantial strain on young families and the elderly. Why build in a flood risk area?	In terms of protection from flooding, the Flood Map for Planning does not identify any flood zones on the site. The Strategic Flood Consequence High Level Assessment also concludes that the site's Location itself is outside identified flood risk areas. Nevertheless, there is concern with regards to the management of overland flows of water and impact on land outside of the site, due to local experiences and knowledge of overland flow flooding, which has occurred in recent years and this will be required to be taken into consideration within the flood consequence assessments for the planning application. This requirement is set out in policy requirements for the site Policy HA11 Criterion (f) ' A scheme for the management of overland flows from adjacent land will need to be included to ensure existing overland flood risk has been accommodated.' The drainage details will also be required to be assessed and agreed at the Sustainable Drainage Approving Body(SAB) process, a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. Construction of development will not be able to take place unless there is a SAB approval as well as planning consent.	No change required.

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3632 / Mr George RV Ashworth / Objection	The site's elevated position and development ridgeline up to the 40m contour would be highly damaging to Usk's unspoilt and rural context of steep hills clothed in woods and pasture.	A preliminary Landscape Visual Appraisal (LVA) (RPS August 2021) has been submitted, which has identified the baseline conditions of the site and surrounding area and determined those landscape and visual characteristics that might inform the design of the proposals, including recommendations for mitigation. Overall, the report concludes subject to careful design at all stages and inclusion of the recommendations there appears to be no landscape or visual reasons which would preclude development of the site. The planning application should be further informed by Landscape and visual impact assessments, which would feed into an iterative design solution. MCC's Landscape Officer considers the site from a landscape and GI perspective to be suitable for residential development. It is considered that with retention of existing hedgerow boundaries and a design that responds to the sites topography with a development ridgeline of no more than 40m Above Ordnance Datum (AOD) it is possible proposals can be integrated effectively into the landscape as an urban extension. These high level landscape design requirements are set out in policies S8 and HA11 (a).	No change required.
3697 / Jon Weaver / Objection	Concerns regarding risk of flooding, traffic, water run-off, environmental impact, and river health. However, most important issue is the visual impact, believes it will ruin skyline of Usk and create a "wall of houses" that will intrude upon privacy of houses in Burrium Gate Phase 1.	In terms of protection from flooding, the Flood Map for Planning does not identify any flood zones on the site. The Strategic Flood Consequence High Level Assessment also concludes that the site's Location itself is outside identified flood risk areas. Nevertheless, there is concern with regards to the management of overland flows of water and impact on land outside of the site, due to local experiences and knowledge of overland flow flooding, which has occurred in recent years and this will be required to be taken into consideration within the flood consequence assessments for the planning application. This requirement is set out in policy requirements for the site Policy HA11 Criterion (f) ' A scheme for the management of overland flows from adjacent land will need to be included to ensure existing overland flood risk has been accommodated.' The drainage details will also be required to be assessed and agreed at the Sustainable Drainage Approving Body(SAB) process, a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. Construction of development will not be able to take place unless there is a SAB approval as well as planning consent.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		In relation to protecting and enhancing the River Usk SAC, NRW have completed an environmental permit review and have confirmed that the consent limit of 5mg/l is applicable for the treatment of foul flows. With this permit information, DCWW has confirmed a commitment that it is delivering a scheme to upgrade Usk's Wastewater Treatment works (WwTW) and accordingly advise that capacity (the 5mg/l consent limit set by the permit) will be accommodated at Usk WwTW, upon completion of the upgrade scheme. On a more general level, all proposals are required to satisfy Policy NR3 –Protection of Water Sources and the Water Environments and development proposals will be assessed in consultation with NRW who are the regulatory body for ensuring that there is no unacceptable impact of the water quality on our SAC rivers. With regards to landscape considerations, a preliminary Landscape Visual Appraisal (LVA) (RPS August 2021) has been submitted, which has identified the baseline conditions of the site and surrounding area and determined those landscape and visual characteristics that might inform the design of the proposals, including recommendations for mitigation. Overall, the report concludes subject to careful design at all stages and inclusion of the recommendations there appears to be no landscape or visual reasons which would preclude development of the site. The planning application should be further informed by Landscape and visual impact assessments, which would feed into an iterative design solution. MCC's Landscape Officer considers the site from a landscape and GI perspective to be suitable for residential development. It is considered that with retention of existing hedgerow boundaries and a design that responds to the sites topography with a development ridgeline of no more than 40m Above Ordnance Datum (AOD) it is possible proposals can be integrated effectively into the landscape as an urban extension. These high level landscape design requirements are set out in policies S8 and HA11 (a).	
3772 / Philip Ward / Objection	Site not suitable for development due to flooding issues at the site during heavy rainfall with insufficient drainage. Concern regarding pollution increasing in the River Usk as a result of development here. Current site not suitable for building due to	In terms of protection from flooding, the Flood Map for Planning does not identify any flood zones on the site. The Strategic Flood Consequence High Level Assessment also concludes that the site's Location itself is outside identified flood risk areas. Nevertheless, there is concern with regards to the management of overland flows of water and impact on land outside of the site, due to local experiences and knowledge of overland flow flooding, which has occurred in recent	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	elevation of the field meaning the existing houses would be negatively impacted as a result of new developments. Additionally, site home to a wide variety of wildlife that would be lost should development go ahead.	years and this will be required to be taken into consideration within the flood consequence assessments for the planning application. This requirement is set out in policy requirements for the site Policy HA11 criterion (f) ' A scheme for the management of overland flows from adjacent land will need to be included to ensure existing overland flood risk has been accommodated.' The drainage details will also be required to be assessed and agreed at the Sustainable Drainage Approving Body(SAB) process, a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. Construction of development will not be able to take place unless there is a SAB approval as well as planning consent. In relation to protecting and enhancing the River Usk SAC, NRW have completed an environmental permit review and have confirmed that the consent limit of 5mg/l is applicable for the treatment of foul flows. With this permit information, DCWW has confirmed a commitment that it is delivering a scheme to upgrade Usk's Wastewater Treatment works (WwTW) and accordingly advise that capacity (the 5mg/l consent limit set by the permit) will be accommodated at Usk WwTW, upon completion of the upgrade scheme. On a more general level, all proposals are required to satisfy Policy NR3 –Protection of Water Sources and the Water Environments and development proposals will be assessed in consultation with NRW who are the regulatory body for ensuring that there is no unacceptable impact of the water quality on our SAC rivers. With regards to landscape considerations, a preliminary Landscape Visual Appraisal (LVA) (RPS August 2021) has been submitted, which has identified the baseline conditions of the site and surrounding area and determined those landscape and visual characteristics that might inform the design of the proposals, including recommendations for mitigation. Overall, the report concludes subject to careful design at all stages and inclusion of the recommendations there appears to be no landscape or visual reasons which would preclude development of the site. The planning application should be further informed by Landscape and visual impact assessments, which would feed into an iterative design solution.	

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		MCC's Landscape Officer considers the site from a landscape and GI perspective to be suitable for residential development. It is considered that with retention of existing hedgerow boundaries and a design that responds to the sites topography with a development ridgeline of no more than 40m Above Ordnance Datum (AOD) it is possible proposals can be integrated effectively into the landscape as an urban extension. These high-level landscape design requirements are set out in policies S8 and HA11 (a). In relation to the protection of habitats at the site, a Preliminary Ecological Appraisal has been submitted which has appraised the site for its ecological value, which has been reviewed by MCC ecologist's, who consider the site is suitable for residential allocation with appropriate mitigation and compensation, full details of which will be required at the planning application stage. There are policies in place in the RLDP as well as national legislation to safeguard their protection. Collectively, Policy HA11(b) and (c), which specify protection of the hedgerows and buffers to the adjacent SINC, and Policy S8 – Site Allocation Placemaking Principles, along with Policy S5 – Green Infrastructure, Landscape and Nature Recovery and NR1 Nature Recovery and Geodiversity are considered to be sufficient to enable the authority to address concerns of impact maintaining protected habitat population species. Separate requirements and tools under other legislation, if required, such as The Environment Act (Wales) 2016 Section 6 Duty and PPW12 will also help to ensure development has an acceptable impact upon biodiversity considerations.	
3868 / Mr Gareth / Objection	How will air quality issues caused by an increase in vehicles from the development be addressed. What strategies will be implemented for silt management and water control during construction to minimise environmental impact. Development could exacerbate flooding issues. Concerns development will alter and diminish the aesthetic appeal of the area. Concerns re strain on local infrastructure including water supply and sewage systems. Concerns re traffic and congestion and negative impact this could	Comments noted. In terms of extra cars/traffic/ pollution, The RLDP recognises that given the rural nature of Monmouthshire, travel by car may be the only realistic method of travel for some, however, development proposals are still required to accord with the Sustainable Transport Hierarchy, which places an emphasis on development to be located and designed in a way which ensures the reduction in the need to travel and opportunities to facilitate a shift from the private car are fully considered. The site will therefore be designed to maximise sustainable travel opportunities to the town centre, and this requirement is set out in Policy S8 of the Plan and HA11 (d). Furthermore, air quality concerns are addressed in Policy HA11(e) which requires incorporation of satisfactory air quality measures for mitigating and/or reducing emissions. Moreover, it is considered that design measures the will be required, such as Net Zero Homes (no connection to the gas grid/boilers), provision of ULEVs for electric vehicles and provision of active travel	No change required.

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	have on cyclist and pedestrian safety. Concerns re impact on existing property values, making the area less attractive for current and future residents.	routes and public transport improvements are good practice principles that offset air emissions. The Flood Maps for Planning does not identify any flood zones on the site. The Strategic Flood Consequence High Level Assessment also concludes that the site's location itself is outside identified flood risk areas. Nevertheless, there is concern with regards to the management of overland flows of water and impact on land outside of the site, due to local experiences and knowledge of overland flow flooding, which has occurred in recent years and this will be required to be taken into consideration within the flood consequence assessments for the planning application. This requirement is set out in policy requirements for the site Policy HA11criterion (f) 'A scheme for the management of overland flows from adjacent land will need to be included to ensure existing overland flood risk has been accommodated.' The drainage details will also be required to be assessed and agreed at the Sustainable Drainage Approving Body (SAB) process, a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. Construction of development will not be able to take place unless there is a SAB approval as well as planning consent. With regards to the public sewerage system. Dŵr Cymru Welsh Water (DCWW) are the sewerage undertake for the County and has a general duty to take care of and manage the sewerage system. In their consultation response to the site DCWW have confirmed a commitment that it is delivering a scheme to upgrade Usk's Wastewater Treatment works (WwTW) and accordingly advise that there will be capacity (the 5mg/l consent limit set by the permit) within the sewerage system to accommodate the proposal for 40 additional units. On a more general level, all proposals are required to satisfy Policy NR3 –Protection of Water Sources and the Water Environments and development proposals will be assessed in consultation with NRW who are the regulatory body for ensuring that there is no unacceptable impact of the water quality and the surrounding environment.	

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3917 / Mr Reginald Darge / Comment	New homes are required in Usk as a whole. The site proposed is pretty modest but it is an ongoing urban development and we see little or no infrastructure improvement. The school and GP surgery are stretched. Discusses the potential car park charges.	Comments noted. The Infrastructure Delivery Plan (IDP), included in Appendix 8 of the RLDP sets of the key infrastructure requirements that the proposed development will be required to meet, this includes financial contributions towards public transport provision and financial contributions towards education provision. The detail of these requirements and commitments to them will be further considered and agreed via legal agreements (Section 106 agreements) as part of the planning application process. In terms of health infrastructure concerns, the mechanisms for improved health infrastructure sit outside of the planning process, the Council nevertheless is fully engaged with the health board to help deliver service improvement across the County as a whole. With regards to carparking charges, this is out of the scope of the RLDP.	No change required.
3966 / Mr Steve Lamb / Objection	In the RLDP section (f) refers to the management of the overland flows. Once again a request was made to the Planning policy team for what is the scheme is to manage this within the site CS0113. By the time of the 16th December deadline, the team confirmed that they do not have this information and we merely have to wait for a planning application to be submitted! If this is the case then the RLDP fails on the this point and therefore fails the MCC's own goal (Page 5, Infrastructure, Sewerage, Water) more specifically on page 9...'avoiding inappropriate development in areas at risk from flooding or that may increase the risk of flooding elsewhere. Development should be designed using natural flood management measures to manage flood risk and surface water run-off appropriately'. Therefore, specifically site CS0113 should not be in the plan. More broadly, what other sites within the area would fall foul to this point given the	Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. The Flood Maps for Planning does not identify any flood zones on the site. The Strategic Flood Consequence High Level Assessment also concludes that the site's location itself is outside identified flood risk areas. Nevertheless, there is concern with regards to the management of overland flows of water and impact on land outside of the site, due to local experiences and knowledge of overland flow flooding, which has occurred in recent years and this will be required to be taken into consideration within the flood consequence assessments for the planning application. This requirement is set out in policy requirements for the site Policy HA11 criterion (f) 'A scheme for the management of overland flows from adjacent land will need to be included to ensure existing overland flood risk has been accommodated.' The drainage details will also be required to be assessed and agreed at the Sustainable Drainage Approving Body(SAB) process, a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. Construction of development will not be able to take place unless there is a SAB approval as well as planning consent.	No change required.

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	topography and rivers in the area if no information is known.		

Policy HA12 – Land West of Trem Yr Ysgol, Penperlleni

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1024 / Dŵr Cymru Welsh Water (DCWW) / Comment	Note a water supply can be provided for the site and the public sewerage network can accept potential foul flows from this development site. The proposed site is in the catchment of Goytre Wastewater Treatment Works (WwTW) and ultimately discharges to a river Special Area of Conservation (SAC). From a phosphorus perspective, NRW have completed the permit review process and have confirmed that the consent limit of 1.4mg/l is applicable from 31/03/2030. In the meantime, a backstop consent limit of 5mg/l is applicable and DCWW are currently compliant with the interim backstop limit and will need to undertake a scheme in AMP8 (2025-2030) to ensure compliance with the tighter limit. Accordingly, advise there is currently sufficient capacity at the WwTW to accommodate foul water flows from the proposed allocation. Add the site is crossed by large diameter 8", 25" & 28" strategic watermains that would require a substantial easement.	Comments noted. The Council will continue to work with Dŵr Cymru Welsh Water on the RLDP.	No change required.
1823 / Mr Michael Bosley / Objection	None include references to maintaining and improving the integrity of the River Usk SAC. Changes should at minimum should specify ways in which proposed development will reduce nutrification and other pollutant levels.	As noted, allocation HA12 – Land West of Trem Yr Ysgol is situated within the River Usk Nutrient Sensitive Catchment Area and as such any development on the site would be required to satisfy Natural Resources Wales's (NRW) planning guidance. A policy requirement on the issue is therefore not required in Policy HA12. NRW and Dŵr Cymru Welsh Water (DCWW) have confirmed that there are no issues with the allocation from a nutrification perspective and foul flows can be accommodated at the Goytre's Wastewater Treatment Works (WwTW).	No change required.

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1519 / Barratt David Wilson Homes / Objection	Concerned that the way CS0279 Land West of Usk Road, Penperlleni has been considered as part of the candidate site assessment process and therefore in turn suggest that the intention to allocate HA12 Land West of Trem Yr Ysgol, Penperlleni site under Policy HA12 may be unsound because of this.	The Candidate Site Assessment process followed an approach in accordance with the South East Wales Strategic Planning Group (SEWSPG) methodology which involved detailed consultation with internal and external consultees on each site's potential impacts. For further information on this please see our Candidate Sites Assessment Methodology, the Candidate Sites High Level Assessment and Candidate Site Proformas. The Candidate Site Proformas and supporting evidence for the allocations will be available at submission/examination stage.	No change required.
2419 / Edenstone Homes / Support	Fully support the site's allocation with the RLDP.	Support noted.	No change required.
2419 / Edenstone Homes / Objection	Object to some of the detailed wording in the allocation and request the opportunity to attend examination hearings accordingly.	Request noted. The objection to the detailed wording is not set out in the representation and therefore we are not able to comment on this as part of this response.	No change required.
3348 / Tracey Robinson / Objection	Concerns regarding the transparency and community engagement (flyers posted with minimal notice and letters should be issued to all residents directly affected by such proposals). Site viability and decision-making - RLDP progress from 3a to 3b, particularly regarding the viability of the sites, was not communicated to the public and why two other sites with higher viability were not chosen. Road safety and traffic calming measures - lack of speed calming measures on the A4042 and the hazardous access from School Lane. Effectiveness of existing traffic management regarding School Lane during school hours, the council should provide an evaluation of these measures and clarify whether it will submit the outcomes to the Welsh Government. The surrounding roads are inadequate and not fit for purpose,	The preparation of the RLDP involves a number of key stages, which includes a Delivery Agreement (Revised October 2024) setting out the timetable for Plan preparation and the Community Involvement Scheme (CIS). The CIS sets out how the Council proposes to proactively involve the community and stakeholders in the preparation of the RLDP in order that a range of views can be considered as part of the process of building a wide consensus on the Plan's strategy and policies. The Deposit Plan was the first consultation whereby the site allocation had been identified and as part of that consultation a range of views and considerations have been captured and addressed. There will be further opportunity to convey viewpoints and discuss issues at the examination of the RLDP. The Candidate Site Assessment process followed an approach in accordance with the SEWSPG methodology which involved detailed consultation with internal and external consultees on each site's potential impacts. For further information on this please see our Candidate Sites Assessment Methodology, the Candidate Sites High Level Assessment and Candidate Site Proformas. The Candidate Site Proformas and supporting evidence for the allocations will be available at submission/examination. In terms of traffic/access concerns a Preliminary Transport Statement has been submitted which has provided initial evidence that the highway network is capable of accommodating an additional 40 dwellings. Further assessment will be required	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	posing a safety risk. Previous planning applications and access concerns regarding the potential access to the A4042 being reject by Welsh Government. Access through green belt land as the land is privately owned and the land owner would oppose its land being used for development access. Environmental and wildlife considerations - the Acres site required restoration work which this new development will impact, the deeds indicate that these green spaces are required. Flooding and drainage concerns, particularly in the lower areas of the field and a Welsh Water culvert to the north of the proposed site. Impact on railway infrastructure due to increased runoff. Environmental impact report in 2019 identifying significant risks associated with more development in Penperlleni. Public transport and infrastructure with a lack of facilities such as infrequent bus services and limited rail access. There is a clear lack of highways research to justify the development. Potential to exacerbate the existing overload of the sewer storm overflow system. Impervious surfaces may lead to higher stormwater runoff. Additional wastewater impacting the wastewater treatment facilities. Phosphate pollution.	for the planning application stage. Further analysis and consideration of the vehicular access point of entry is being undertaken to overcome the concerns raised about the proposed access point over the open space land that is currently managed by a private management company. An alternative option of direct access off the A4042 is also being explored with Welsh Government Highways. With regards to flooding and drainage concerns, the Strategic Flood Consequence High Level Assessment concludes that there are minimal flood risk considerations to the allocation with 0% of the site is within Zones 2 & 3 for Sea and Rivers and 1.87% of site are within Zones 2 & 3 Surface Water. Flood risk at this site is therefore considered minimal and in accordance with TAN15 (2025). MCC's Drainage Officer has assessed the information and confirmed that surface water drainage can be managed at the site. MCC's Drainage Officer has specified that the proposals will require further SuDS features and there should be multiple basins and swales across the site, which is stipulated in Policy S8. The drainage details will also be required to be assessed and agreed at the Sustainable Drainage Approving Body(SAB) process, a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. Construction of development will not be able to take place unless there is a SAB approval as well as planning consent. With regards to the public sewerage system. Dŵr Cymru Welsh Water (DCWW) are the sewerage undertaker for the county and have a general duty to take care of and manage the sewerage system. In their consultation response to the site DCWW have confirmed a commitment that it is delivering a scheme to upgrade Goytre's Wastewater Treatment works (WwTW) and accordingly advise that there will be capacity (the 5mg/l consent limit set by the permit) within the sewerage system to accommodate the proposal for 40 additional units. On a more general level, all proposals are required to satisfy Policy NR3 –Protection of Water Sources and the Water Environments and development proposals will be assessed in consultation with NRW who are the regulatory body for ensuring that there is no unacceptable impact of the water quality and the surrounding environment.	

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		The site promoter and LPA are aware of the watermains pipe that runs through the northern section of the site, and development will be outside the buffer easement of the pipe. The locality of the site is edge of settlement, near Penperlleni' s existing facilities and services so provides the opportunity to promote accessibility and connectivity into Penperlleni for some facilities, such as the local primary school which is an approximately 5-minute walk and shops and leisure facilities, whereby a walk to the village shop, community hall and public house is approximately 10 minutes. The site is in an area served by bus Public Transport (bus route 23 Newport-Cwmbran- Pontypool – Abergavenny- Hereford) which is an hourly Mon-Sat and service. There is a southbound stop within 400m of the site and the design of the site must prioritise connections to public transport as set out in Policy S8 and HA11 (d) which specifies a pedestrian link to the southbound bus stop. A financial contribution towards improved connections to public transport may be required and further consideration of this will be undertaken as part of the planning application process. A preliminary Ecological Appraisal has been submitted which identifies the site as having priority hedgerows, mature trees, protected species potential and an ecologically important watercourse. The protection and preservation of the watercourse, site hedgerows and mature trees are therefore key considerations in the development of the site. These policy requirements are set out in S8 and HA12 (b) and (c) of the RLDP. Collectively these policy criteria along with Policy S5 – Green Infrastructure, Landscape and Nature Recovery and NR1 Nature Recovery and Geodiversity are considered to be sufficient to enable the authority to address concerns of impact maintaining protected habitat population species. Separate requirements and tools under other legislation, if required, such as The Environment Act (Wales) 2016 Section 6 Duty and PPW12 will also help to ensure development has an acceptable impact upon biodiversity considerations.	
3388 / Mrs Andrea Nolan / Objection	Significant highway concerns - Inadequate speed calming measures and dangerous access from school lane, development will exacerbate existing hazards. Environmental concerns re putting wildlife restoration efforts in the Acres at risk, increasing flood	In terms of traffic/access concerns a Transport Statement (SLR, January 2024) has been submitted which has provided initial evidence that the highway network is capable of accommodating an additional 40 dwellings. Further analysis and consideration of the vehicular access point of entry is being undertaken to overcome the concerns raised about access point over the open space land that is currently managed by a private management company. Further assessment will be	No change required.

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	risk due with no clear mitigation plans for water runoff impacting adjacent railway, and contradicting prior requirements aimed a restoring wildlife and green spaces. Increased human activity, noise, artificial lighting all would exacerbate risks of causing biodiversity loss. Concerns re capacity of Goytre Sewage Treatment Works and Penperlleni storm overflow system with combined 155 spill events in 2023. Misplaced assumption in the plan that access will come via privately owned, greenbelt land that is paid for by residents of the acres through annual maintenance fees through an annual surcharge. Proposed plans overlook requirements from former development a Acres relating to restorative efforts. Current site has issues with water course way and flooding of lower part of the field due to heavy rainfall and erosion of water causeway to the south of Trem Yr Ysgol. Questions whether road or building developments should be placed above Water Culvert running under the site. Development will cause further displacement of water, increase water runoff, and cause flooding issues to the railway.	required for the detailed planning application stage. An alternative option of direct access off the A4042 is also being explored with Welsh Government Highways. With regards to flooding and drainage concerns, The Strategic Flood Consequence High Level Assessment concludes that there are minimal flood risk considerations to the allocation with 0% of the site is within Zones 2 & 3 for Sea and Rivers and 1.87% of site are within Zones 2 & 3 Surface Water. Flood risk at this site is therefore considered minimal and in accordance with TAN15 (2025). MCC's Drainage Officer has assessed the information and confirmed that surface water drainage can be managed at the site. MCC's Drainage Officer has specified that the proposals will require further SuDS features and there should be multiple basins and swales across the site, which is stipulated in Policy S8. The drainage details will also be required to be assessed and agreed at the Sustainable Drainage Approving Body (SAB) process, a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. Construction of development will not be able to take place unless there is a SAB approval as well as planning consent. With regards to the public sewerage system. Dŵr Cymru Welsh Water (DCWW) are the sewerage undertaker for the county and have a general duty to take care of and manage the sewerage system. In their consultation response to the site DCWW have confirmed a commitment that it is delivering a scheme to upgrade Goytre's Wastewater Treatment works (WwTW) and accordingly advise that there will be capacity (the 5mg/l consent limit set by the permit) within the sewerage system to accommodate the proposal for 40 additional units. On a more general level, all proposals are required to satisfy Policy NR3 –Protection of Water Sources and the Water Environments and development proposals will be assessed in consultation with NRW who are the regulatory body for ensuring that there is no unacceptable impact of the water quality and the surrounding environment. The site promoter and LPA are aware of the watermains pipe that runs through the northern section of the site, and development will be outside the buffer easement of the pipe.	

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		A preliminary Ecological Appraisal has been submitted which identifies the site as having priority hedgerows, mature trees, protected species potential and an ecologically important watercourse. The protection and preservation of the watercourse, site hedgerows and mature trees are therefore key considerations in the development of the site. These policy requirements are set out in S8 and HA12 (b) and (c) of the RLDP. Collectively these policy criteria along with Policy S5 – Green Infrastructure, Landscape and Nature Recovery and NR1 Nature Recovery and Geodiversity are considered to be sufficient to enable the authority to address concerns of impact maintaining protected habitat population species. Separate requirements and tools under other legislation, if required, such as The Environment Act (Wales) 2016 Section 6 Duty and PPW12 will also help to ensure development has an acceptable impact upon biodiversity considerations.	
3541 / Mr Neil Parry / Objection	Question the selection of this site compared to the two other sites deemed appropriate during the previous assessment. No easement of access to the site. Ecological impact of the development and poor ground conditions. Issue with access of vehicles due to the restricted road and population of the estate. Disruption of the view of the national park/local area.	The preparation of the RLDP involves a number of key stages, which includes a Delivery Agreement (Revised October 2024) setting out the timetable for Plan preparation and the Community Involvement Scheme (CIS). The CIS sets out how the Council proposes to proactively involve the community and stakeholders in the preparation of the RLDP in order that a range of views can be considered as part of the process of building a wide consensus on the Plan's strategy and policies. The Candidate Site Assessment process followed an approach in accordance with the SEWSPG methodology which involved detailed consultation with internal and external consultees on each site's potential impacts. For further information on this please see our Candidate Sites Assessment Methodology, the Candidate Sites High Level Assessment and Candidate Site Proformas. The Candidate Site Proformas and supporting evidence for the allocations will be available at submission/examination. In terms of traffic/access concerns a Transport Statement (SLR, January 2024) has been submitted which has provided initial evidence that the highway network is capable of accommodating an additional 40 dwellings. Further analysis and consideration of the vehicular access point of entry is being undertaken to overcome the concerns raised about access point over the open space land that is currently managed by a private management company. Further assessment will be required for the planning application stage. An alternative option of direct access off the A4042 is also being explored with Welsh Government Highways. A preliminary Ecological Appraisal has been submitted which identifies the site as having priority hedgerows, mature trees, protected species potential and an	No change required.

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		ecologically important watercourse. The protection and preservation of the watercourse, site hedgerows and mature trees are therefore key considerations in the development of the site. These policy requirements are set out in S8 and HA12 (b) and (c) of the RLDP. Collectively these policy criteria along with Policy S5 – Green Infrastructure, Landscape and Nature Recovery and NR1 Nature Recovery and Geodiversity are considered to be sufficient to enable the authority to address concerns of impact maintaining protected habitat population species. Separate requirements and tools under other legislation, if required, such as The Environment Act (Wales) 2016 Section 6 Duty and PPW12 will also help to ensure development has an acceptable impact upon biodiversity considerations. With regards to flooding and drainage concerns, The Strategic Flood Consequence High Level Assessment concludes that there are minimal flood risk considerations to the allocation with 0% of the site is within Zones 2 & 3 for Sea and Rivers and 1.87% of site are within Zones 2 & 3 Surface Water. Flood risk at this site is therefore considered minimal and in accordance with TAN15 (2025). MCC's Drainage Officer has assessed the information and confirmed that surface water drainage can be managed at the site. MCC's Drainage Officer has specified that the proposal will require further SuDS features and there should be multiple basins and swales across the site, which is stipulated in Policy S8. The drainage details will also be required to be assessed and agreed at the Sustainable Drainage Approving Body(SAB) process, a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. Construction of development will not be able to take place unless there is a SAB approval as well as planning consent. With regards to landscape impact and disruption of the BBNP setting, a preliminary Landscape Visual Appraisal (LVIA) (Viridian Landscape Planning August 2021) has been submitted, which has identified the baseline conditions of the site and surrounding area and determined those landscape and visual characteristics that might inform the design of the proposals, including recommendations for mitigation. Overall, the report concludes subject to careful design at all stages and inclusion of the recommendations there appears to be no landscape or visual reasons which would preclude development of the site. The planning application	

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		should be further informed by further LVIAs, which would feed into an iterative design solution. MCC's Landscape Officer considers the site from a landscape and GI perspective to be suitable for residential development, with the value of the surrounding landscape being its setting within the back drop of the Bannau Brycheinog National Park (BBNP). It is considered that with retention of existing hedgerow boundaries and a design that responds to key views of the BBNP it is possible a proposal can be integrated effectively into the landscape as an urban extension. These high level landscape design requirements are set out in policies S8 and HA12 (a), as well as landscape policies LC1 Landscape Character and LC3 Bannau Brycheiniog National Park safeguarding the landscape characteristics.	
3561 / John Horsey / Objection	Main objection relates to the access of the proposed development (through acres). The roads are already precarious, this would make matters worse. Loss of open public space, notably Greenbelt which is a part of residents' deeds. Flooding is already poor, this would exacerbate the issue.	In terms of traffic/access concerns a Transport Statement (SLR, January 2024) has been submitted which has provided initial evidence that the highway network is capable of accommodating an additional 40 dwellings. Further analysis and consideration of the vehicular access point of entry is being undertaken to overcome the concerns raised about access point over the open space land that is currently managed by a private management company. Further assessment will be required for the planning application stage. An alternative option of direct access off the A4042 is also being explored with Welsh Government Highways. With regards to flooding and drainage concerns, The Strategic Flood Consequence High Level Assessment concludes that there are minimal flood risk considerations to the allocation with 0% of the site is within Zones 2 & 3 for Sea and Rivers and 1.87% of site are within Zones 2 & 3 Surface Water. Flood risk at this site is therefore considered minimal and in accordance with TAN15 (2025). MCC's Drainage Officer has assessed the information and confirmed that surface water drainage can be managed at the site. MCC's Drainage Officer has specified that the proposals will require further SuDS features and there should be multiple basins and swales across the site, which is stipulated in Policy S8. The drainage details will also be required to be assessed and agreed at the Sustainable Drainage Approving Body(SAB) process, a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS)	No change required.

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		established by Welsh Government. Construction of development will not be able to take place unless there is a SAB approval as well as planning consent. In reference to building on greenfield land, brownfield opportunities in Monmouthshire are limited, greenfield opportunities have had to be considered through the site selection process to meet our key housing and employment requirements. Land at Trem Yr Ysgol is owned by private landowners and the proposal is to provide public open space, which provide opportunities for recreation and leisure. The proposed development will therefore result in an addition of publicly accessible green space.	
3667 / Gareth Thomas / Objection	Local councillors and MCC have failed to engage meaningfully with the community. The site viability and decision making process, lack of clarity regarding the transition from stages 3A to 3B with questions about the evidence and methodology used to choose the strategic site. The development would exacerbate the traffic issues on the A4042 trunk road with no traffic calming measures to mitigate the risk. Traffic restrictions along School Lane pushed vehicles into surrounding residential streets, with MCC not proposing viable solutions to the increased level of traffic. Access and land ownership issues given the access includes private land that is protected under legal title deeds, with no easements for development access (may be legal challenges). The development would destroy the wildlife habitats restored at the green space around Trem Yr Ysgol. The site also includes a watercourse prone to flooding and a large water culvert runs beneath the northern boundary. Flooding	The preparation of the RLDP involves a number of key stages, which includes a Delivery Agreement (Revised October 2024) setting out the timetable for Plan preparation and the Community Involvement Scheme (CIS). The CIS sets out how the Council proposes to proactively involve the community and stakeholders in the preparation of the RLDP in order that a range of views can be considered as part of the process of building a wide consensus on the Plan's strategy and policies. The Candidate Site Assessment process followed an approach in accordance with the SEWSPG methodology which involved detailed consultation with internal and external consultees on each site's potential impacts. For further information on this please see our Candidate Sites Assessment Methodology, the Candidate Sites High Level Assessment and Candidate Site Proformas. The Candidate Site Proformas and supporting evidence for the allocations will be available at submission/examination. In terms of traffic/access concerns a Transport Statement has been submitted which has provided initial evidence that the highway network is capable of accommodating an additional 40 dwellings. Further assessment will be required for the planning application stage. Further analysis and consideration of the vehicular access point of entry is being undertaken to overcome the concerns raised about access point over the open space land that is currently managed by a private management company. An alternative option of direct access off the A4042 is also being explored with Welsh Government Highways. With regards to flooding and drainage concerns, The Strategic Flood Consequence High Level Assessment concludes that there are minimal flood risk considerations to the allocation with 0% of the site is within Zones 2 & 3 for Sea and Rivers and	No change required.

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	risks to the nearby railway line. Inadequate amenities and services with Penperlleni lacks the infrastructure to support additional housing. Public transport is infrequent and the village lacks essential amenities such as a pharmacy. Footpaths along the A4042 are poorly maintained. Lack of community engagement. Failure to address Welsh Government's rejections regarding creating an access onto the A4042 and a failure to investigate critical information could influence site viability. Contradiction with MCC's environmental assessments included within the 2019 environmental impact report which identified Penperlleni as unsuitable for further development due to significant environmental impacts.	1.87% of site are within Zones 2 & 3 Surface Water. Flood risk at this site is therefore considered minimal and in accordance with TAN15 (2025). MCC's Drainage Officer has assessed the information and confirmed that surface water drainage can be managed at the site. MCC's Drainage Officer has specified that the proposals will require further SuDS features and there should be multiple basins and swales across the site, which is stipulated in Policy S8. The drainage details will also be required to be assessed and agreed at the Sustainable Drainage Approving Body(SAB) process, a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. Construction of development will not be able to take place unless there is a SAB approval as well as planning consent. With regards to the public sewerage system. Dŵr Cymru Welsh Water (DCWW) are the sewerage undertaker for the county and have a general duty to take care of and manage the sewerage system. In their consultation response to the site DCWW have confirmed a commitment that it is delivering a scheme to upgrade Goytre's Wastewater Treatment works (WwTW) and accordingly advise that there will be capacity (the 5mg/l consent limit set by the permit) within the sewerage system to accommodate the proposal for 40 additional units. On a more general level, all proposals are required to satisfy Policy NR3 –Protection of Water Sources and the Water Environments and development proposals will be assessed in consultation with NRW who are the regulatory body for ensuring that there is no unacceptable impact of the water quality and the surrounding environment. The site promoter and LPA are aware of the watermains pipe that runs through the northern section of the site, and development will be outside the buffer easement of the pipe. The locality of the site is edge of settlement location, near Penperlleni' s existing facilities and services so provides the opportunity to promote accessibility and connectivity into Penperlleni for some facilities, such as the local primary school which is an approximately 5-minute walk and shops and leisure facilities, whereby a walk to the village shop, community hall and public house is approximately 10 minutes.	

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		The site is in an area served by bus Public Transport (bus route 23 Newport-Cwmbran- Pontypool – Abergavenny- Hereford) which is an hourly Mon-Sat and service. There is a southbound stop within 400m of the site and the design of the site must prioritise connections to public transport as set out in Policy S8 and HA11 (d) which specifies a pedestrian link to the southbound bus stop. A financial contribution towards improved connections to public transport may be required and further consideration of this will be undertaken as part of the planning application process. With regards to environmental considerations, a Preliminary Ecological Appraisal has been submitted which identifies the site as having priority hedgerows, mature trees, protected species potential and an ecologically important watercourse. The protection and preservation of the watercourse, site hedgerows and mature trees are therefore key considerations in the development of the site. These policy requirements are set out in S8 and HA12 (b) and (c) of the RLDP. Collectively these policy criteria along with Policy S5 – Green Infrastructure, Landscape and Nature Recovery and NR1 Nature Recovery and Geodiversity are considered to be sufficient to enable the authority to address concerns of impact maintaining protected habitat population species. Separate requirements and tools under other legislation, if required, such as The Environment Act (Wales) 2016 Section 6 Duty and PPW12 will also help to ensure development has an acceptable impact upon biodiversity considerations. It is not clear what environmental report in 2019 the respondent is referring to, nevertheless as part of the candidate site assessment process as set out above, it is considered that there are no fundamental environmental constraints that prohibit a site allocation and with further detail assessments as part of the planning application process, the environmental considerations can be addressed.	
3681 / Mr Jamie Lewis / Objection	Object to the proposed plans due to fundamental transparency concerns around process and inadequate engagement with residents by Local Counsellors or MCC. There has been a clear lack of information being conveyed to the public, including your methodology of assessments when discounting shortlisted	The preparation of the RLDP involves a number of key stages, which includes a Delivery Agreement (Revised October 2024) setting out the timetable for Plan preparation and the Community Involvement Scheme (CIS). The CIS sets out how the Council proposes to proactively involve the community and stakeholders in the preparation of the RLDP in order that a range of views can be considered as part of the process of building a wide consensus on the Plan's strategy and policies. The Candidate Site Assessment process followed an approach in accordance with the SEWSPG methodology which involved detailed consultation with internal and	No change required.

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	sites. Only on 2nd December it was conveyed orally by council representatives that two other candidate sites were removed due to the bridge adjoining Newton Rd / Star Lane / Plough Road as not being a suitable highway access for vehicles and pedestrians. What methodology and evidence was used to discount or to conclude that the highway is insufficient for two initially preferred candidate sites? Are there records held by the council of incidents happening that makes such access a danger to pedestrians? If the proposals for CS0037 moves forward, it would allow a significant increase in traffic that bottlenecks on to a 40 mph stretch of the A4042 trunk road, that has a blind bend in the one direction (south to north). My objections also concern the lack of speed calming measures on the A4042 and the dangerous access that currently exists join the A4042 from School Lane. Concerningly, your stated aims and goals are not evidenced or being met by proposed sites CS0037. Roads are inadequate to access and there isn't permission to cut across privately owned land to access the proposed site. There has been insufficient assessment of traffic flows and suitability of the existing highways. Clos Telyn or Trem Yr Ysgol were never developed as through roads or line marked to allow flow of traffic each side of the roads. It would contravene the wildlife and GI measures achieved via the recent planning application adjacent to the site.	external consultees on each site's potential impacts. For further information on this please see our Candidate Sites Assessment Methodology, the Candidate Sites High Level Assessment and Candidate Site Proformas. The Candidate Site Proformas and supporting evidence for the allocations will be available at submission/examination. In terms of traffic/access concerns a Transport Statement has been submitted which has provided initial evidence that the highway network is capable of accommodating an additional 40 dwellings. Further assessment will be required for the planning application stage. Further analysis and consideration of the vehicular access point of entry is being undertaken to overcome the concerns raised about access point over the open space land that is currently managed by a private management company. An alternative option of direct access off the A4042 is also being explored with Welsh Government Highways. With regards to flooding and drainage concerns, The Strategic Flood Consequence High Level Assessment concludes that there are minimal flood risk considerations to the allocation with 0% of the site is within Zones 2 & 3 for Sea and Rivers and 1.87% of site are within Zones 2 & 3 Surface Water. Flood risk at this site is therefore considered minimal and in accordance with TAN15 (2025). MCC's Drainage Officer has assessed the information and confirmed that surface water drainage can be managed at the site. MCC's Drainage Officer has specified that the proposals will require further SuDS features and there should be multiple basins and swales across the site, which is stipulated in Policy S8. The drainage details will also be required to be assessed and agreed at the Sustainable Drainage Approving Body(SAB) process, a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. Construction of development will not be able to take place unless there is a SAB approval as well as planning consent. With regards to the public sewerage system. Dŵr Cymru Welsh Water (DCWW) are the sewerage undertaker for the county and have a general duty to take care of and manage the sewerage system. In their consultation response to the site DCWW have confirmed a commitment that it is delivering a scheme to upgrade Goytre's Wastewater Treatment works (WwTW) and accordingly advise that there will be	

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	The boundary between Trem Yr Ysgol and proposed site includes a water course way that is frequently prone to flooding, including large parts of the lower part of the field that is being proposed for CS0037. My objections also relate to the fact that Welsh Water has a significantly large water culvert that runs underground through the north border of proposed site CS0037. Flooding of the railway line. The environmental impact report of 2019 that MCC commissioned itself, being overlooked and seems to have carried very little weight in the decisions around proposed sites within their RLDP plans. In particular, PE01 to PE05 indicated that any further development around Penperlleni posed a significant or high environmental impact on the environment due to bordering the National Park, including high visual and wellbeing impacts on the community. My objections also relate to the substandard facilities and amenities in the village. There are significantly substandard and unreliable public transport facilities, including an infrequent and ineffective bus network, and lack of access to rail transport due to position of nearest train stations. There are also insufficient provisions, such as access to pharmacy care, or GP services with a very limited service currently being offered with a high probability that it will cease to be offered in the near future. The footpaths around the village are also considerably under maintained with footpaths along the	capacity (the 5mg/l consent limit set by the permit) within the sewerage system to accommodate the proposal for 40 additional units. On a more general level, all proposals are required to satisfy Policy NR3 –Protection of Water Sources and the Water Environments and development proposals will be assessed in consultation with NRW who are the regulatory body for ensuring that there is no unacceptable impact of the water quality and the surrounding environment. The site promoter and LPA are aware of the watermains pipe that runs through the northern section of the site, and development will be outside the buffer easement of the pipe. The locality of the site is edge of settlement location, near Penperlleni' s existing facilities and services so provides the opportunity to promote accessibility and connectivity into Penperlleni for some facilities, such as the local primary school which is an approximately 5-minute walk and shops and leisure facilities, whereby a walk to the village shop, community hall and public house is approximately 10 minutes. The site is in an area served by bus Public Transport (bus route 23 Newport-Cwmbran- Pontypool – Abergavenny- Hereford) which is an hourly Mon-Sat and service. There is a southbound stop within 400m of the site and the design of the site must prioritise connections to public transport, as well as active travel pedestrian travel improvements as set out in Policy S8 and HA11 (d) which specifies a pedestrian link to the southbound bus stop. A financial contribution towards improved connections to public transport and pedestrians' footpaths may be required and further consideration of this will be undertaken as part of the planning application process. A preliminary Ecological Appraisal has been submitted which identifies the site as having priority hedgerows, mature trees, protected species potential and an ecologically important watercourse. The protection and preservation of the watercourse, site hedgerows and mature trees are therefore key considerations in the development of the site. These policy requirements are set out in S8 and HA12 (b) and (c) of the RLDP. Collectively these policy criteria along with Policy S5 – Green Infrastructure, Landscape and Nature Recovery and NR1 Nature Recovery and Geodiversity are considered to be sufficient to enable the authority to address	

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	main road A4042 so dangerous for pedestrians.	concerns of impact maintaining protected habitat population species. Separate requirements and tools under other legislation, if required, such as The Environment Act (Wales) 2016 Section 6 Duty and PPW12 will also help to ensure development has an acceptable impact upon biodiversity considerations. With regards to landscape impact and disruption of the view, a preliminary Landscape Visual Appraisal (LVIA) (Viridian Landscape Planning August 2021) has been submitted, which has identified the baseline conditions of the site and surrounding area and determined those landscape and visual characteristics that might inform the design of the proposals, including recommendations for mitigation. Overall, the report concludes subject to careful design at all stages and inclusion of the recommendations there appears to be no landscape or visual reasons which would preclude development of the site. The planning application should be further informed by further LVIAs, which would feed into an iterative design solution. MCC's Landscape Officer considers the site from a landscape and GI perspective to be suitable for residential development, with the value of the surrounding landscape being its setting within the back drop of the Bannau Brycheinog National Park (BBNP). It is considered that with retention of existing hedgerow boundaries and a design that responds to key views of the BBNP it is possible a proposal can be integrated effectively into the landscape as an urban extension. These high level landscape design requirements are set out in policies S8 and HA12 (a), as well as landscape policies LC1 Landscape Character and LC3 Bannau Brycheiniog National Park safeguarding the landscape characteristics. It is not clear what environmental report in 2019 the respondent is referring to, nevertheless as part of the candidate site assessment process as set out above, it is considered that there are no fundamental environmental constraints that prohibit a site allocation and with further detail assessments as part of the planning application process, the environmental considerations can be addressed.	
3695 / John Wallace / Objection	Believe that the Welsh Assembly has previously refused planning for this site - highly likely refused because of a safety issue with regards to access onto the trunk road. Residents have been paying a considerable amount each year for its	The overall spatial strategy of the RLDP reflects 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. The SSA confirms the dominant role of the County's Primary Settlements and associated employment opportunities, with the majority of growth directed to these. However, a lower level of growth is	No change required.

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	development and maintenance to Green Belt, who own the land. Clearly the council has no rights of access. Due Diligence should have made this obvious to the council, and in particular the Planning Dept, before these votes were taken. Other concerns noted are Construction Traffic, Heavy plant, contractors, delivery drivers, back and forwards throughout its development, and all using the same School Lane and Clos Telyn access. More vehicles belonging to the residents would have to use this route daily will inevitably have a detrimental effect on the residents, and pose a safety risk to residents/children. Has any consideration been given to the availability for school provision, especially as this proposed development is likely to be composed of young families? We only have 1 small village shop which at present has a very limited stock. Traffic calming measures should be put in place, but previous suggestions have been rejected by traffic department. The exit to the site would be onto a 40mph, dangerous road, close to the school, poses safety risk.	directed towards the County's Tier 2, Secondary Settlements, which includes Penperlleni, to deliver much needed affordable housing along with addressing the RLDP's core objectives of rebalancing our demography and sustaining our rural communities (Objective 13 of the RLDP). Within this context and having regard to the site search sequence outlined in national planning policy, HA12 Land West of Trem Yr Ysgol, Penperlleni is considered to represent a logical extension to the defined urban area of Penperlleni, benefitting from good connectivity to Penperlleni's associated services and facilities, such as the village shop. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives and facilitates the delivery of a range and choice of sites within the Plan period. A Transport Statement has been submitted which has provided initial evidence that the highway network is capable of accommodating an additional 40 dwellings. Further assessment will be required for the planning application stage, as will a Construction Management Plan. Further analysis and consideration of the vehicular access point of entry is also being undertaken to overcome the concerns raised about access point over the open space land that is currently managed by a private management company. An alternative option of direct access off the A4042 is also being explored with Welsh Government Highways. The Infrastructure Delivery Plan (IDP), included in Appendix 8 of the RLDP sets of the key infrastructure requirements that the proposed development will be required to meet, this includes financial contributions towards public transport provision and financial contributions towards education provision. The detail of these requirements and commitments to them will be further considered and agreed via legal agreements (Section 106 agreements) as part of the planning application process.	
3782 / Miss Karen Yates / Objection	Access to the development not via Folly View Close, Clos Telyn and Trem Yr Ysgol. This will impact on the amount of traffic passing the one way system, passing a primary school on School Lane. The volume of traffic will increase putting children at risk travelling to and from school. The access proposed would impact on parking	The preparation of the RLDP involves a number of key stages, which includes a Delivery Agreement (Revised October 2024) setting out the timetable for Plan preparation and the Community Involvement Scheme (CIS). The CIS sets out how the Council proposes to proactively involve the community and stakeholders in the preparation of the RLDP in order that a range of views can be considered as part of the process of building a wide consensus on the Plan's strategy and policies. The Candidate Site Assessment process followed an approach in accordance with the SEWSPG methodology which involved detailed consultation with internal and	No change required.

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	and pollution. My other concern is access via the Greenbelt open space via Trem Yr Ysgol. This is also reflected in deeds and covenant agreement which specifically states this area will remain as a conservation area and will not be changed. If a development is approved I will be expecting my deeds and covenant agreement to be changed by developers to reflect the changes. At the time of purchase in March 2018, I was informed that development was not planned. Don't want to endure construction traffic again. Contractors also parked daily on Clos Telyn and Trem Yr Ysgol and this increased noise and air pollution. I feel that another development will impact on the current value of my house. As a resident of Clos Telyn they did not receive any letter as my neighbours did at Trem Yr Ysgol regarding the proposals. There has been a serious lack of communication to residents effected by this development and my sources of information have been via residents of Trem Yr Ysgol and social media. There are also depleted amenities in Penperlleni. I am concerned that the increase in population will impact on school capacity, GP appointments etc. Access to transport such as bus stops is dangerous via A4042.	external consultees on each site's potential impacts. For further information on this please see our Candidate Sites Assessment Methodology, the Candidate Sites High Level Assessment and Candidate Site Proformas. The Candidate Site Proformas and supporting evidence for the allocations will be available at submission/examination. In terms of traffic/access concerns a Transport Statement has been submitted which has provided initial evidence that the highway network is capable of accommodating an additional 40 dwellings. Further assessment will be required for the planning application stage. Further analysis and consideration of the vehicular access point of entry is being undertaken to overcome the concerns raised about access point over the open space land that is currently managed by a private management company. An alternative option of direct access off the A4042 is also being explored with Welsh Government Highways.	
3797 / Mrs Lisa Roberts / Objection	Object for the following reasons: consideration to entry and exit to site. One way in via Folly view through to Clos Telyn. Exit out to A4042. Management of HGV	In terms of traffic/access concerns a Transport Statement (SLR, January 2024) has been submitted which has provided initial evidence that the highway network is capable of accommodating an additional 40 dwellings. Further analysis and consideration of the vehicular access point of entry is being undertaken to	No change required.

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	vehicles, site traffic and safe routes to school. Investment in struggling health surgery and schools. Investment in public transport links. A much needed upgraded drainage system. The drainage system is poor and will not be able to cope with additional housing.	overcome the concerns raised about access point over the open space land that is currently managed by a private management company. Further assessment will be required for the planning application stage. An alternative option of direct access off the A4042 is also being explored with Welsh Government Highways. The locality of the site is edge of settlement location, near Penperlleni' s existing facilities and services so provides the opportunity to promote accessibility and connectivity into Penperlleni for some facilities, such as the local primary school which is an approximately 5-minute walk and shops and leisure facilities, whereby a walk to the village shop, community hall and public house is approximately 10 minutes. The site is in an area served by bus Public Transport (bus route 23 Newport-Cwmbran- Pontypool – Abergavenny- Hereford) which is an hourly Mon-Sat and service. There is a southbound stop within 400m of the site and the design of the site must prioritise connections to public transport, as well as active travel pedestrian travel improvements as set out in Policy S8 and HA11 (d) which specifies a pedestrian link to the southbound bus stop. A financial contribution towards improved connections to public transport and pedestrians' footpaths may be required and further consideration of this will be undertaken as part of the planning application process. The Infrastructure Delivery Plan (IDP), included in Appendix 8 of the RLDP sets of the key infrastructure requirements that the proposed development will be required to meet, this includes financial contributions towards public transport provision and financial contributions towards education provision. The detail of these requirements and commitments to them will be further considered and agreed via legal agreements (Section 106 agreements) as part of the planning application process. In terms of health infrastructure concerns, the mechanisms for improved health infrastructure sit outside of the planning process, the Council nevertheless is fully engaged with the health board to help deliver service improvement across the County as a whole. With regards to flooding and drainage concerns, The Strategic Flood Consequence High Level Assessment concludes that there are minimal flood risk considerations to the allocation with 0% of the site is within Zones 2 & 3 for Sea and Rivers and	

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		1.87% of site are within Zones 2 & 3 Surface Water. Flood risk at this site is therefore considered minimal and in accordance with TAN15 (2025). MCC's Drainage Officer has assessed the information and confirmed that surface water drainage can be managed at the site. MCC's Drainage Officer has specified that the proposals will require further SuDS features and there should be multiple basins and swales across the site, which is stipulated in Policy S8. The drainage details will also be required to be assessed and agreed at the Sustainable Drainage Approving Body(SAB) process, a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. Construction of development will not be able to take place unless there is a SAB approval as well as planning consent. With regards to the public sewerage system. Dŵr Cymru Welsh Water (DCWW) are the sewerage undertaker for the county and have a general duty to take care of and manage the sewerage system. In their consultation response to the site DCWW have confirmed a commitment that it is delivering a scheme to upgrade Goytre's Wastewater Treatment works (WwTW) and accordingly advise that there will be capacity (the 5mg/l consent limit set by the permit) within the sewerage system to accommodate the proposal for 40 additional units.	
3830 / Mrs Shelagh Wallace / Objection	Why was this site selected over others in Goytre? Concerns the site may have already been rejected by Welsh Government on 2 occasions. Concerns re access to the site due to strip of land owned by a management company and it's maintenance funded by residents. Concern re destruction of habitat for local wildlife. Concerns re flood risk on site. Concerns re increased traffic issues especially at school drop of/ pick up times and therefore increased danger for pedestrians and younger children.	The Candidate Site Assessment process followed an approach in accordance with the SEWSPG methodology which involved detailed consultation with internal and external consultees on each site's potential impacts. For further information on this please see our Candidate Sites Assessment Methodology, the Candidate Sites High Level Assessment and Candidate Site Proformas. The Candidate Site Proformas and supporting evidence for the allocations will be available at submission/examination. In terms of traffic/access concerns a Transport Statement (SLR, January 2024) has been submitted which has provided initial evidence that the highway network is capable of accommodating an additional 40 dwellings. Further analysis and consideration of the vehicular access point of entry is being undertaken to overcome the concerns raised about access point over the open space land that is currently managed by a private management company. Further assessment will be required for the planning application stage. An alternative option of direct access off the A4042 is also being explored with Welsh Government Highways.	No change required.

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		With regards to flooding and drainage concerns, The Strategic Flood Consequence High Level Assessment concludes that there are minimal flood risk considerations to the allocation with 0% of the site is within Zones 2 & 3 for Sea and Rivers and 1.87% of site are within Zones 2 & 3 Surface Water. Flood risk at this site is therefore considered minimal and in accordance with TAN15 (2025). MCC's Drainage Officer has assessed the information and confirmed that surface water drainage can be managed at the site. MCC's Drainage Officer has specified that the proposals will require further SuDS features and there should be multiple basins and swales across the site, which is stipulated in Policy S8. The drainage details will also be required to be assessed and agreed at the Sustainable Drainage Approving Body(SAB) process, a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. Construction of development will not be able to take place unless there is a SAB approval as well as planning consent. A preliminary Ecological Appraisal has been submitted which identifies the site as having priority hedgerows, mature trees, protected species potential and an ecologically important watercourse. The protection and preservation of the watercourse, site hedgerows and mature trees are therefore key considerations in the development of the site. These policy requirements are set out in S8 and HA12 (b) and (c) of the RLDP. Collectively these policy criteria along with Policy S5 – Green Infrastructure, Landscape and Nature Recovery and NR1 Nature Recovery and Geodiversity are considered to be sufficient to enable the authority to address concerns of impact maintaining protected habitat population species. Separate requirements and tools under other legislation, if required, such as The Environment Act (Wales) 2016 Section 6 Duty and PPW12 will also help to ensure development has an acceptable impact upon biodiversity considerations.	
3935 / Mr Robert Nolan / Objection	In the last four years there has also been an increased level of flooding into the railway line that is south of Trem Yr Ysgol. further displacement of water run off or moving where flood water can rest, is again likely to cause significant issue with flooding of the railway line. The	It is not clear what environmental report in 2019 the respondent is referring to, nevertheless as part of the candidate site assessment process as set out above, it is considered that there are no fundamental environmental constraints that prohibit a site allocation and with further detail assessments as part of the planning application process, the environmental considerations can be addressed. Nevertheless, in terms of the site selection process this was informed by a detailed methodology which involved detailed consultation with internal and external	No change required.

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	environmental impact report of 2019 that MCC commissioned itself seems to have carried very little weight in the decisions around proposed RLDP plans. This included PE01 to PE05 indicating that any further development around Penperlleni posed a significant or high environmental impact on the environment due to bordering the National Park, including high visual and wellbeing impacts on the community. Why didn't these assessments carry more weight with the council's decision?	consultees on each site's potential impacts. For further information on this please see our Candidate Sites Assessment Methodology, the Candidate Sites High Level Assessment and Candidate Site Proformas. The Candidate Site Proformas and supporting evidence for the allocations will be available at submission/examination. With regards to landscape impact and disruption of the view, a preliminary Landscape Visual Appraisal (LVIA) (Viridian Landscape Planning August 2021) has been submitted, which has identified the baseline conditions of the site and surrounding area and determined those landscape and visual characteristics that might inform the design of the proposals, including recommendations for mitigation. Overall, the report concludes subject to careful design at all stages and inclusion of the recommendations there appears to be no landscape or visual reasons which would preclude development of the site. The planning application should be further informed by further LVIAs, which would feed into an iterative design solution. MCC's Landscape Officer considers the site from a landscape and GI perspective to be suitable for residential development, with the value of the surrounding landscape being its setting within the back drop of the Bannau Brycheinog National Park (BBNP). It is considered that with retention of existing hedgerow boundaries and a design that responds to key views of the BBNP it is possible a proposal can be integrated effectively into the landscape as an urban extension. These high level landscape design requirements are set out in policies S8 and HA12 (a), as well as landscape policies LC1 Landscape Character and LC3 Bannau Brycheiniog National Park safeguarding the landscape characteristics. With regards to flooding and drainage concerns, The Strategic Flood Consequence High Level Assessment concludes that there are minimal flood risk considerations to the allocation with 0% of the site is within Zones 2 & 3 for Sea and Rivers and 1.87% of site are within Zones 2 & 3 Surface Water. Flood risk at this site is therefore considered minimal and in accordance with TAN15 (2025). MCC's Drainage Officer has assessed the information and confirmed that surface water drainage can be managed at the site. MCC's Drainage Officer has specified that the proposals will require further SuDS features and there should be multiple basins and swales across the site, which is stipulated in Policy S8. The drainage details will also be required to be assessed and agreed at the Sustainable Drainage Approving Body(SAB) process, a separate regulatory framework, which requires	

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		drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. Construction of development will not be able to take place unless there is a SAB approval as well as planning consent. In terms of community well-being, the RLDP has been written in accordance with the Well-being of Future Generations Act 2015, the Plan has been written with full consideration of this Act, as well as the Gwent Public Service Board Well-being Plan and Council's Community and Corporate Plan. This is set out in the RLDP's Strategic Framework - its Vision and its own Objectives (chapters 4 and 5 of the RLDP) to address Monmouthshire's key issues of delivering affordable housing, rebalancing our demography and responding to the climate and nature emergencies. The Plan's overall strategy therefore considers the RLDP's objective in the round, which includes economic, social, environmental and cultural well-being factors.	
3935 / Mr Robert Nolan / Objection	Fundamental transparency concerns around process and adequate engagement with residents by Local Councillors or MCC. The land to south west of Trem Yr Ysgol is actually private land, owned and maintained by Greenbelt and paid for by residents of the acres through annual maintenance fees. This arrangement is detailed as a charge in homeowners deeds. Surprise to Greenbelt, even to the extent that they were aghast to hear of any proposed plan that would require access across their land. The conditions on the developers of the Acres to ensure restorative efforts were met to re-introduce the nature and wildlife into the development. There has been significant efforts over the past 5 years to reintroduce important habitats. We have seen the reintroduction of birds, bats, foxes, stoats and polecat sightings. Issues with site	The preparation of the RLDP involves a number of key stages, which includes a Delivery Agreement (Revised October 2024) setting out the timetable for Plan preparation and the Community Involvement Scheme (CIS). The CIS sets out how the Council proposes to proactively involve the community and stakeholders in the preparation of the RLDP in order that a range of views can be considered as part of the process of building a wide consensus on the Plan's strategy and policies. The Candidate Site Assessment process followed an approach in accordance with the SEWSPG methodology which involved detailed consultation with internal and external consultees on each site's potential impacts. For further information on this please see our Candidate Sites Assessment Methodology, the Candidate Sites High Level Assessment and Candidate Site Proformas. The Candidate Site Proformas and supporting evidence for the allocations will be available at submission/examination. In terms of traffic/access concerns a Transport Statement has been submitted which has provided initial evidence that the highway network is capable of accommodating an additional 40 dwellings. Further assessment will be required for the planning application stage. Further analysis and consideration of the vehicular access point of entry is being undertaken to overcome the concerns raised about access point over the open space land that is currently managed by a private management company. An alternative option of direct access off the A4042 is also being explored with Welsh Government Highways.	No change required.

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	CS0037 include the water course way and flooding of lower part of the field. Welsh Water has a significantly large water culvert that runs underground through the north border of proposed site CS0037. Questions need to be asked of the council as to whether they have made the necessary enquiries with Welsh water whether it is possible to build over the water culvert.	With regards to flooding and drainage concerns, The Strategic Flood Consequence High Level Assessment concludes that there are minimal flood risk considerations to the allocation with 0% of the site is within Zones 2 & 3 for Sea and Rivers and 1.87% of site are within Zones 2 & 3 Surface Water. Flood risk at this site is therefore considered minimal and in accordance with TAN15 (2025). MCC's Drainage Officer has assessed the information and confirmed that surface water drainage can be managed at the site. MCC's Drainage Officer has specified that the proposals will require further SuDS features and there should be multiple basins and swales across the site, which is stipulated in Policy S8. The drainage details will also be required to be assessed and agreed at the Sustainable Drainage Approving Body(SAB) process, a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. Construction of development will not be able to take place unless there is a SAB approval as well as planning consent. With regards to the public sewerage system. Dŵr Cymru Welsh Water (DCWW) are the sewerage undertaker for the county and have a general duty to take care of and manage the sewerage system. In their consultation response to the site DCWW have confirmed a commitment that it is delivering a scheme to upgrade Goytre's Wastewater Treatment works (WwTW) and accordingly advise that there will be capacity (the 5mg/l consent limit set by the permit) within the sewerage system to accommodate the proposal for 40 additional units. On a more general level, all proposals are required to satisfy Policy NR3 –Protection of Water Sources and the Water Environments and development proposals will be assessed in consultation with NRW who are the regulatory body for ensuring that there is no unacceptable impact of the water quality and the surrounding environment. The site promoter and LPA are aware of the watermains pipe that runs through the northern section of the site, and development will be outside the buffer easement of the pipe. A preliminary Ecological Appraisal has been submitted which identifies the site as having priority hedgerows, mature trees, protected species potential and an ecologically important watercourse. The protection and preservation of the	

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		watercourse, site hedgerows and mature trees are therefore key considerations in the development of the site. These policy requirements are set out in S8 and HA12 (b) and (c) of the RLDP. Collectively these policy criteria along with Policy S5 – Green Infrastructure, Landscape and Nature Recovery and NR1 Nature Recovery and Geodiversity are considered to be sufficient to enable the authority to address concerns of impact maintaining protected habitat population species. Separate requirements and tools under other legislation, if required, such as The Environment Act (Wales) 2016 Section 6 Duty and PPW12 will also help to ensure development has an acceptable impact upon biodiversity considerations.	
3935 / Mr Robert Nolan / Comment	Access cannot be via Trem-Yr-Ysgol for either - is dangerous, and there are better options via A4042. Access to site via the current green-belt s is in clear contradiction of your policy, which appears to be created to protect the green environment. For Clarity, no objections to the houses being built in principle, but access via Trem-yr-Ysgol is totally unacceptable due to Private land access, vehicles, and contractor vehicles which must travel past the school on a one-way system which is so badly thought out. In principle this estate could be great for Penperlleni, but how it is constructed could cause chaos for years to come.	A Transport Statement has been submitted which has provided initial evidence that the highway network is capable of accommodating an additional 40 dwellings. Further assessment will be required for the planning application stage and this will also include construction management plans. Further analysis and consideration of the vehicular access point of entry is being undertaken to overcome the concerns raised about access point over the open space land that is currently managed by a private management company. An alternative option of direct access off the A4042 is also being explored with Welsh Government Highways.	No change required.
3935 / Mr Robert Nolan / Objection	Decision points by RLDP planning team when agreeing site viability to Penperlleni sites then moving to stage 3A to 3B - information not conveyed to public or methodology of assessments (Why the 2 other sites with greater viability through the Council's own assessment, were then discounted). Issue with lack of speed calming measures on A4042 and access on	The Candidate Site Assessment process followed an approach in accordance with the South East Wales Strategic Planning Group (SEWSPG) methodology which involved detailed consultation with internal and external consultees on each site's potential impacts. For further information on this please see our Candidate Sites Assessment Methodology, the Candidate Sites High Level Assessment and Candidate Site Proformas. The Candidate Site Proformas and supporting evidence for the allocations will be available at submission/examination stage. A Transport Statement has been submitted which has provided initial evidence that the highway network is capable of accommodating an additional 40 dwellings.	No change required.

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	to main road from School Lane. Questions and concerns exist in relation to traffic calming measures which were put in place along school lane in the last couple of years. However, it is unclear what the outcome of this experiment was. Any proposed plans under the RLDP that will create more vehicles onto School Lane will create an increased risk to school children and parents, and will not progress towards improved road safety or increase traffic calming measures. Will the council be submitting the outcome and evaluation of these road restrictions along with plans to the Welsh Government? Questions around the existing planning applications to access CS0037 proposed site off the A4042 trunk road. The concerns go deeper here, as this knowledge will have influenced the recent language shift in the proposed RLDP plans to suggest that now the access can be 'an extension of Trem Yr Ysgol'.	Further assessment will be required for the planning application stage. Further analysis and consideration of the vehicular access point of entry is also being undertaken to overcome the concerns raised about access point over the open space land that is currently managed by a private management company. An alternative option of direct access off the A4042 is also being explored with Welsh Government Highways.	
3942 / Mrs Ruth west / Objection	The site has restricted access through school lane which is a one way system which poses a risk to residents. There is already congestion on School Lane at peak times with high levels of parked cars. They strongly object to the use of School Lane, Folly view, Clos Telyn and Trem Yr Ysgol as the access point for the development. The village is only serviced by a satellite service from the GP surgery in Pontypool which may not be able to take on new patients. Any new road would be over land used for maintenance provided by residents in the	Transport Statement has been submitted which has provided initial evidence that the highway network is capable of accommodating an additional 40 dwellings. Further assessment will be required for the planning application stage and this will also include construction management plans. Further analysis and consideration of the vehicular access point of entry is being undertaken to overcome the concerns raised about access point over the open space land that is currently managed by a private management company. An alternative option of direct access off the A4042 is also being explored with Welsh Government Highways. The Infrastructure Delivery Plan (IDP), included in Appendix 8 of the RLDP sets of the key infrastructure requirements that the proposed development will be required to meet, this includes financial contributions towards public transport provision and financial contributions towards education provision. The detail of	No change required.

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	Acres site. An alternative route should be sought. Culvert running through the tree line could increase flooding.	these requirements and commitments to them will be further considered and agreed via legal agreements (Section 106 agreements) as part of the planning application process. In terms of health infrastructure concerns, the mechanisms for improved health infrastructure sit outside of the planning process, the Council nevertheless is fully engaged with the health board to help deliver service improvement across the County as a whole. With regards to flooding and drainage concerns, The Strategic Flood Consequence High Level Assessment concludes that there are minimal flood risk considerations to the allocation with 0% of the site is within Zones 2 & 3 for Sea and Rivers and 1.87% of site are within Zones 2 & 3 Surface Water. Flood risk at this site is therefore considered minimal and in accordance with TAN15 (2025). MCC's Drainage Officer has assessed the information and confirmed that surface water drainage can be managed at the site. MCC's Drainage Officer has specified that the proposals will require further SuDS features and there should be multiple basins and swales across the site, which is stipulated in Policy S8. The drainage details will also be required to be assessed and agreed at the Sustainable Drainage Approving Body(SAB) process, a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. Construction of development will not be able to take place unless there is a SAB approval as well as planning consent.	

Policy HA13 – Land Adjacent to Piercefield Public House, St Arvans

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1024 / Dŵr Cymru Welsh Water (DCWW) / Comment	Note a water supply can be provided for this site and that the public sewerage network can accept potential foul flows from this development site. Nash Wastewater Treatment Works (WwTW) can accommodate foul flows from the proposed development site.	Comments noted. The Council will continue to work with Dŵr Cymru Welsh Water on the RLDP.	No change required.
1412 / Natural Resource Wales (NRW) / Comment	HA13 - Land adjacent to Piercefield Pub St Arvans - ecology concern - PEA indicates presence of Dormouse and mature hedgerow boundaries important for forging horseshoe bats from nearby SAC, survey results not included and therefore difficult to assess impact and potential mitigation.	MCC's ecologists have been consulted on the proposal and note that presences of priority species and hedgerows are unlikely to prevent development if appropriate mitigation and compensation provided and that the site has the potential to provide net benefit for biodiversity. Further ecological surveys will be required at the planning application stage.	No change required.
1412 / Natural Resource Wales (NRW) / Comment	HA13 - Land adjacent to Piercefield Pub St Arvans - Landscape concern - site is within the Wye Valley National Landscape (AONB). Unable to identify the site in the White Landscape Sensitivity Assessment and unaware of any further site specific landscape assessment. Further evidence should support this policy.	Baseline information relating to key design and placemaking principles has already been signposted to the promoters of the sites and will be available should there be a different promoter during the lifetime of the RLDP. This includes the Landscape Sensitivity Assessment, GI Strategy, GI SPG, draft Landscape SPG, Policy NR1 Nature Recovery and Geodiversity and GI statement, all of which provide a guiding framework from which strategic site allocation and subsequent applications can be progressed. At the planning application stage, a masterplan that has evolved through concepts underpinned by surveys to inform spatial layout and constraints, requirements and opportunities will be required.	No change required.
2399 / South East Wales Regionally Important Geodiversity Sites	Site is a RIGS. It is part of the catchment of groundwater for the underlying Otter hole cave system. Planning authorities should protect the features and qualities for which Geoparks and RIGS have been designated	Comments noted. The site is adjacent to the existing settlement of St Arvans where there is existing development above the existing geological resource. The impact on the RIGS will be considered further as part of the planning application stage. The development proposal will be assessed in consultation with NRW and SEWRIGS.	No change required.

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Group (SEWRIGS) / Objection	and are encouraged to promote opportunities for the incorporation of geological features within the design of development, particularly where relevant evidence is provided by GIAs. Please contact NRW/SEWRISGS for more information.		
1596 / MHA / Support	Supports Land adjacent to Piercefield Public House, St Arvans progression as a proposed allocation which is identified as Policy HA13 within the Deposit Plan.	Comments noted.	No change required.
1596 / MHA / Objection	Noting the additional principles the site is required to comply with, MHA object on this specific element until further clarification and information on the requirements of the Mitigation Strategy for the recreational impact on the Severn Estuary EMS is provided (See Question 7) and further clarification is requested on the proposed financial contribution. Moreover, objections are raised regarding the provision for SANG as part of the scheme in the absence of the emerging guidance. The proposed scheme would ensure a generous amount of open space is provided on site through a suitable green space design.	The evidence base for the need for policy NR2 was undertaken as part of the Habitat Regulations Assessment for the RLDP, including visitor surveys. The Recreation Mitigation Strategy is currently in development and details of the potential financial contribution will be shared with site promoters as soon as possible.	No change required.
2625 / Mr Alun Davies / Objection	It is not suitable to have development on because it is directly above a highly fissured or karstic limestone system. Please see identified weblinks for further information on this.	Comments noted. Comments noted. The site is adjacent to the existing settlement of St Arvans where there is existing development above the existing geological resource. The impact on the RIGS will be considered further as part of the planning application stage. The development proposal will be assessed in consultation with NRW and SEWRIGS	No change required.

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3391 / Mr Derek Fowler / Objection	Are there any plans to upgrade the already overloaded sewers in order to cope with the increase in flow that will be inevitable?	Dŵr Cymru Welsh Water (DCWW) have confirmed it is possible to connect to the existing infrastructure and that there are no issues with foul flows being accommodated for this site at the Newport Nash WwTW.	No change required.
3582 / Mr Benjamin Smith / Objection	Request the site is removed for the following reasons: Infestation of Japanese knotweed as the site will require the relevant treatment to remove it. Biodiversity - it is home to a wide range of Bats/Badgers/Mice/Hedgehog/Bats/Owls and many types of birds. There is no immediate plots of land that could sustain the biodiverse nature due to immediate land being used for agriculture and a stud farm. Local infrastructure - Water treatment is not fit for purpose and more development could lead to waste water backing up. Access opposite the nursery car park will cause disruption on the A466. Privacy of adjacent properties and disruption - Inappropriate clearing of the Japanese knotweed could lead to it infesting neighbouring properties. Building work will cause disruption to those working from home. Due to the elevated position, it will be very exposed to a development on this land.	A Preliminary Ecological Appraisal (aspect ecology 2021) has been submitted, which has identified the site as unmanaged scrubland vegetation of limited ecological importance. The invasive Japanese knotweed is present within the site which is detrimental to the site value. Development of the site would therefore allow for the eradication of this species, therefore providing enhancement to biodiversity. The eradication will be controlled through the planning application process. The boundary hedgerows, however, are identified as features of ecological importance and these are to be retained as part of the development proposal. The site has also been identified as having Protected and Priority Species present, however MCC's ecologists note that this will not prevent development at this site if appropriate mitigation and compensation is provided and it is noted that the site has the potential to provide net benefit for biodiversity. Separate requirements and tools under other legislation, if required, such as The Environment Act (Wales) 2016 Section 6 Duty and PPW12 will also help to ensure development has an acceptable impact upon biodiversity considerations. Dŵr Cymru Welsh Water (DCWW) have confirmed it is possible to connect to the existing infrastructure and that there are no issues with foul flows being accommodated for this site at the Newport Nash WwTW. MCC's Landscape Officer considers the site from a landscape perspective to be suitable for residential development. It is considered that with appropriate design and layout with retention of existing boundaries and well designed connections between existing settlement edge and appropriate density, then it is possible a proposal can be integrated effectively into the landscape as an urban extension. These high level landscape design requirements are set out in Policy S8 and Policy HA13 (a) ensures key views of the Wye Valley National Landscape (AONB) setting are respected. In terms of privacy concerns and disruption due to construction, these are matters that are considered to be addressed at planning application stage with detailed consideration of the proposed site layout and house design. Policies S3 'Sustainable Placemaking and High-Quality Design' and PM1 'Creating well designed places' and	No change required.

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		PM2 'Environmental Amenity' ensure these considerations are taken into account with any subsequent planning application, as does Policy S8 Site Allocations Placemaking Principles.	
3872 / Mr Monks / Objection	There is no need for 16 houses here if 146 are being built at Mounton Road. There is one bus per hour into Chepstow so this will increase car use and this will increase congestion and impact highway safety. Environmentally the bats have to be considered and Japanese knotweed removed.	The site has been allocated as one of Monmouthshire's rural housing allocations to meet the needs of Monmouthshire's rural communities, one of the RLDP's Objectives (Objective 13) to sustain existing communities as far as possible by provision of affordable homes and strengthening our rural economy. The edge of settlement location also provides the opportunity to promote accessibility and connectivity into St Arvan's village for some facilities, such as the local public house, church, and recreation facilities such as playing fields and public open space. Chepstow Town is also in close proximity, approximately 1.8 miles away, for a wider range of services and facilities, including town centre retail and leisure facilities, primary and secondary schools and Chepstow's Train Station. There are exiting sustainable travel links to Chepstow with provision of a bus service and it is considered within reasonable distance as per the Active Travel Wales guidance to walk/cycle into Chepstow. The site therefore was considered one of the most suitable sites for allocation for rural housing needs. In terms of the ecological considerations this has been considered at a high level with the submission of a Preliminary Ecological Appraisal (aspect ecology 2021), which has identified the site as unmanaged scrubland vegetation of limited ecological importance. The invasive Japanese knotweed is present within the site which is detrimental to the site's ecological value. Development of the site would therefore allow for the eradication of this species, therefore providing enhancement to biodiversity. The eradication will be controlled through the planning application process. The site has also been identified as having Protected and Priority Species present, including presence of bats, however MCC's ecologists note that unlikely to prevent development if appropriate mitigation and compensation provided and that the site has the potential to provide net benefit for biodiversity. Separate requirements and tools under other legislation, if required, such as The Environment Act (Wales) 2016 Section 6 Duty and PPW12 will also help to ensure development has an acceptable impact upon biodiversity considerations.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3898 / Mr Paul Fletcher / Objection	Until something is done about the Traffic in Chepstow there should be no further building works.	Comments noted. There are national aspirations to improve transport travel in Chepstow, with the Welsh Government Transport Agency currently undertaking a funded strategic assessment, known as WelTAGs, which appraise different transport solutions based on deliverability, well-being and affordability considerations. For further information please see the responses to HA3 – Land at Mounton Road.	No change required.
3920 / Ms Rhiannon Gambold / Objection	St Arvans sits above the Otters Hole cave system and there have been 2 sink holes recently. Further development will exacerbate this problem and fear for the homes and safety of residents. Understand drainage will be a problem above this area because of the cave system. The area is used by wildlife and the sight of this will be lost. There is Japanese knotweed on the site and treatment can take many years. Continued development will make the area lose its village feel. It is also in AONB so it should be carefully managed but a whole new estate seems excessive for the area.	Comments noted. The site is adjacent to the existing settlement of St Arvans where there is existing development above the existing geological resource. The impact on the RIGS will be considered further as part of the planning application stage. The development proposal will be assessed in consultation with NRW and SEWRIGS The drainage details will also be required to be assessed and agreed at the Sustainable Drainage Approving Body(SAB) process, a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. Construction of development will not be able to take place unless there is a SAB approval as well as planning consent. In terms of the ecological considerations this has been considered at a high level with the submission of a Preliminary Ecological Appraisal (aspect ecology 2021), which has identified the site as unmanaged scrubland vegetation of limited ecological importance. The invasive Japanese knotweed is present within the site which is detrimental to the site's ecological value. Development of the site would therefore allow for the eradication of this species, therefore providing enhancement to biodiversity. The eradication will be controlled through the planning application process. The site has also been identified as having Protected and Priority Species present, including presence of bats, however MCC's ecologists note that unlikely to prevent development if appropriate mitigation and compensation provided and that the site has the potential to provide net benefit for biodiversity. Separate requirements and tools under other legislation, if required, such as The Environment Act (Wales) 2016 Section 6 Duty and PPW12 will also help to ensure development has an acceptable impact upon biodiversity considerations.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		MCC's Landscape Officer considers the site from a landscape perspective to be suitable for residential development. It is considered that with appropriate design and layout with retention of existing boundaries and well-designed connections between existing settlement edge and appropriate density, then it is possible a proposal can be integrated effectively into the landscape as an urban extension. These high level landscape design requirements are set out in Policy S8 and Policy HA13 (a) ensures key views of the Wye Valley National Landscape (AONB) setting are respected.	

Policy HA14 – Land at Churchfields, Devauden

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1024 / Dŵr Cymru Welsh Water (DCWW) / Comment	Note a water supply can be provided for this site and that the public sewerage network can accept potential foul flows from this development site. The proposed development site is in the catchment of Devauden Wastewater Treatment Works (WwTW) and ultimately discharges to a river Special Area of Conservation (SAC). Advise that from a phosphorus perspective NRW has completed the permit review process and have confirmed that a backstop consent limit of 5mg/l is applicable from 26/01/2027. Welsh Water will deliver a scheme at the WwTW to ensure compliance by January 2027 and accordingly we would advise that capacity will be available at the WwTW to accommodate foul water flows from the proposed allocation upon completion of a scheme at the WwTW. Add that the site is crossed by 150mm diameter foul & surface water sewers.	Comments noted. The Council will continue to work with Dŵr Cymru Welsh Water on the RLDP.	No change required.
1412 / Natural Resource Wales (NRW) / Objection	The environmental permit capacity condition implies there is a risk that the associated WwTW does not have sufficient capacity.	Comment noted. As per the NRW permit review, it is recognised that Devauden WwTW does not currently have the capacity to treat nutrients at a backstop limit of 5mg/l. However, DCWW have confirmed that they will deliver a scheme to ensure capacity and compliance to treat nutrients by January 2027. The Council will continue to work with Dŵr Cymru Welsh Water throughout the remainder of the RLDP process and at the planning application stage.	No change required.
1412 / Natural Resource Wales	The site is within the Wye Valley National Landscape (AONB). Unable to identify the site in the White Landscape Sensitivity	The site is located within the Wye Valley (AONB) National Landscape. A Landscape briefing note (EDP, July 2021) has been submitted, which has undertaken a desktop review of landscape and visual characteristics that might inform the design of the	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
(NRW) / Comment	Assessment and unaware of any further site specific landscape assessment. Further evidence should support this policy (points 53- 55)	proposals. Overall, the report concludes that although development would change the character of the site itself, it would not be significantly detrimental to the surrounding landscape character when set against the immediate context of the recent Churchfields. Future development of the site should be informed by a robust Landscape and Visual Impact Assessment, which should inform the masterplanning and detail design of the scheme. MCC's Landscape Officer considers the site from a landscape and GI perspective to be suitable for residential development. It is considered that with appropriate design and layout with retention of existing boundaries and well designed connected between existing settlement edge and appropriate density then it is possible a proposals can be integrated effectively into the landscape as an urban extension. These high level landscape design requirements are set out in Policy S8 and Policy HA14 (a) and (b) which ensures key views of the Wye Valley National Landscape (AONB) and are respected and the site is integrated sensitively into existing landscape features.	
2821 / Councillor Rachel Buckler / Objection	There is a problem with the sewage system in Devauden, and although there are promises from Welsh Water that these will be upgraded, we would need to be confident that these measures are in place and fit for purpose. Issues such as safety for pedestrians, road layout and impact on the residents and farming businesses need to be considered from the outset. There is no adequate solution to public transport and active travel options in Devauden and the infrastructure and pressure on schools, health care provision is of concern. The current waste treatment plant is at or beyond maximum capacity and traffic management also needs to be addressed.	Comments noted. With reference to the capacity of the sewerage system Dŵr Cymru Welsh Water (DCWW) have been consulted and they state that a scheme to increase the capacity at Devauden Welsh water Treatment Works (WwTW) is scheduled to be undertaken by January 2027, and accordingly advise that capacity will be available at the WwTW to accommodate foul water flows from the proposed allocation upon completion of this scheme. This can be controlled via a legal (S106) agreement or planning condition at the planning application stage. In terms of adding pressures to local schools and healthcare, the site has been allocated as one of Monmouthshire's rural housing allocations to meet the needs of Monmouthshire's rural communities, one of the RLDP's Objectives (Objective 13) to sustain existing communities as far as possible by provision of affordable homes and strengthening our rural economy. The edge of settlement location near Devauden' s village facilities also provided the opportunity to promote accessibility and connectivity into Devauden for some facilities, such as the local church, and recreation facilities such as the community hall playing fields and public open space. The development will help to sustain the village for future generations and provide a level of affordable housing to address housing need in the locality. In reference to concern of lack of school capacity it is	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		referenced in the Infrastructure Delivery Plan (IDP) in Appendix 8 of the plan that capacity in the local schools both primary and secondary will be reviewed at the time of the planning application to determine whether financial contributions are required. In terms of health infrastructure, the mechanisms for improved health infrastructure sit outside of the planning process, the Council nevertheless, is fully engaged with the health board to help deliver service improvement across the County as a whole. With regards to highway considerations, the site is in an area served by bus Public Transport (bus route 65 – Chepstow- Pontypool- Usk- Chepstow) which has approximately 6 services Mon-Fri and has 4 services on Saturdays. There is a northbound and southbound bus stop within 400m of the site. The design of the site must prioritise connections to public transport as set out in Policy S8 and H14(d). A financial contribution towards improved connections to public transport may be required and further consideration of this will be undertaken as part of the planning application process. A Transport Statement (Lime Transport August 21) has been submitted to support the allocation. This concluded that given the small scale nature of the site, the impact of the development traffic on the local network would be negligible and that safe and suitable vehicle access can be provided via Churchfields, along with design improvements to Churchfields. Further analysis and consideration of the vehicular access/junction design, footways, street lighting, crossing provision and pedestrian connection to existing public transport bus stops required at the planning application stage. These policy requirements are set out in HA14 criterion (d). Although not within a current Active Travel locality, MCC Active Travel Officers have noted that the Pre-liminary TA and masterplan have identified opportunities to connect the site to nearby walking and cycling routes. The requirement to connect the site to the nearby PROW is set out in Policy HA14 (e).	
2542 / Devauden Community	Current waste treatment plant at Devauden is at or beyond maximum capacity. Active travel options are limited, poor provision of public transport and it	Comments noted. With reference to the capacity of the sewerage system Dŵr Cymru Welsh Water (DCWW) have been consulted and they state that a scheme to increase the capacity at Devauden Welsh water Treatment Works (WwTW) is scheduled to be undertaken by January 2027, and accordingly advise that capacity	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
Council / Objection	will add pressure on local healthcare, social care and schools. Also a lack of resilient mobile phone service. Additional employment provision would be out of the area, increasing road traffic. Community Council seek reassurances that these issues will be addressed prior to development.	will be available at the WwTW to accommodate foul water flows from the proposed allocation upon completion of this scheme. In terms of reference to limited active travel and public transport options, although not within a current active travel locality, MCC Active Travel Officers have noted that the pre-liminary masterplan has identified opportunities to connect the site to nearby walking and cycling routes. The requirement to connect the site to the nearby PROW is set out in Policy HA14 (e). The site is in an area served by bus Public Transport (bus route 65 – Chepstow-Pontypool- Usk- Chepstow) which has approximately 6 services Mon-Fri and has 4 services on Saturdays. There is a northbound and southbound bus stop within 400m of the site. The design of the site must prioritise connections to public transport as set out in Policy S8 and H14(d). A financial contribution towards improved connections to public transport may be required and further consideration of this will be undertaken as part of the planning application process. A Transport Statement (Lime Transport August 21) has been submitted to support the allocation. This concluded that given the small scale nature of the site, the impact of the development traffic on the local network would be negligible and that safe and suitable vehicle access can be provided via Churchfields, along with design improvements to Churchfields. Further analysis and consideration of the vehicular access/junction design, footways, street lighting, crossing provision and pedestrian connection to existing public transport bus stops required at the planning application stage. These policy requirements are set out in HA14 criterion(d). In terms of adding pressures to local schools and healthcare, the site has been allocated as one of Monmouthshire's Rural housing allocations to meet the needs of Monmouthshire's Rural communities, one of the RLDP's Objectives (Objective 13) to sustain existing communities as far as possible by provision of affordable homes and strengthening our rural economy. The edge of settlement location near Devauden' s village facilities also provided the opportunity to promote accessibility and connectivity into Devauden for some facilities, such as the local, church, and recreation facilities such as the community hall playing fields and public open space. The development will help to sustain the	

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		village for future generations and provide a level of affordable housing to address housing need in the locality. In terms of health infrastructure, the mechanisms for improved health infrastructure sit outside of the planning process, the Council nevertheless, is fully engaged with the health board to help deliver service improvement across the County as a whole. With regards to lack of mobile phone service, the development will be required to ensure digital infrastructure is put in place as part of the development. This is set out in Policy S13 criterion (g) of the RLDP which sets out that development proposals will be required to 'promote digital and innovative infrastructure in both urban and rural areas to enable remote access to work, education and services.'	
1305 / MHA / Support	Support the allocation is considered to represent proportionate growth in line with the Council's strategy and will provide much needed affordable homes to serve the local community of Devauden (Q10 1.1 -1.7)	Comments noted. The Council will continue to work with MHA to deliver the site.	No change required.
1305 / MHA / Comment	Considered that Policy HA14 could come forward earlier in the plan period and provision should be made by Welsh Water to upgrade the WWTW earlier than anticipated to deliver the much needed affordable homes.	Comments noted. The Council will continue to work with MHA to deliver the site.	No change required.
1647 / Ms J Wasdell / Objection	Any development should ensure the protection of the existing ancient hedgerow, particularly since the site is adjacent to a designated SINC site. Adequate drainage to manage surface water run off is essential.	A Preliminary Ecological Appraisal (Soltys Brewster ecology, August,2021) has been submitted which has appraised the site for its ecological value and which also noted the location of six SINCS within 1km of the site, which included grassland meadow SINCS in close proximity, it was concluded due to the physical separation, impact upon the adjacent SINC would be limited. Of note, the site contains important mature hedgerows which contain several important natural ecological habitats. The protection and preservation of these habitats is a key consideration in the development of the site. MCC's ecologists note that there are no 'in principle' constraints to the future development of the site subject to implementation of a	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		sensitive masterplan design that incorporates appropriate inherent avoidance, mitigation and enhancement measures. It is considered that net benefit for biodiversity can be achieved at the site. Separate requirements and tools under other legislation, if required, such as The Environment Act (Wales) 2016 Section 6 Duty and PPW12 will also help to ensure development has an acceptable impact upon biodiversity considerations. A preliminary FCA and Drainage Strategy (PHG, August 2021) has identified that drainage solutions can be implemented, including on site surface water drainage. Further drainage details are to be determined at the Sustainable Drainage Approving Body(SAB) process and the Planning application stage.	
3577 / Mrs Bonnie Carpenter / Objection	The proposed site in Devauden is not suitable for a number of reasons. Access issues are a significant concern and there is already extreme pressure on sewerage and water pressure systems. Will these be upgraded as part of this development? I have already mentioned the issue of local school places and how other disadvantageous council policies make this a significant concern and bus services in the area are limited.	Comments noted. With reference to the capacity of the sewerage system Dŵr Cymru Welsh Water (DCWW) have been consulted and they state that a scheme to increase the capacity at Devauden Welsh water Treatment Works (WwTW) is scheduled to be undertaken by January 2027, and accordingly advise that capacity will be available at the WwTW to accommodate foul water flows from the proposed allocation upon completion of this scheme. This can be controlled via a legal (S106) agreement or planning condition at the planning application stage. In terms of adding pressures to local schools, the site has been allocated as one of Monmouthshire's Rural housing allocations to meet the needs of Monmouthshire's Rural communities, one of the RLDP's Objectives (Objective 13) to sustain existing communities as far as possible by provision of affordable homes and strengthening our rural economy. The edge of settlement location near Devauden' s village facilities also provided the opportunity to promote accessibility and connectivity into Devauden for some facilities, such as the local, church, and recreation facilities such as the community hall playing fields and public open space. The development will help to sustain the village for future generations and provide a level of affordable housing to address housing need in the locality. In reference to concern of lace of school capacity it is referenced in the Infrastructure Delivery Plan (IDP) in Appendix 8 of the plan that capacity in the local schools both primary and secondary will be reviewed at the time of the planning application to determine whether financial contributions are required.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		With regards to highway access concerns, a preliminary Transport Statement (Lime Transport August 21) has been submitted to support the allocation. This concluded that given the small scale nature of the site, the impact of the development traffic on the local network would be negligible and that safe and suitable vehicle access can be provided via Churchfields, along with design improvements to Churchfields. Further analysis and consideration of the vehicular access/junction design, footways, street lighting, crossing provision and pedestrian connection to existing public transport bus stops required at the planning application stage. These policy requirements are set out in HA14 criterion (d).	
3607 / Mr Dan Raeburn / Objection	Further development in Devauden will negatively impact quality of life for existing and new residents due to the increased strain that will be put on already depleted civil services and infrastructure. Poor public transport. Poor local services mean another 20 households having to travel by car is not aligned with the aim of sustainable transport.	Comments noted. The site has been allocated as one of Monmouthshire's rural housing allocations to meet the needs of Monmouthshire's rural communities, one of the RLDP's Objectives (Objective 13) to sustain existing communities as far as possible by provision of affordable homes and strengthening our rural economy. The edge of settlement location near Devauden' s village facilities also provided the opportunity to promote accessibility and connectivity into Devauden for some facilities, such as the local, church, and recreation facilities such as the community hall playing fields and public open space. The development will help to sustain the village for future generations and provide a level of affordable housing to address housing need in the locality. In reference to concern of lace of school capacity it is referenced in the Infrastructure Delivery Plan (IDP) in Appendix 8 of the plan that capacity in the local schools both primary and secondary will be reviewed at the time of the planning application to determine whether financial contributions are required. In terms of health infrastructure with regards to lack of NHS dentist and doctors in the locality, the mechanisms for improved health infrastructure sit outside of the planning process, the Council nevertheless, is fully engaged with the health board to help deliver service improvement across the County as a whole. With regards to highway safety and concerns with regards to public transport and active travel provision in the locality, the site is in an area served by bus Public Transport (bus route 65 – Chepstow- Pontypool- Usk- Chepstow) which has approximately 6 services Mon-Fri and has 4 services on Saturdays. There is a northbound and southbound bus stop within 400m of the site. The design of the site must prioritise connections to public transport as set out in Policy S8 and	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		H14(d). A financial contribution towards improved connections to public transport may be required and further consideration of this will be undertaken as part of the planning application process. A preliminary Transport Statement (Lime Transport August 21) has been submitted to support the allocation. This concluded that given the small scale nature of the site, the impact of the development traffic on the local network would be negligible and that safe and suitable vehicle access can be provided via Churchfields, along with design improvements to Churchfields. Further analysis and consideration of the vehicular access/junction design, footways, street lighting, crossing provision and pedestrian connection to existing public transport bus stops required at the planning application stage. These policy requirements are set out in HA14 criterion (d). Although not within a current Active Travel locality, MCC Active Travel Officers have noted that the Pre-liminary TA and masterplan have identified opportunities to connect the site to nearby walking and cycling routes. The requirement to connect the site to the nearby PROW is set out in Policy HA14 (e).	
4001 / Dr Andrea Reynolds / Objection	Has this site been assessed for it's value as ancient grassland, specifically surveyed by a mycologist for waxcap habitat? There are adjacent local sites with valuable wildflowers and waxcaps, and it would be an oversight not to do a winter assessment for fungi to include in the decision making on this field.	A preliminary Ecological Appraisal (Soltys Brewster ecology, August,2021) has been submitted which has appraised the site for its ecological value, which also noted the location of six SINCS within 1km of the site, which included grassland meadow SINCS in close proximity. It was concluded due to the physical separation impact upon the adjacent SINC would be limited. Of note, the site contains important mature hedgerows which contain several important natural ecological habitats. The protection and preservation of these habitats is a key consideration in the development of the site. MCC's ecologists note that there are no 'in principle' constraints to the future development of the site subject to implementation of a sensitive masterplan design that incorporates appropriate inherent avoidance, mitigation and enhancement measures. It is considered that net benefit for biodiversity can be achieved at the site. Separate requirements and tools under other legislation, if required, such as The Environment Act (Wales) 2016 Section 6 Duty and PPW12 will also help to ensure development has an acceptable impact upon biodiversity considerations.	No change required.

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		Further ecological surveys have been requested through the candidate site advice process and these will be required to be submitted and fully assessed as part of the planning application process.	

Policy HA15 – Land East of Little Mill

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1024 / Dŵr Cymru Welsh Water (DCWW) / Comment	Note a water supply can be provided for this site and that the public sewerage network can accept potential foul flows from this development site. The proposed development site is in the catchment of Little Mill Wastewater Treatment Works (WwTW) and ultimately discharges to a river Special Area of Conservation (SAC). From a phosphorus perspective, NRW have completed the permit review process and have confirmed that a backstop consent limit of 5mg/l is applicable and DCWW are currently compliant with this limit. Accordingly, advise there is currently sufficient capacity at the WwTW to accommodate foul water flows from the proposed allocation.	Comment noted. The Council will continue to work with Dŵr Cymru Welsh Water on the RLDP.	No change required.
1128 / Network Rail / Comment	Both Policy HA16 (Land North of Little Mill) and Policy HA15 (Land East of Little Mill) are likely to impact on level crossings known as White House Public Level Crossing and Goetre Fawr 78 Public Level Crossing. The Council have a statutory responsibility under planning legislation to consult the statutory rail undertaker where a proposal for development is likely to result in a material increase in the rail volume or a material change in the character of traffic using a level crossing over a railway. We therefore recommend that "any development of land which would result in	Comments noted. Due to the scale of the development, and the fact that no new footpaths are being provided which would provide an additional link to this crossing, it is not considered necessary to add the suggested wording to Policy H15 – Land East of Little Mill.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	a material increase or significant change of the traffic using existing rail infrastructure (particularly where development is likely to impact on the operation of level crossings) and/or require rail improvements" should require a TA to assess the impact.		
3118 / Councillor Meirion Howells / Objection	Residents are concerned that as there is an 800 home development proposal nearby at Mamhilad, Torfaen that this development is unnecessary. Residents are concerned with lack of infrastructure in the village. The village has a village hall, a playground & MUGA, a chapel, the local public house (currently closed), limited bus service and there is no shop. Residents are concerned that the water treatment works does not have sufficient capacity. Residents are concerned for flooding from surface water run off form this site.	The RLDP spatial strategy is set out in Policy S2 and reflects 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. While the majority of growth is focused in the County's most sustainable settlements of Abergavenny, Chepstow, Monmouth and Caldicot, including Severnside, some growth is directed to our most sustainable rural settlements to deliver much needed affordable homes and to address rural inequality and rural isolation in these areas (Objective 13 of the RLDP). Little Mill is identified as a Main Rural Settlement, with a good range of facilities, including a community hall, recreation ground and church as well as good road links and access to public transport, and as such is appropriate for small scale growth over the Plan period to help sustain the community. Planning Policy Wales recognises that for most rural areas the opportunities for reducing car use and increasing walking, cycling and use of public transport are more limited than in urban areas. In rural areas most new development should be located in settlements which have relatively good accessibility by non-car modes when compared to the rural area as a whole. The proposed site is in an area served by public transport. The A472 at the eastern edge of the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow). Route 23 (Stagecoach) stops on the A4042 within walking distance of Little Mill offering services between Pontypool and Abergavenny, and, Pontypool & New Inn railway station is easily accessible from the site with frequent trains to Cardiff and Newport as well as routes to the north including Abergavenny and Hereford. As required by Policy HA15, financial contributions towards improved public transport and bus frequency will be required and considered at the planning application stage. Further information is provided in the Infrastructure Delivery Plan.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		A core RLDP objective is to deliver much needed affordable homes to help address inequality in both urban and rural communities. We have the highest average house prices in Wales which means a large proportion of people cannot afford to buy a home so either leave the County or have to live with their parents or in shared housing for longer. Notwithstanding the development proposed nearby, in Torfaen, Monmouthshire has 2064 households identified as being in need of affordable housing. The proposed site will provide 10 affordable homes for local people. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. The Flood Map for Planning does not identify any flood zones on the site. With regards to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Policy HA15 requires a scheme for the management of overland flows from adjacent land to ensure the potential flood risk from the land above the site is accommodated within the layout of the site. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. The Council has liaised with Dŵr Cymru Welsh Water (DCWW) throughout the preparation of the RLDP. In response the Deposit Plan consultation, DCWW noted that the Little Mill WwTW currently has limited capacity to accommodate foul flows, and a Developer Impact Assessment may need to be undertaken on the WwTW which will conclude any reinforcement works required.	
2399 / South East Wales Regionally Important Geodiversity Sites	Site is proposed on a SEWRIGS - Usk Glacier terminal moraine marking the southern margin of the maximum ice advance in the last ice age. As stated in PPW, Planning Authorities should protect the features and qualities for which RIGS have been	Comments noted. The site is adjacent to the settlement of Little Mill where there is existing development within this geological resource. This will be considered further as part of the planning application stage. The development proposal will be assessed in consultation with NRW and SEWRIGS.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
Group (SEWRIGS) / Objection	designated. The impact of proposed developments will depend on the nature of the RIGS feature, so early consultation with the local RIGS group or NRW is strongly recommended.		
3602 / Llanbadoc Community Council / Comment	HA15 is at outline planning stage and will therefore likely be forced to meet the RLDP policy requirements. Timescales could allow councillors and residents time to consider the scheme to ensure it meets the needs of the community and surrounding environment and habitat.	Comment noted, however, no planning application has been received for HA15. The site is a proposed allocation in the Deposit RLDP, therefore, any planning application received would not be determined until adoption of RLDP.	No change required.
1823 / Mr Michael Bosley / Objection	No reference to the importance of protecting and enhancing the River Usk SAC. ' Nutrient Neutrality' will be inadequate to protect this part of the SAC from further deterioration. Changes should at minimum should specify ways in which proposed development.	The protection of SAC rivers is set out in National Policy which will be applicable when considering development proposals alongside guidance from NRW in relation to Nutrient Sensitive River SACs.	No change required.
3118 / Councillor Meirion Howells / Support	In October 2024, I conducted a survey with Little Mill residents. There were 44 respondents. 10 (23%) respondents were in favour of a 20 home, zero carbon, 50% affordable housing development in Little Mill provided there were upgrades to infrastructure.	Support from the results of the survey welcomed. With regards to upgrades to infrastructure, the Infrastructure Delivery Plan (IDP), included in Appendix 8 of the RLDP sets of the key infrastructure requirements that the proposed development will be required to meet, this includes financial contributions towards public transport provision and financial contributions towards education provision. The detail of these requirements and commitments to them will be further considered and agreed via legal agreements (Section 106 agreements) as part of the planning application process. In terms of health infrastructure concerns, the mechanisms for improved health infrastructure sit outside of the planning process, the Council nevertheless is fully engaged with the health board to help deliver service improvement across the County as a whole.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3118 / Councillor Meirion Howells / Objection	In October 2024, I conducted a survey with Little Mill residents. There were 44 respondents. 30 (68%) respondents were opposed to the development. Comments included concern regarding lack of facilities/amenities, public transport, flooding, health care provision, car use, site access, nature and conservation, loss of greenfield land, adoption of Cae Melin, Broadband capacity, Public Open Spaces, schools and nearby development in Torfaen.	Comments of the survey noted. The RLDP spatial strategy is set out in Policy S2 and reflects 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. While the majority of growth is focused in the County's most sustainable settlements of Abergavenny, Chepstow, Monmouth and Caldicot, including Severnside, some growth is directed to our most sustainable rural settlements to deliver much needed affordable homes and to address rural inequality and rural isolation in these areas (Objective 13 of the RLDP). Little Mill is identified as a Main Rural Settlement, with a good range of facilities, including a community hall, recreation ground and church as well as good road links and access to public transport, and as such is appropriate for small scale growth over the Plan period to help sustain the community. Planning Policy Wales recognises that for most rural areas the opportunities for reducing car use and increasing walking, cycling and use of public transport are more limited than in urban areas. In rural areas most new development should be located in settlements which have relatively good accessibility by non-car modes when compared to the rural area as a whole. The proposed site is in an area served by public transport. The A472 at the eastern edge of the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow). Route 23 (Stagecoach) stops on the A4042 within walking distance of Little Mill offering services between Pontypool and Abergavenny, and, Pontypool & New Inn railway station is easily accessible from the site with frequent trains to Cardiff and Newport as well as routes to the north including Abergavenny and Hereford. As required by Policy HA15, financial contributions towards improved public transport and bus frequency will be required and considered at the planning application stage. Further information is provided in the Infrastructure Delivery Plan. A core RLDP objective is to deliver much needed affordable homes to help address inequality in both urban and rural communities. We have the highest average house prices in Wales which means a large proportion of people cannot afford to buy a home so either leave the County or have to live with their parents or in shared housing for longer. Notwithstanding the development proposed nearby, in Torfaen, Monmouthshire has 2064 households identified as being in need of	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		affordable housing. The proposed site will provide 10 affordable homes for local people. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. The Flood Map for Planning does not identify any flood zones on the site. With regards to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Policy HA15 requires a scheme for the management of overland flows from adjacent land to ensure the potential flood risk from the land above the site is accommodated within the layout of the site. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. The Council has liaised with Dŵr Cymru Welsh Water (DCWW) throughout the preparation of the RLDP. In response the Deposit Plan consultation, DCWW noted that the Little Mill WwTW currently has limited capacity to accommodate foul flows, and a Developer Impact Assessment may need to be undertaken on the WwTW which will conclude any reinforcement works required. MCC Highways has confirmed that vehicle movements associated with a development of this size and scale will not have an adverse impact on the safety and capacity of the immediate highway network, Cae Melin and the A472 and that access to the site can be achieved via Cae Melin which is more than adequate of accommodating the additional number of dwellings proposed. Cae Melin (and Clos Melin Coed) have not yet been formally offered for adoption due to technical issues, most notably a surface water drainage problem. The developer has recently confirmed their willingness to revisit the site and determine whether the outstanding technical issues have been resolved and whether the roads can be progressed toward adoption. Comments regarding school and healthcare provision noted. MCC Education suggests there is currently capacity in both the primary and secondary schools in	

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		the locality. This will be reviewed at the planning application stage to determine whether any costs are required. See Appendix 8: Infrastructure Delivery Plan. While the mechanisms for improved health infrastructure sit outside of the planning process, the Council is fully engaged with the health board in service improvement across the County as a whole. The RLDP establishes a policy requirement for new homes to be constructed to net zero carbon standards and includes a suite of policies to ensure climate change considerations are a priority in assessing new development including the incorporation of green infrastructure, active travel routes, opportunities for nature recovery and a policy framework for promoting renewable energy generation. Due to the limited brownfield opportunities in Monmouthshire, greenfield opportunities have had to be considered through the site selection process to meet our key housing and employment requirements. However, Planning Policy Wales (PPW) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity, which is reflected in the policy framework. MCC Ecology section comment that the site is suitable for residential allocation with appropriate mitigation and compensation measures, full details of which will be required at the planning application stage. Policies HA15 and S8 establish high-level policy requirements in this respect. Carefully considered development of the site for residential use could provide opportunities for habitat enhancement and diversification, both within and around the periphery of the site. The technical constraint on development imposed by the high-voltage overhead electricity line provides an opportunity to provide habitat diversification and consequent ecological enhancement through provision of an area of public open space in the southern section of the site. The RLDP recognises the value and importance of placemaking and the provision of locally accessible open/spaces for health and well-being and for recreation and, therefore, helps ensure the provision of public open space and recreation facilities	

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		are protected by designating Areas of Amenity Importance as well as requiring new development to make a contribution to the provision of additional/improved facilities. Accessible public open space will be a requirement of the development of the site, creating physical access to an area that currently only allows limited visual access. The amount of Open Space to be provided on site will be agreed at the planning application stage (see Appendix 8). PPW notes that it is a Welsh Government objective to offer fast and reliable broadband to every property in Wales. Future Wales outlines how digital communications infrastructure is vital to support community and individual needs and requires new developments to include the provision of high-speed broadband infrastructure from the outset. Strategic Policy S8 requires that broadband/digital infrastructure must be provided to serve each new home.	
3118 / Councillor Meirion Howells / Comment	In October 2024, I conducted a survey with Little Mill residents. A number of respondents were unsure of future developments; their comments included concern regarding lack of infrastructure, flooding, schools, health care provision and affordable homes for local people.	The RLDP spatial strategy is set out in Policy S2 and reflects 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. While the majority of growth is focused in the County's most sustainable settlements of Abergavenny, Chepstow, Monmouth and Caldicot, including Severnside, some growth is directed to our most sustainable rural settlements to deliver much needed affordable homes and to address rural inequality and rural isolation in these areas (Objective 13 of the RLDP). Little Mill is identified as a Main Rural Settlement, with a good range of facilities, including a community hall, recreation ground and church as well as good road links and access to public transport, and as such is appropriate for small scale growth over the Plan period to help sustain the community. A core RLDP objective is to deliver much needed affordable homes to help address inequality in both urban and rural communities. We have the highest average house prices in Wales which means a large proportion of people cannot afford to buy a home so either leave the County or have to live with their parents or in shared housing for longer. Notwithstanding the development proposed nearby, in Torfaen, Monmouthshire has 2064 households identified as being in need of affordable housing. The proposed site will provide 10 affordable homes for local people.	No change required.

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		Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. The Flood Map for Planning does not identify any flood zones on the site. With regards to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Policy HA15 requires a scheme for the management of overland flows from adjacent land to ensure the potential flood risk from the land above the site is accommodated within the layout of the site. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. The Council has liaised with Dŵr Cymru Welsh Water (DCWW) throughout the preparation of the RLDP. In response to the Deposit Plan consultation, DCWW noted that the Little Mill WwTW currently has limited capacity to accommodate foul flows, and a Developer Impact Assessment may need to be undertaken on the WwTW which will conclude any reinforcement works required. Comments regarding school and healthcare provision noted. MCC Education suggests there is currently capacity in both the primary and secondary schools in the locality. This will be reviewed at the planning application stage to determine whether any costs are required. See Appendix 8: Infrastructure Delivery Plan. While the mechanisms for improved health infrastructure sit outside of the planning process, the Council is fully engaged with the health board in service improvement across the County as a whole.	
1428 / BB3 Limited / Support	Support for the allocation site HA15 due to it's sustainability and deliverability including it's proximity to amenities and active travel routes, reducing reliance on private vehicles; it's infrastructure readiness including existing mains sewer and surface water drainage capacity and	Support noted.	No change required.

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	environmental considerations such as low ecological sensitivity and the inclusion of native tree planting and wildlife corridors into the design to achieve net biodiversity gain.		
1428 / BB3 Limited / Support	Alignment with Objective 9 (Demography). The proposed development plays a critical role in addressing Monmouthshire's demographic challenges by delivering a mix of housing types.	Support noted.	No change required.
1428 / BB3 Limited / Support	Alignment with Objective 11 (Placemaking). The development incorporates green spaces for community use which also support biodiversity ensuring a balance between development and nature. Walkability and cycling will be prioritised with safe and accessible pathways connecting to key village amenities helping to integrate new residents into the village.	Support noted.	No change required.
1428 / BB3 Limited / Support	Alignment with Objective 10 (Housing). The development will help to meet local housing needs by addressing the housing shortfall particularly in rural areas, by delivering affordable housing thereby meeting local demand for low-cost homes (including starter homes, family homes and homes for downsizers) and sustaining community vitality.	Support noted.	No change required.
3415 / Nick and Talitha Brain / Comment	Concern regarding the noise that their farm makes in close proximity to the proposed site as they operate tractors, dumpers, saw fences and have chippers. Want developers	Comments noted. Environmental health considerations including impact of neighbouring uses, will be further assessed as part of the planning application process.	No change required.

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	to be aware of their business to avoid future noise complaints.		
3540 / Mr Matthew Jones / Objection	Objection to siting new housing developments in rural locations that lack services and have no sustainable transport links. The village is very car dominated with all journeys needing to be undertaken by car. Locating a new housing development in this location will therefore contravene the following objectives listed in the RLDP: RLDP objective 'Responding to the climate and nature emergency by delivering net zero carbon new homes in exemplar places', Objective 10, Objective 15 Proposed Development HA15 (last to the east of Little Mill) does not support the following policies in the RLDP: -Strategic Policy S4, Policy H2, Policy S8 Sustainable Travel and Highways and S13 ' Sustainable Transport'.	Objection noted. Planning Policy Wales (PPW) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development and community well-being, including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity, which is reflected in the policy framework. The RLDP spatial strategy is set out in Policy S2 and reflects 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. While the majority of growth is focused in the County's most sustainable settlements of Abergavenny, Chepstow, Monmouth and Caldicot, including Severnside, some growth is directed to our most sustainable rural settlements to deliver much needed affordable homes and to address rural inequality and rural isolation in these areas (Objective 13 of the RLDP). Little Mill is identified as a Main Rural Settlement, with a good range of facilities, including a community hall, recreation ground and church as well as good road links and access to public transport, and as such is appropriate for small scale growth over the Plan period to help sustain the community. Planning Policy Wales recognises that for most rural areas the opportunities for reducing car use and increasing walking, cycling and use of public transport are more limited than in urban areas. In rural areas most new development should be located in settlements which have relatively good accessibility by non-car modes when compared to the rural area as a whole. The proposed site is in an area served by public transport. The A472 at the eastern edge of the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow). Route 23 (Stagecoach) stops on the A4042 within walking distance of Little Mill offering services between Pontypool and Abergavenny, and, Pontypool & New Inn railway station is easily accessible from the site with frequent trains to Cardiff and Newport as well as routes to the north including Abergavenny and Hereford. As required by Policy HA15, financial	No change required.

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		contributions towards improved public transport and bus frequency will be required and considered at the planning application stage. Further information is provided in the Infrastructure Delivery Plan. A core RLDP objective is to deliver much needed affordable homes to help address inequality in both urban and rural communities. We have the highest average house prices in Wales which means a large proportion of people cannot afford to buy a home so either leave the County or have to live with their parents or in shared housing for longer. Notwithstanding the development proposed nearby, in Torfaen, Monmouthshire has 2064 households identified as being in need of affordable housing. The proposed site will provide 10 affordable homes for local people. Due to the limited brownfield opportunities in Monmouthshire, greenfield opportunities have had to be considered through the site selection process to meet our key housing and employment requirements. However, Planning Policy Wales (PPW) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity, which is reflected in the policy framework. The proposed site will be required to deliver dwellings built to net zero carbon standards, including the incorporation of renewable energy generation technologies and low carbon heating systems and ULEV charging points as set out in Strategic Policy S8. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. The Flood Map for Planning does not identify any flood zones on the site. With regards to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and	

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		built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Policy HA15 requires a scheme for the management of overland flows from adjacent land to ensure the potential flood risk from the land above the site is accommodated within the layout of the site. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. The Council has liaised with Dŵr Cymru Welsh Water (DCWW) throughout the preparation of the RLDP. In response the Deposit Plan consultation, DCWW noted that the Little Mill WwTW currently has limited capacity to accommodate foul flows, and a Developer Impact Assessment may need to be undertaken on the WwTW which will conclude any reinforcement works required.	
3567 / Mrs Anna Santiago / Objection	Little Mill sites are green field going against government policy to engage with brownfield sites. Both have issues with water run off and this will be exacerbated with development. Sites limited due to poor public transport with no amenities in the village. Changing weather patterns and increased rainfall causes significant issues in Little Mill, building on land that soaks some of that run off will only exacerbate those issues. No public transport means reliance on private vehicles and increase in air pollution from increased traffic. Development needs to be located where the infrastructure can cope, and on brownfield sites.	Objection noted. Planning Policy Wales (PPW) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development and community well-being, including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity, which is reflected in the policy framework. The RLDP spatial strategy is set out in Policy S2 and reflects 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. While the majority of growth is focused in the County's most sustainable settlements of Abergavenny, Chepstow, Monmouth and Caldicot, including Severnside, some growth is directed to our most sustainable rural settlements to deliver much needed affordable homes and to address rural inequality and rural isolation in these areas (Objective 13 of the RLDP). Little Mill is identified as a Main Rural Settlement, with a good range of facilities, including a community hall, recreation ground and church as well as good road links and access to public transport, and as such is appropriate for small scale growth over the Plan period to help sustain the community.	No change required.

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		Planning Policy Wales recognises that for most rural areas the opportunities for reducing car use and increasing walking, cycling and use of public transport are more limited than in urban areas. In rural areas most new development should be located in settlements which have relatively good accessibility by non-car modes when compared to the rural area as a whole. The proposed site is in an area served by public transport. The A472 at the eastern edge of the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow). Route 23 (Stagecoach) stops on the A4042 within walking distance of Little Mill offering services between Pontypool and Abergavenny, and, Pontypool & New Inn railway station is easily accessible from the site with frequent trains to Cardiff and Newport as well as routes to the north including Abergavenny and Hereford. As required by Policy HA15, financial contributions towards improved public transport and bus frequency will be required and considered at the planning application stage. Further information is provided in the Infrastructure Delivery Plan. Due to the limited brownfield opportunities in Monmouthshire, greenfield opportunities have had to be considered through the site selection process to meet our key housing and employment requirements. However, Planning Policy Wales (PPW) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity, which is reflected in the policy framework. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. The Flood Map for Planning does not identify any flood zones on the site. With regards to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this	

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		process to ensure the implementation of the effective management of surface water drainage through SuDS features. Policy HA15 requires a scheme for the management of overland flows from adjacent land to ensure the potential flood risk from the land above the site is accommodated within the layout of the site. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. The Council has liaised with Dŵr Cymru Welsh Water (DCWW) throughout the preparation of the RLDP. In response the Deposit Plan consultation, DCWW noted that the Little Mill WwTW currently has limited capacity to accommodate foul flows, and a Developer Impact Assessment may need to be undertaken on the WwTW which will conclude any reinforcement works required. With regard to air quality concerns all residential site allocations must comply with, and incorporate, satisfactory air quality measures for mitigating and/or reducing emissions, as appropriate (Strategic Policy S8). This will be further considered at the planning application stage.	
3610 / Mr DG Spacey / Objection	The building of additional dwellings in Little Mill, (which has poor transport, amenities, poor infrastructure) when there are proposals to build up to a thousand houses a mile away, seems a superfluous option. New housing needs to be sited adjacent to existing developments.	Objection noted. The RLDP spatial strategy is set out in Policy S2 and reflects 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. While the majority of growth is focused in the County's most sustainable settlements of Abergavenny, Chepstow, Monmouth and Caldicot, including Severnside, some growth is directed to our most sustainable rural settlements to deliver much needed affordable homes and to address rural inequality and rural isolation in these areas (Objective 13 of the RLDP). Little Mill is identified as a Main Rural Settlement, with a good range of facilities, including a community hall, recreation ground and church as well as good road links and access to public transport, and as such is appropriate for small scale growth over the Plan period to help sustain the community. The proposed site is in an area served by public transport. The A472 at the eastern edge of the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow). Route 23 (Stagecoach) stops on the A4042 within walking distance of Little Mill offering services between Pontypool and Abergavenny, and, Pontypool & New Inn railway station is easily accessible from the site with frequent trains to Cardiff and Newport as well as routes to the north including Abergavenny and Hereford. As	No change required.

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		required by Policy HA15, financial contributions towards improved public transport and bus frequency will be required and considered at the planning application stage. Further information is provided in the Infrastructure Delivery Plan. A core RLDP objective is to deliver much needed affordable homes to help address inequality in both urban and rural communities. We have the highest average house prices in Wales which means a large proportion of people cannot afford to buy a home so either leave the County or have to live with their parents or in shared housing for longer. Notwithstanding the development proposed nearby, in Torfaen, Monmouthshire has 2064 households identified as being in need of affordable housing. The proposed site will provide 10 affordable homes for local people.	
3918 / Mrs Rhian Head / Objection	Concern is increased flooding risk posed by the 20 houses proposed. The site floods.	Flooding concerns are noted. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. The Flood Map for Planning does not identify any flood zones on the site. With regards to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Policy HA15 requires a scheme for the management of overland flows from adjacent land to ensure the potential flood risk from the land above the site is accommodated within the layout of the site. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. The Council has liaised with Dŵr Cymru Welsh Water (DCWW) throughout the preparation of the RLDP. In response the Deposit Plan consultation, DCWW noted that the Little Mill WwTW currently has limited capacity to accommodate foul flows, and a Developer Impact Assessment may need to be undertaken on the WwTW which will conclude any reinforcement works required.	No change required.

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3995 / Mrs Victoria Clark / Objection	Do not want any more development in Little Mill. How is it sustainable to keep building on every ounce of green open space. Concern that sewerage/drainage can't cope, poor public transport and lack of open space. Nearby development of 900 houses should be enough.	Objection noted. Planning Policy Wales (PPW) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development and community well-being, including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity, which is reflected in the policy framework. The RLDP spatial strategy is set out in Policy S2 and reflects 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. While the majority of growth is focused in the County's most sustainable settlements of Abergavenny, Chepstow, Monmouth and Caldicot, including Severnside, some growth is directed to our most sustainable rural settlements to deliver much needed affordable homes and to address rural inequality and rural isolation in these areas (Objective 13 of the RLDP). Little Mill is identified as a Main Rural Settlement, with a good range of facilities, including a community hall, recreation ground and church as well as good road links and access to public transport, and as such is appropriate for small scale growth over the Plan period to help sustain the community. The proposed site is in an area served by public transport. The A472 at the eastern edge of the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow). Route 23 (Stagecoach) stops on the A4042 within walking distance of Little Mill offering services between Pontypool and Abergavenny, and, Pontypool & New Inn railway station is easily accessible from the site with frequent trains to Cardiff and Newport as well as routes to the north including Abergavenny and Hereford. As required by Policy HA15, financial contributions towards improved public transport and bus frequency will be required and considered at the planning application stage. Further information is provided in the Infrastructure Delivery Plan. A core RLDP objective is to deliver much needed affordable homes to help address inequality in both urban and rural communities. We have the highest average house prices in Wales which means a large proportion of people cannot afford to buy a home so either leave the County or have to live with their parents or in shared housing for longer. Notwithstanding the development proposed nearby, in	No change required.

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		Torfaen, Monmouthshire has 2064 households identified as being in need of affordable housing. The proposed site will provide 10 affordable homes for local people. The RLDP recognises the value and importance of placemaking and the provision of locally accessible open spaces for health and well-being and for recreation and, therefore, helps ensure the provision of public open space and recreation facilities are protected as well as requiring new development to make a contribution to the provision of additional/improved facilities. Accessible public open space will be a requirement of the development of the site, creating physical access to an area that currently only allows limited visual access. The amount of Open Space to be provided on site will be agreed at the planning application stage in accordance with the RLDP policy framework. With regards to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Policy HA15 requires a scheme for the management of overland flows from adjacent land to ensure the potential flood risk from the land above the site is accommodated within the layout of the site. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. The Council has liaised with Dŵr Cymru Welsh Water (DCWW) throughout the preparation of the RLDP. In response the Deposit Plan consultation, DCWW noted that the Little Mill WwTW currently has limited capacity to accommodate foul flows, and a Developer Impact Assessment may need to be undertaken on the WwTW which will conclude any reinforcement works required.	

Policy HA16 – Land North of Little Mill

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1024 / Dŵr Cymru Welsh Water (DCWW) / Comment	Note a water supply can be provided for this site and that the public sewerage network can accept potential foul flows from this development site. The proposed development site is in the catchment of Little Mill Wastewater Treatment Works (WwTW) and ultimately discharges to a river Special Area of Conservation (SAC). From a phosphorus perspective, NRW have completed the permit review process and have confirmed that a backstop consent limit of 5mg/l is applicable and DCWW are currently compliant with this limit. Accordingly, advise there is currently sufficient capacity at the WwTW to accommodate foul water flows from the proposed allocation. Add that the site is crossed by a 100mm diameter watermain.	This site has been granted planning permission (DM/2020/01438 was approved on 17/09/2024).	No change required.
1128 / Network Rail / Comment	HA16 - Recommended additional policy criteria to ensure TAs take into consideration development impact upon existing rail infrastructure.	This site has been granted planning permission (DM/2020/01438 was approved on 17/09/2024).	No change required.
3118 / Councillor Meirion Howells / Comment	The two developments at Little Mill. In October 2024, I conducted a survey with Little Mill residents. There were 44 respondents. 10 (23%) respondents were in favour of a 35 home, zero carbon, 50% affordable housing development in Little Mill provided there were upgrades to infrastructure. 30 (68%) respondents were opposed to the development.	This site has been granted planning permission (DM/2020/01438 was approved on 17/09/2024).	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3118 / Councillor Meirion Howells / Objection	Residents are concerned that as there is an 800 home development proposal nearby at Mamhilad, Torfaen that this development is unnecessary. Residents are concerned with lack of infrastructure in the village. The village has a village hall, a playground & MUGA, a chapel, the local public house (currently closed), limited bus service and there is no shop. Residents are concerned that the water treatment works does not have sufficient capacity. Residents are concerned for flooding from surface water run off form this site.	This site has been granted planning permission (DM/2020/01438 was approved on 17/09/2024).	No change required.
3118 / Councillor Meirion Howells / Comment	Attached are two pdf files showing the outcomes of two surveys conducted in Usk and Little Mill along with the comments made by the respondents	This site has been granted planning permission (DM/2020/01438 was approved on 17/09/2024).	No change required.
3602 / Llanbadoc Community Council / Objection	HA16 does not lend itself to the climate and nature emergency policies. The dwellings will not be carbon zero homes, therefore the approved plan is outdated and the planning application should be updated in line with the RLDP policies.	This site has been granted planning permission (DM/2020/01438 was approved on 17/09/2024).	No change required.
3602 / Llanbadoc Community Council / Objection	HA16 allocation does not meet the requirements of OC1 - criterion d, which notes developments will not have an unacceptable adverse impact on landscape, historic/cultural or geological heritage, biodiversity, dark skies and local amenity value. Attempted to view the reasons why other candidate sites were	This site has been granted planning permission (DM/2020/01438 was approved on 17/09/2024).	No change required.

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	turned down, but unable to locate any evidence.		
1823 / Mr Michael Bosley / Objection	No reference to the importance of protecting and enhancing the River Usk SAC. ' Nutrient Neutrality' will be inadequate to protect this part of the SAC from further deterioration. Changes should at minimum should specify ways in which proposed development will reduce nutrification and other pollutant levels.	This site has been granted planning permission (DM/2020/01438 was approved on 17/09/2024).	No change required.
1349 / Mrs Winterborn / Objection	Suggests there is no need for housing and field should not be developed. If development does go ahead traffic should be able to access the field via Ty Draw Lane as well as Millbrook Court and, if not, clear road markings needed for traffic turning right into the field at the top of Millbrook Court..	This site has been granted planning permission (DM/2020/01438 was approved on 17/09/2024).	No change required.
2446 / Phillip Precious / Objection	The comment starts outlining the existing issues within Little Mill, no provision of facilities for the new residents, no improvement of the infrastructure, and less attention to the roads. The bulk of the comment then relate to flooding, the comment states that the developments would exacerbate the flooding problem in the future.	This site has been granted planning permission (DM/2020/01438 was approved on 17/09/2024).	No change required.
3236 / Dr Jonathan Ryder / Objection	The road and transport infrastructure is not present. You want 50% affordable housing but there are no shops, poor bus connections and it is too far from Usk or Pontypool to walk. You are also proposing	This site has been granted planning permission (DM/2020/01438 was approved on 17/09/2024).	No change required.

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	building on open green fields. The traffic through the village never goes at 20mph - safety issue. Issue with drainage and run off from the surrounding fields which has never been addressed. A detrimental effect on the wildlife and one of the main reasons moving here was the rural nature of the area.		
3567 / Mrs Anna Santiago / Objection	Little Mill sites are green field going against government policy to engage with brownfield sites. Both have issues with water run off and this will be exacerbated with development. Sites limited due to poor public transport with no amenities in the village. Changing weather patterns and increased rainfall causes significant issues in Little Mill, building on land that soaks some of that run off will only exacerbate those issues. No public transport means reliance on private vehicles and an increase in air pollution from increased traffic. Development needs to be located where the infrastructure can cope, and on brownfield sites.	This site has been granted planning permission (DM/2020/01438 was approved on 17/09/2024).	No change required.
3995 / Mrs Victoria Clark / Objection	Do not want anymore development in Little Mill	This site has been granted planning permission (DM/2020/01438 was approved on 17/09/2024).	No change required.

Policy HA17 – Land Adjacent to Llanellen Court Farm, Llanellen

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1024 / Dŵr Cymru Welsh Water (DCWW) / Comment	Note a water supply can be provided for this site and that the public sewerage network can accept potential foul flows from this development site. The proposed development site is in the catchment of Llanellen Wastewater Treatment Works (WwTW) and ultimately discharges to a river Special Area of Conservation (SAC). From a phosphorus perspective, NRW have completed the permit review process and have confirmed that a backstop consent limit of 5mg/l is applicable and DCWW are currently compliant with this limit. Accordingly, advise there is currently sufficient capacity at the WwTW to accommodate foul water flows from the proposed allocation. Add that the site is crossed by a 12" diameter watermain.	Comment noted and acknowledged.	No change required.
1239 / The Canal & River Trust (GlanDŵr Cymru) / Comment	Any new path (or improved existing path) joining the canal towpath should be agreed with GlanDŵr Cymru prior to a formal planning application, to ensure that the location and design of the joining point is safe and suitable for all users and it not detrimental to the canal embankment.	Comments noted and acknowledged.	No change required.
1823 / Mr Michael Bosley / Objection	None include references to maintaining and improving the integrity of the River Usk SAC. Changes should, at minimum, specify ways in which proposed development will reduce nutrification and other pollutant levels.	Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. The Strategic Flood Consequence High Level Assessment concludes that there is no significant flood risk to the allocation with 0% of the site within Zones 2	No change required.

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		& 3 for Sea and Rivers and 2.57% of the site within Zones 2 & 3 Surface Water. MCC's Drainage Officer has assessed the information and confirmed that surface water drainage can be managed at the site. With regards to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. The Council has liaised with Dŵr Cymru Welsh Water (DCWW) throughout the preparation of the RLDP. In response to the Deposit Plan consultation, DCWW noted that the Llanellen WwTW has the biological capacity to accommodate the foul flows from this site. National Resource Wales (NRW) is responsible for monitoring and managing the condition of the River Usk Special Area of Conservation (SAC), including compliance with relevant standards such as those relating to phosphates. As a statutory consultee, National Resource Wales (NRW) have been consulted throughout the Replacement Local Development Plan (RLDP) preparation process, as mandated by law.	
3258 / Mr H Matthews / Objection	The bottom of the hill is prone to flooding. Area gets water logged. The water run-off from this area onto the A4042 already causes flooding problems. The change from green fields to housing & hard landscaping will only exacerbate the problem. We would question the capacity of the local treatment works to process any further sewage. Access to and from the site would be directly onto the busy and fast A4042, creating potential traffic conflict. If the development of agricultural barns near the	Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. The Strategic Flood Consequence High Level Assessment concludes that there is no significant flood risk to the allocation with 0% of the site within Zones 2 & 3 for Sea and Rivers and 2.57% of the site within Zones 2 & 3 Surface Water. MCC's Drainage Officer has assessed the information and confirmed that surface water drainage can be managed at the site. With regards to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	site goes ahead it would create even more traffic problems. There is already a dearth of amenities in the area including GPs, hospital services, schools etc.	for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. The Council has liaised with Dŵr Cymru Welsh Water (DCWW) throughout the preparation of the RLDP. In response to the Deposit Plan consultation, DCWW noted that the Llanellen WwTW has the biological capacity to accommodate the foul flows from this site. It has also been noted that NRW have completed the phosphorus permit review process and have confirmed that a backstop consent limit of 5mg/l is applicable from 15/02/2024 and this proposal would be accommodated within this limit. A Transport Statement (December 2023) has been submitted to support the allocation. MCC Highways consider that the existing access off the A4042 is capable of accommodating the proposed trip movements associated with the proposed development. Further analysis and consideration of the vehicular access/junction design, footways, street lightning, crossing provision, pedestrian connection to existing public transport bus stops and links with the village and Monmouthshire Brecon Canal will be required at the planning application stage. These policy requirements are set out in Policy HA17 criterion (b). As required by Policy HA17, financial contributions towards improved public transport will be required and considered at the planning application stage. Further information is provided in the Infrastructure Delivery Plan. In reference to lack of doctor and dentist facilities, the mechanisms for improved health infrastructure sit outside of the planning process, however, the Council is fully engaged with the health board (ABUHB) to deliver health care service improvements across the County.	
3260 / Mr Mark Le Moignan / Objection	Flooding is an issue, take note of Storm Bert 23/24 Nov 2024, it caused dramatic floods onto the main arterial route of the A4042 causing closures and delays. Land here cannot cope with anything other than gradual rain; this will increase road closures and accidents. There are several trees that	Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding, and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. The Strategic Flood Consequence High Level Assessment concludes that there is no significant flood risk to the allocation with 0% of the site within Zones 2 & 3 for Sea and Rivers and 2.57% of the site within Zones 2 & 3 Surface Water.	No change required.

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	must remain as a part of the proposal. Welsh water has agreed to upgrade sewerage and drainage here, but there will still be damage to the River Usk (contaminants).	MCC's Drainage Officer has assessed the information and confirmed that surface water drainage can be managed at the site. With regards to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. The Council has consulted with Dŵr Cymru Welsh Water (DCWW) throughout the preparation of the RLDP. In response to the Deposit Plan consultation, DCWW noted that the Llanellen WwTW has the biological capacity to accommodate the foul flows from this site. It has also been noted that NRW have completed the phosphorus permit review process and have confirmed that a backstop consent limit of 5mg/l is applicable from 15/02/2024 and this proposal would be accommodated within this limit. Landscape Officer considers the site from a landscape and GI perspective to be suitable for residential development in response to the submitted Landscape Visual Statement (December 2023). Having regard to the Ecological Assessment (December 2023) submitted in support of the site, MCC Ecologists consider that the site is suitable for a residential allocation with appropriate mitigation and compensation measures. Policies HA17 and S8 establish policy requirements in this respect including the protection of TPO trees on site.	
3330 / Mrs Brenda Phillips / Objection	The proposed plot of land backs onto my property. Any development would impact on the value of my house, it would take the view from the back garden, and it would cause addition traffic in the village. The latter is a concern as I am disabled but have to use the roads rather than pathways which are in poor repair.	All residential site allocations must comply with Strategic Policy S8 - Site Allocation Placemaking Principles of the Deposit RLDP along with their respective individual allocation Policy (HA17 – Land Adjacent to Llanellen Court Farm, Llanellen). Additionally, Placemaking and Design Policies set out relevant requirements for all new development, including privacy and amenity (Policy PM1). A Transport Statement (December 2023) has been submitted to support the allocation. MCC Highways consider that the existing access off the A4042 is capable of accommodating the proposed trip movements associated with the proposed development. Further analysis and consideration of the vehicular access/junction	No change required.

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		design, footways, street lightning, crossing provision, pedestrian connection to existing public transport bus stops and links with the Monmouthshire Brecon Canal will be required at the planning application stage. These policy requirements are set out in Policy HA17 criterion (b). As required by Policy HA17, financial contributions towards improved public transport will be required and considered at the planning application stage. Further information is provided in the Infrastructure Delivery Plan.	
3385 / Mr Gareth / Objection	Our family strongly object to the proposal for a housing development on land adjacent to Llanellen Court Farm Llanellen.	Land Adjacent to Llanellen Court Farm, has been allocated as one of Monmouthshire's rural housing allocations to assist in meeting the needs of Monmouthshire's rural communities. The RLDP spatial strategy is set out in Policy S2 and reflects 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. While the majority of growth is focused in the County's most sustainable settlements of Abergavenny, Chepstow, Monmouth and Caldicot, including Severnside, some growth is directed to our most sustainable rural settlements to deliver much needed affordable homes and to address rural inequality and rural isolation in these areas (Objective 13 of the RLDP). Llanellen is identified as a Main Rural Settlement, with a good range of facilities, including a village hall, recreation ground and church as well as good road links and access to public transport, and as such is appropriate for small scale growth over the Plan period to help sustain the community. The proposed site is in an area served by public transport, including bus route 23 (Hereford-Abergavenny-Pontypool- Cwmbran-Newport) providing sustainable links to the services and facilities in these settlements. As required by Policy HA17, financial contributions towards improved public transport will be required and considered at the planning application stage. Further information is provided in the Infrastructure Delivery Plan.	No change required.
3401 / Mrs Heather Evans / Objection	Do not wish for any housing development to occur at Llanellen Farm. This is due to the access to the site has to come from the A4042 and it is too dangerous (highway safety). There is no pavement leading	A Transport Statement (December 2023) has been submitted to support the allocation. MCC Highways consider that the existing access off the A4042 is capable of accommodating the proposed trip movements associated with the proposed development. Further analysis and consideration of the vehicular access/junction design, footways, street lightning, crossing provision, pedestrian connection to	No change required.

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	in/out of the proposed site. The pavement is on the opposite side.	existing public transport bus stops and links with the village and Monmouthshire Brecon Canal will be required at the planning application stage. These policy requirements are set out in Policy HA17 criterion (b). As required by Policy HA17, financial contributions towards improved public transport will be required and considered at the planning application stage. Further information is provided in the Infrastructure Delivery Plan.	
3477 / Aaron Turley / Objection	Objects due to concerns stemming from topography of the site and encroachment on the rear of objectors dwelling resulting in potential loss of privacy, and sun light, and the causing of light pollution. He notes that public infrastructure (i.e. School and Healthcare) are currently oversubscribed and with no plans to improve accessibility of these services whilst adding further strain. Additional concerns re highway management with increased traffic likely to result in further fatalities along an already dangerous highway. Proposed land noted to be consistently flooded/water logged during heavy rain. Development in the field would allow water to run directly onto the A4042 compounding existing issues associated with pollution and phosphate levels. Concerns re impact on habitats and biodiversity at the site, recommends a HRA conducted and points out the TPO on the site. Raised concern over impact on farmer currently owning the land. Visual impact raised stating it would be a "travesty".	Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding, and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. The Strategic Flood Consequence High Level Assessment concludes that there is no significant flood risk to the allocation with 0% of the site within Zones 2 & 3 for Sea and Rivers and 2.57% of the site within Zones 2 & 3 Surface Water. MCC's Drainage Officer has assessed the information and confirmed that surface water drainage can be managed at the site. With regards to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. The Council has consulted with Dŵr Cymru Welsh Water (DCWW) throughout the preparation of the RLDP. In response to the Deposit Plan consultation, DCWW noted that the Llanellen WwTW has the biological capacity to accommodate the foul flows from this site. A Transport Statement (December 2023) has been submitted to support the allocation. MCC Highways consider that the existing access off the A4042 is capable of accommodating the proposed trip movements associated with the proposed development. Further analysis and consideration of the vehicular access/junction design, footways, street lightning, crossing provision, pedestrian connection to existing public transport bus stops and links with the village and Monmouthshire Brecon Canal will be required at the planning application stage. These policy requirements are set out in Policy HA17 criterion (b). As required by Policy HA17,	No change required.

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		financial contributions towards improved public transport will be required and considered at the planning application stage. Further information is provided in the Infrastructure Delivery Plan. The proposal to allocate land for development has been made with regard to green infrastructure, landscape, nature recovery and ecology considerations. The site search sequence (as outlined in PPW12) prioritises previously developed land (brownfield) and if none is available (Monmouthshire has limited brownfield sites) then greenfield sites are to be considered. In response to ongoing dialogue with MCC, a reduced density and extent of development has evolved from the original submission, reducing the land area from 3.39ha to 1.56ha. MCC's Landscape Officer considers the site from a landscape and GI perspective to be suitable for residential development in response to the submitted Landscape Visual Statement (December 2023). Having regard to the Ecological Assessment (December 2023) submitted in support of the site, MCC Ecologists consider that the site is suitable for a residential allocation with appropriate mitigation and compensation measures. Policies HA17 and S8 establish policy requirements in this respect including the protection of TPO trees on site. These policies, along with Policy S5 – Green Infrastructure, Landscape and Nature Recovery and its associated development management policies will enable the authority to address concerns of impact on landscape character and visual amenity. RLDP proposals will also be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery. In reference to lack of doctor and dentist facilities, the mechanisms for improved health infrastructure sit outside of the planning process, however, the Council is fully engaged with the health board (ABUHB) to deliver health care service improvements across the County. With specific reference to education provision in the locality, MCC Education has indicated that there is currently capacity in both primary and secondary schools in the area to accommodate the proposed allocation. This will be reviewed at the planning application stage.	

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3500 / Mr Aaron / Objection	Property backs directly on to the land in the HA17 proposed area. Has privacy concerns. Lighting Concerns - significant loss of sun light to the property, would become over shadowed. Night sky and stars would be greatly impacted by the proposed development due to the requirements of street lighting. Schools are at capacity; the proposed development would put further strain on the situation. There is also no safe walking route to the school. Concerned over access to the site and impact it will have on traffic/safety. The proposed land has always flooded/water logged during heavy rain that has come down off the mountain since the Forest was harvested for timber. River Usk has broken its banks twice during this consultation period resulting in road closes. Developing the field in to a hard standing area would thus allow all water to run directly down on to the A4042 and add to the already compounded water management issues. The proposed planning falls within the River Usk Special Area of Conservation (SAC), the river Usk is already known to be polluted with increasing levels of Phosphate. The foul/strain drains associated with this development would only add to the ongoing and escalating contamination of the river. In the centre of the outlined development is a substantial oak tree, root protection plan and survey would be required. The proposed land contains a	Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding, and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. The Strategic Flood Consequence High Level Assessment concludes that there is no significant flood risk to the allocation with 0% of the site within Zones 2 & 3 for Sea and Rivers and 2.57% of the site within Zones 2 & 3 Surface Water. MCC's Drainage Officer has assessed the information and confirmed that surface water drainage can be managed at the site. With regards to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. The Council has consulted with Dŵr Cymru Welsh Water (DCWW) throughout the preparation of the RLDP. In response to the Deposit Plan consultation, DCWW noted that the Llanellen WwTW has the biological capacity to accommodate the foul flows from this site. It has also been noted that NRW have completed the phosphorus permit review process and have confirmed that a backstop consent limit of 5mg/l is applicable from 15/02/2024 and this proposal would be accommodated within this limit. A Transport Statement (December 2023) has been submitted to support the allocation. MCC Highways consider that the existing access off the A4042 is capable of accommodating the proposed trip movements associated with the proposed development. Further analysis and consideration of the vehicular access/junction design, footways, street lightning, crossing provision, pedestrian connection to existing public transport bus stops and links with the village and Monmouthshire Brecon Canal will be required at the planning application stage. These policy requirements are set out in Policy HA17 criterion (b). As required by Policy HA17, financial contributions towards improved public transport will be required and considered at the planning application stage. Further information is provided in the Infrastructure Delivery Plan.	No change required.

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	large section of a naturally wet bog area. There is a rich biodiversity presence here. Habitats Regulations Assessment (HRA) should be conducted before any further development is considered. Adverse amenity impacts. Impact on farmers. If planning is granted, local residents will have to endure the noise, dirt and light pollution that will incur over the development phase.	The proposal to allocate land for development has been made with regard to green infrastructure, landscape, nature recovery and ecology considerations. The site search sequence (as outlined in PPW12) prioritises previously developed land (brownfield) and if none is available (Monmouthshire has limited brownfield sites) then greenfield sites are to be considered. In response to ongoing dialogue with MCC, a reduced density and extent of development has evolved from the original submission, reducing the land area from 3.39ha to 1.56ha. MCC's Landscape Officer considers the site from a landscape and GI perspective to be suitable for residential development in response to the submitted Landscape Visual Statement (December 2023). Having regard to the Ecological Assessment (December 2023) submitted in support of the site, MCC Ecologists consider that the site is suitable for a residential allocation with appropriate mitigation and compensation measures. Policies HA17 and S8 establish policy requirements in this respect including the protection of TPO trees on site. These policies, along with Policy S5 – Green Infrastructure, Landscape and Nature Recovery and its associated development management policies will enable the authority to address concerns of impact on landscape character and visual amenity. RLDP proposals will also be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery. In reference to lack of doctor and dentist facilities, the mechanisms for improved health infrastructure sit outside of the planning process, however, the Council is fully engaged with the health board (ABUHB) to deliver health care service improvements across the County. With specific reference to education provision in the locality, MCC Education has indicated that there is currently capacity in both primary and secondary schools in the area to accommodate the proposed allocation. This will be reviewed at the planning application stage.	
3555 / Mr Andrew Preece / Objection	Object for the following reasons: Environmental sensitivity - it is in an area of high sensitivity. A natural spring flows into	Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding, and coastal erosion. This seeks to ensure that the likelihood of flooding and the	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	a body of water adjacent to a SSSI. Construction would be detrimental to the SSSI and wildlife. Flooding and infrastructure - The land is frequently saturated and overflows onto the road and leads to closures which isolates the Llanellen. There are inadequate drainage systems. Lack of local amenities and infrastructure - village lacks amenities within several miles. The site is located opposite the A4042 where there is a lack of safe crossings. Overburdened school/healthcare - Local schools are oversubscribed. Access to healthcare is challenging. Most residents rely on personal transport. Sewage and environmental impact - the local system lacks capacity and floods several times with raw sewage going into the Usk. Impact on village character and heritage - The village is unique in its architecture and outdoor spaces and the new builds will not complement this. There is a protected Oak tree in the site. Health and well-being - Dwellings will be exposed to the proposed site. The windy conditions will blow dust onto neighbouring houses. Noise pollution due to the proximity of the site. Large conifer trees next to the site will block light to new dwellings. New builds will block light to existing homes. Privacy and habitat disruption - Most existing dwellings have low hedgerows and fencing so the proximity of the new site will eliminate privacy in gardens. Economic impact - It	impacts it would have, have been appropriately considered in all relevant planning decisions. The Strategic Flood Consequence High Level Assessment concludes that there is no significant flood risk to the allocation with 0% of the site within Zones 2 & 3 for Sea and Rivers and 2.57% of the site within Zones 2 & 3 Surface Water. MCC's Drainage Officer has assessed the information and confirmed that surface water drainage can be managed at the site. With regards to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. The Council has consulted with Dŵr Cymru Welsh Water (DCWW) throughout the preparation of the RLDP. In response to the Deposit Plan consultation, DCWW noted that the Llanellen WwTW has the biological capacity to accommodate the foul flows from this site. A Transport Statement (December 2023) has been submitted to support the allocation. MCC Highways consider that the existing access off the A4042 is capable of accommodating the proposed trip movements associated with the proposed development. Further analysis and consideration of the vehicular access/junction design, footways, street lightning, crossing provision, pedestrian connection to existing public transport bus stops and links with the village and Monmouthshire Brecon Canal will be required at the planning application stage. These policy requirements are set out in Policy HA17 criterion (b). As required by Policy HA17, financial contributions towards improved public transport will be required and considered at the planning application stage. Further information is provided in the Infrastructure Delivery Plan. The proposal to allocate land for development has been made with regard to green infrastructure, landscape, nature recovery and ecology considerations. The site search sequence (as outlined in PPW12) prioritises previously developed land (brownfield) and if none is available (Monmouthshire has limited brownfield sites) then greenfield sites are to be considered. In response to ongoing dialogue with MCC, a reduced density and extent of development has evolved from the original	

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	will negatively impact property values. The pavement in and around the village are in poor condition and increased traffic will deteriorate them. Impact on vulnerable residents - There are plans to convert a nearby building into a home for people with dementia and the development would negatively impact their mental well-being.	submission, reducing the land area from 3.39ha to 1.56ha. MCC's Landscape Officer considers the site from a landscape and GI perspective to be suitable for residential development in response to the submitted Landscape Visual Statement (December 2023). Having regard to the Ecological Assessment (December 2023) submitted in support of the site, MCC Ecologists consider that the site is suitable for a residential allocation with appropriate mitigation and compensation measures. Policies HA17 and S8 establish policy requirements in this respect including the protection of TPO trees on site. These policies, along with Policy S5 – Green Infrastructure, Landscape and Nature Recovery and its associated development management policies will enable the authority to address concerns of impact on landscape character and visual amenity. RLDP proposals will also be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery. In reference to lack of doctor and dentist facilities, the mechanisms for improved health infrastructure sit outside of the planning process, however, the Council is fully engaged with the health board (ABUHB) to deliver health care service improvements across the County. With specific reference to education provision in the locality, MCC Education has indicated that there is currently capacity in both primary and secondary schools in the area to accommodate the proposed allocation. This will be reviewed at the planning application stage.	
3578 / Miss Bronwyn / Objection	Concerns development will encroach onto back garden and overlook property and bedrooms and was the reason for property being bought. Concerns development will cause loss of sunlight and would cause light pollution. Concerns re traffic impact and safety of other drivers and pedestrians due to increased accidents from access. Concerns re sites water management and	All residential site allocations must comply with Strategic Policy S8 - Site Allocation Placemaking Principles of the Deposit RLDP along with their respective individual allocation Policy (HA17 – Land Adjacent to Llanellen Court Farm, Llanellen). Additionally, Placemaking and Design Policies set out relevant requirements for all new development, including privacy and amenity (Policy PM1). A Transport Statement (December 2023) has been submitted to support the allocation. MCC Highways consider that the existing access off the A4042 is capable of accommodating the proposed trip movements associated with the proposed development. Further analysis and consideration of the vehicular access/junction	No change required.

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	that development would increase flooding and pollution of the River Usk SAC. Concerns re future contamination during development of site. Concerns for protection of habitats and TPO tree on site, suggesting a root protection plan, agricultural survey and habitats regulations assessment be undertaken.	design, footways, street lightning, crossing provision, pedestrian connection to existing public transport bus stops and links with the village and Monmouthshire Brecon Canal will be required at the planning application stage. These policy requirements are set out in Policy HA17 criterion (b). As required by Policy HA17, financial contributions towards improved public transport will be required and considered at the planning application stage. Further information is provided in the Infrastructure Delivery Plan. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding, and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. The Strategic Flood Consequence High Level Assessment concludes that there is no significant flood risk to the allocation with 0% of the site within Zones 2 & 3 for Sea and Rivers and 2.57% of the site within Zones 2 & 3 Surface Water. MCC's Drainage Officer has assessed the information and confirmed that surface water drainage can be managed at the site. With regards to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. The Council has liaised with Dŵr Cymru Welsh Water (DCWW) throughout the preparation of the RLDP. In response to the Deposit Plan consultation, DCWW noted that the Llanellen WwTW has the biological capacity to accommodate the foul flows from this site. It has also been noted that NRW have completed the phosphorus permit review process and have confirmed that a backstop consent limit of 5mg/l is applicable from 15/02/2024 and this proposal would be accommodated within this limit. The proposal to allocate land for development has been made with regard to green infrastructure, landscape, nature recovery and ecology considerations. The site search sequence (as outlined in PPW12) prioritises previously developed land (brownfield) and if none is available (Monmouthshire has limited brownfield sites)	

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		then greenfield sites are to be considered. In response to ongoing dialogue with MCC, a reduced density and extent of development has evolved from the original submission, reducing the land area from 3.39ha to 1.56ha. MCC's Landscape Officer considers the site from a landscape and GI perspective to be suitable for residential development in response to the submitted Landscape Visual Statement (December 2023). Having regard to the Ecological Assessment (December 2023) submitted in support of the site, MCC Ecologists consider that the site is suitable for a residential allocation with appropriate mitigation and compensation measures. Policies HA17 and S8 establish policy requirements in this respect including the protection of TPO trees on site. These policies, along with Policy S5 – Green Infrastructure, Landscape and Nature Recovery and its associated development management policies will enable the authority to address concerns of impact on landscape character and visual amenity. RLDP proposals will also be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery.	
3583 / Miss Carmen Lewis / Objection	Object for the following reasons: Sustainable communities - The extension to the village will not be well-connected and will be an additional separate housing estate and will not feel part of the community. The provision of affordable housing is out of keeping with the area as it is primarily private owned homes. GI, landscape, and nature recovery - The existing recreational space is small for the number of children in the village. The green space proposed is an area of natural beauty with protected trees. There is a lot of biodiversity in the site. The habitats will be destroyed with the building works. The site is good farmland which is a valuable	Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding, and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. The Strategic Flood Consequence High Level Assessment concludes that there is no significant flood risk to the allocation with 0% of the site within Zones 2 & 3 for Sea and Rivers and 2.57% of the site within Zones 2 & 3 Surface Water. MCC's Drainage Officer has assessed the information and confirmed that surface water drainage can be managed at the site. With regards to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its	No change required.

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	resource which should be safeguarded. Sustainable travel and highways - The A4042 is not safe for pedestrians to cross. There is no safe pedestrian crossing space or safe cyclist lane to get over the Llanellen Bridge. Public transport is infrequent and there are no local amenities in the village. People would be isolated and unable to access community resources. There is a lack of infrastructure in place for additional housing. Education requirements - Llanfoist school is oversubscribed and there will be no capacity for additional children. There is a lack of health services in the area. Residential amenity - The residents adjacent to the site will lose their privacy. The gardens will be overlooked ad there will be overshadowing and sunlight blocked. The green space going to the canal will be destroyed. It will create an oppressive environment and spoil the quiet, country village. There will be noise disturbance. Flood risk/SAB - The site is on a natural spring and this field floods and this will be more likely post development. The roads around the site all flood and times where you cannot get out of the village. Currently inadequate draining systems in place. The sewage system is over run and frequently floods.	supporting text. The Council has consulted with Dŵr Cymru Welsh Water (DCWW) throughout the preparation of the RLDP. In response to the Deposit Plan consultation, DCWW noted that the Llanellen WwTW has the biological capacity to accommodate the foul flows from this site. A Transport Statement (December 2023) has been submitted to support the allocation. MCC Highways consider that the existing access off the A4042 is capable of accommodating the proposed trip movements associated with the proposed development. Further analysis and consideration of the vehicular access/junction design, footways, street lightning, crossing provision, pedestrian connection to existing public transport bus stops and links with the village and Monmouthshire Brecon Canal will be required at the planning application stage. These policy requirements are set out in Policy HA17 criterion (b). As required by Policy HA17, financial contributions towards improved public transport will be required and considered at the planning application stage. Further information is provided in the Infrastructure Delivery Plan. The proposal to allocate land for development has been made with regard to green infrastructure, landscape, nature recovery and ecology considerations. The site search sequence (as outlined in PPW12) prioritises previously developed land (brownfield) and if none is available (Monmouthshire has limited brownfield sites) then greenfield sites are to be considered. In response to ongoing dialogue with MCC, a reduced density and extent of development has evolved from the original submission, reducing the land area from 3.39ha to 1.56ha. MCC's Landscape Officer considers the site from a landscape and GI perspective to be suitable for residential development in response to the submitted Landscape Visual Statement (December 2023). Having regard to the Ecological Assessment (December 2023) submitted in support of the site, MCC Ecologists consider that the site is suitable for a residential allocation with appropriate mitigation and compensation measures. Policies HA17 and S8 establish policy requirements in this respect including the protection of TPO trees on site. These policies, along with Policy S5 – Green Infrastructure, Landscape and Nature Recovery and its associated development management policies will enable the authority to address concerns of impact on landscape character and visual amenity. RLDP proposals will also be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to	

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		avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery. In reference to lack of doctor and dentist facilities, the mechanisms for improved health infrastructure sit outside of the planning process, however, the Council is fully engaged with the health board (ABUHB) to deliver health care service improvements across the County. With specific reference to education provision in the locality, MCC Education has indicated that there is currently capacity in both primary and secondary schools in the area to accommodate the proposed allocation. This will be reviewed at the planning application stage.	
3598 / Mrs Christine Palmer / Objection	Concerned about contravention of RLDP relating to the site. Policy S6 - Llanellen does not benefit from a number of amenity/provisions deemed necessary to be in place prior to development (para 11.1.1, 11.1.2, 11.1.3, 11.1.4). Insufficient surface water drainage due to a number of factors - harvesting of woodlands, severe flooding on the A4042 which cuts off access to Abergavenny. No local primary school with the nearest in Llanfoist which is oversubscribed. No footpath or cycleways between Abergavenny and Llanellen as there is no path over the Usk Bridge, with no footpath between the site and the existing village. No health care facilities. No shops, cafes or public houses in the village. Policy S5 and GI2 - There is a large Oak tree in the centre of the site which is subject to a TPO and home to both Owl and Bats. A survey should be undertaken to confirm the presence of the Bats. There is a small	Llanellen is identified as a Main Rural Settlement, with a good range of facilities, including a village hall, recreation ground and church as well as good road links and access to public transport, and as such is appropriate for small scale growth over the Plan period to help sustain the community. The proposed site is in an area served by public transport, including bus route 23 (Hereford-Abergavenny-Pontypool- Cwmbran-Newport) providing sustainable links to the services and facilities in these settlements. Further analysis and consideration of the vehicular access/junction design, footways, street lightning, crossing provision, pedestrian connection to existing public transport bus stops and links with the village and Monmouthshire Brecon Canal will be required at the planning application stage. These policy requirements are set out in Policy HA17 criterion (b). As required by Policy HA17, financial contributions towards improved public transport will be required and considered at the planning application stage. Further information is provided in the Infrastructure Delivery Plan. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding, and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. The Strategic Flood Consequence High Level Assessment concludes that there is no significant flood risk to the allocation with 0% of the site within Zones 2 & 3 for Sea and Rivers and 2.57% of the site within Zones 2 & 3 Surface Water. MCC's Drainage Officer has assessed the information and confirmed that surface	No change required.

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	marsh/pond forming part of the site which is a habitat for numerous wildlife including frogs and newts. LC1 - In Landmap it is assessed as high/moderate for historic landscape and development here could cause significant visual intrusion as well as causing adverse changes to the character of the landscape. There is a small SINC south of the village.	water drainage can be managed at the site. With regards to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. The proposal to allocate land for development has been made with regard to green infrastructure, landscape, nature recovery and ecology considerations. The site search sequence (as outlined in PPW12) prioritises previously developed land (brownfield) and if none is available (Monmouthshire has limited brownfield sites) then greenfield sites are to be considered. In response to ongoing dialogue with MCC, a reduced density and extent of development has evolved from the original submission, reducing the land area from 3.39ha to 1.56ha. MCC's Landscape Officer considers the site from a landscape and GI perspective to be suitable for residential development in response to the submitted Landscape Visual Statement (December 2023). Having regard to the Ecological Assessment (December 2023) submitted in support of the site, which notes the location of a SINC adjacent to the allocation, the site contains important large hedgerows/ rows of trees which protect the SINC from the visual and audible impacts of the development. The protection and preservation of these habitats is a key consideration in the development of the site. MCC Ecologists consider the site is suitable for residential allocation with appropriate mitigation and compensation, full details of which will be required at the planning application stage. Policies HA17 and S8 establish policy requirements in this respect including to protect, buffer and maintain existing TPO trees and other trees and hedgerows on site. These policies, along with Policy S5 – Green Infrastructure, Landscape and Nature Recovery and its associated development management policies will enable the authority to address concerns of impact on landscape character and visual amenity. RLDP proposals will also be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to	

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		avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery. In reference to lack of doctor and dentist facilities, the mechanisms for improved health infrastructure sit outside of the planning process, however, the Council is fully engaged with the health board (ABUHB) to deliver health care service improvements across the County. With specific reference to education provision in the locality, MCC Education has indicated that there is currently capacity in both primary and secondary schools in the area to accommodate the proposed allocation. This will be reviewed at the planning application stage.	
3599 / Mr Clive Anthony Green / Objection	Significant flooding on the main road between Llanover and Abergavenny. It is not caused by the river Usk but from the runoff the mountain. The development will exacerbate the problem. The site is agricultural and needs to be preserved for future needs. The land is boggy.	Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding, and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. The Strategic Flood Consequence High Level Assessment concludes that there is no significant flood risk to the allocation with 0% of the site within Zones 2 & 3 for Sea and Rivers and 2.57% of the site within Zones 2 & 3 Surface Water. MCC's Drainage Officer has assessed the information and confirmed that surface water drainage can be managed at the site. With regards to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. It is recognised that a proportion of the proposed allocation is located on Best and Most Versatile (BMV) agricultural land. When considering the site search sequence set out in national planning policy, it is noted that most of the land surrounding Llanellen is of BMV status. In their representation on the Deposit RLDP Welsh Government provide support for the approach the Council has taken in relation to	No change required.

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		the consideration of BMV agricultural land and where there is a loss of BMV how this is justified. Welsh Government note the Deposit RLDP considers and balances the overriding need for allocations involving BMV and, recognise that while significant areas of BMV will be developed the LPA has demonstrated a sensible and pragmatic approach to considering BMV loss in the context of national planning policy.	
3609 / Mr David Hawkins / Objection	Deeply concerned that additional population will push these daily stresses on the town beyond a manageable limit. Consideration must be given to managing through traffic to Hereford and Brecon, and to slowing down traffic using the Hardwick Gyratory. Also, I do not see clear plans for pedestrian/cycle/vehicular access to the development - there must not be a sequence of four lights-controlled crossings/junctions nor can pedestrians be expected to rely on zebra crossings.	A Transport Statement (December 2023) has been submitted to support the allocation. MCC Highways consider that the existing access off the A4042 is capable of accommodating the proposed trip movements associated with the proposed development. Further analysis and consideration of the vehicular access/junction design, footways, street lightning, crossing provision, pedestrian connection to existing public transport bus stops and links with the Monmouthshire Brecon Canal will be required at the planning application stage. These policy requirements are set out in Policy HA17 criterion (b). The proposed site is in an area served by public transport, including bus route 23 (Hereford-Abergavenny-Pontypool- Cwmbran-Newport) providing sustainable links to the services and facilities in these settlements. As required by Policy HA17, financial contributions towards improved public transport will be required and considered at the planning application stage. Further information is provided in the Infrastructure Delivery Plan.	No change required.
3609 / Mr David Hawkins / Support	Llanellen. I should like access to the Mon & Brec canal to be improved for pedestrians and cyclists. Navigating a boggy field with livestock up a steep slope is unsatisfactory. Supports the housing development but there must be direct road access to the A4042. The opportunity must be grasped to improve pedestrian safety for crossing the A4042 at Llanellen and for crossing the B4269 at Llanellen.	A Transport Statement (December 2023) has been submitted to support the allocation. MCC Highways consider that the existing access off the A4042 is capable of accommodating the proposed trip movements associated with the proposed development. Further analysis and consideration of the vehicular access/junction design, footways, street lightning, crossing provision, pedestrian connection to existing public transport bus stops and links with the village and Monmouthshire Brecon Canal will be required at the planning application stage. These policy requirements are set out in Policy HA17 criterion (b). As required by Policy HA17, financial contributions towards improved public transport will be required and considered at the planning application stage. Further information is provided in the Infrastructure Delivery Plan.	No change required.

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3761 / Mrs Julie Amery / Objection	Llanellen is not a suitable area for further development. There is only one small bus per hour than runs from the village. The A4042 is a fast-moving carriageway with large distances between bus stops and does not have a pavement on both sides. The road is difficult to cross. The road and land are prone to flooding which causes road closures. The only safe walking route from Llanellen is via the canal tow path and Abergavenny is 90 minutes away.	A Transport Statement (December 2023) has been submitted to support the allocation. MCC Highways consider that the existing access off the A4042 is capable of accommodating the proposed trip movements associated with the proposed development. Further analysis and consideration of the vehicular access/junction design, footways, street lightning, crossing provision, pedestrian connection to existing public transport bus stops and links with the village and Monmouthshire Brecon Canal will be required at the planning application stage. These policy requirements are set out in Policy HA17 criterion (b). As required by Policy HA17, financial contributions towards improved public transport will be required and considered at the planning application stage. Further information is provided in the Infrastructure Delivery Plan. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. The Strategic Flood Consequence High Level Assessment concludes that there is no significant flood risk to the allocation with 0% of the site within Zones 2 & 3 for Sea and Rivers and 2.57% of the site within Zones 2 & 3 Surface Water. MCC's Drainage Officer has assessed the information and confirmed that surface water drainage can be managed at the site. With regards to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text.	No change required.
3840 / Mr Mark Gwynne / Objection	Opposed to the site as it is currently a green space and feel it would be better remaining as such. It will block their light and cause privacy issues as they will be overlooked. Traffic could be a serious issue. Negative impact on	Land Adjacent to Llanellen Court Farm, has been allocated as one of Monmouthshire's rural housing allocations to assist in meeting the needs of Monmouthshire's rural communities. The RLDP spatial strategy is set out in Policy S2 and reflects 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	No change required.

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	schools/dentists/doctors. It will devalue their property.	pattern of growth. While the majority of growth is focused in the County's most sustainable settlements of Abergavenny, Chepstow, Monmouth and Caldicot, including Severnside, some growth is directed to our most sustainable rural settlements to deliver much needed affordable homes and to address rural inequality and rural isolation in these areas (Objective 13 of the RLDP). The proposal to allocate land for development has been made with regard to green infrastructure, landscape, nature recovery and ecology considerations. The site search sequence (as outlined in PPW12) prioritises previously developed land (brownfield) and if none is available (Monmouthshire has limited brownfield sites) then greenfield sites are to be considered. In response to ongoing dialogue with MCC, a reduced density and extent of development has evolved from the original submission, reducing the land area from 3.39ha to 1.56ha. MCC's Landscape Officer considers the site from a landscape and GI perspective to be suitable for residential development in response to the submitted Landscape Visual Statement (December 2023). Having regard to the Ecological Assessment (December 2023) submitted in support of the site, MCC Ecologists consider that the site is suitable for a residential allocation with appropriate mitigation and compensation measures. Policies HA17 and S8 establish policy requirements in this respect including the protection of TPO trees on site. These policies, along with Policy S5 – Green Infrastructure, Landscape and Nature Recovery and its associated development management policies will enable the authority to address concerns of impact on landscape character and visual amenity. RLDP proposals will also be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery. A Transport Statement (December 2023) has been submitted to support the allocation. MCC Highways consider that the existing access off the A4042 is capable of accommodating the proposed trip movements associated with the proposed development. Further analysis and consideration of the vehicular access/junction design, footways, street lightning, crossing provision, pedestrian connection to existing public transport bus stops and links with the village and Monmouthshire Brecon Canal will be required at the planning application stage. These policy	

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3844 / Mr Martin Palmer / Objection	Policy S6 - Llanellen is approx. three miles from the centre of Abergavenny and does not benefit from a number of amenities deemed necessary to be in place prior to any development commencement (11.1.1-4). Insufficient surface water drainage - Due to a number of factors such as wholesale harvesting of the woodland on the hillside, the A4042 is now subject to severe flooding and if this road is closed there is no alternative access to Abergavenny. The development will exacerbate the flooding at the site. No local primary school - nearest one is Llanfoist, and the school is oversubscribed. No footpath or cycleways - Neither along the A4042 or B4269. There is no footpath over the river Usk bridge. There is no footpath or road linking the proposed area of development and the existing village. No healthcare facilities and no shops, cafes, or	Llanellen is identified as a Main Rural Settlement, with a good range of facilities, including a village hall, recreation ground and church as well as good road links and access to public transport, and as such is appropriate for small scale growth over the Plan period to help sustain the community. The proposed site is in an area served by public transport, including bus route 23 (Hereford-Abergavenny-Pontypool- Cwmbran-Newport) providing sustainable links to the services and facilities in these settlements. Further analysis and consideration of the vehicular access/junction design, footways, street lightning, crossing provision, pedestrian connection to existing public transport bus stops and links with the village and Monmouthshire Brecon Canal will be required at the planning application stage. These policy requirements are set out in Policy HA17 criterion (b). As required by Policy HA17, financial contributions towards improved public transport will be required and considered at the planning application stage. Further information is provided in the Infrastructure Delivery Plan. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding, and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. The Strategic Flood Consequence High Level Assessment concludes that there is no significant flood risk to the allocation with 0% of the site within Zones 2 & 3 for Sea and Rivers and 2.57% of the site within Zones 2 & 3 Surface Water.	No change required.

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	public houses in the village. Policy S5 and GI2 - stresses the need to protect and promote green infrastructure. The tree on the site has a TPO and is home to both Owls and Bats. A survey will need to be undertaken on the tree. There is a small pond/marsh which is a habitat for numerous wildlife species such as frogs and newts. LC1 - Landmap is assessed as high/moderate for historic landscape, visual and sensory and cultural landscape. Development here could cause significant visual intrusion, and adverse changes to the character of the landscape. There is also a small SINC to the south of the village.	MCC's Drainage Officer has assessed the information and confirmed that surface water drainage can be managed at the site. With regards to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. The proposal to allocate land for development has been made with regard to green infrastructure, landscape, nature recovery and ecology considerations. The site search sequence (as outlined in PPW12) prioritises previously developed land (brownfield) and if none is available (Monmouthshire has limited brownfield sites) then greenfield sites are to be considered. In response to ongoing dialogue with MCC, a reduced density and extent of development has evolved from the original submission, reducing the land area from 3.39ha to 1.56ha. MCC's Landscape Officer considers the site from a landscape and GI perspective to be suitable for residential development in response to the submitted Landscape Visual Statement (December 2023). Having regard to the Ecological Assessment (December 2023) submitted in support of the site, MCC Ecologists consider that the site is suitable for a residential allocation with appropriate mitigation and compensation measures. Policies HA17 and S8 establish policy requirements in this respect including the protection of TPO trees on site. These policies, along with Policy S5 – Green Infrastructure, Landscape and Nature Recovery and its associated development management policies will enable the authority to address concerns of impact on landscape character and visual amenity. RLDP proposals will also be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery. In reference to lack of doctor and dentist facilities, the mechanisms for improved health infrastructure sit outside of the planning process, however, the Council is	

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		fully engaged with the health board (ABUHB) to deliver health care service improvements across the County. With specific reference to education provision in the locality, MCC Education has indicated that there is currently capacity in both primary and secondary schools in the area to accommodate the proposed allocation. This will be reviewed at the planning application stage.	
3892 / Mr Norman Davies / Objection	Access will be via the A4042. Hitherto access with the A4042 was the reason not to allow development on this field. The development will not directly link with the village - positive: there will not be additional traffic through the village - Negative: it will create a separate adjacent development which is not conducive to access or community integration. The development area is known to be boggy and a stream used to run through the site, where is it now? Concerns regarding the lack of mains sewage capacity. Should it proceed - approach signage and drainage (water flows across the road) at the bend between Oak cottage and Cherry Tree Cottage needs major safety improvements. Consideration should be given to building 'roundabout' access for the site and extending the 40mph zone.	A Transport Statement (December 2023) has been submitted to support the allocation. MCC Highways consider that the existing access off the A4042 is capable of accommodating the proposed trip movements associated with the proposed development. Further analysis and consideration of the vehicular access/junction design, footways, street lightning, crossing provision, pedestrian connection to existing public transport bus stops and links with the village and Monmouthshire Brecon Canal will be required at the planning application stage. These policy requirements are set out in Policy HA17 criterion (b). As required by Policy HA17, financial contributions towards improved public transport will be required and considered at the planning application stage. Further information is provided in the Infrastructure Delivery Plan. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding, and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. The Strategic Flood Consequence High Level Assessment concludes that there is no significant flood risk to the allocation with 0% of the site within Zones 2 & 3 for Sea and Rivers and 2.57% of the site within Zones 2 & 3 Surface Water. MCC's Drainage Officer has assessed the information and confirmed that surface water drainage can be managed at the site. With regards to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further	No change required.

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		detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. The Council has consulted with Dŵr Cymru Welsh Water (DCWW) throughout the preparation of the RLDP. In response to the Deposit Plan consultation, DCWW noted that the Llanellen WwTW has the biological capacity to accommodate the foul flows from this site.	
3919 / Mrs Rhian Vaughan / Objection	Llanellen suffers with flooding. The field where the site is proposed has standing water every time we have heavy rain. Since the hedgerow was removed and new entrance, there has been more standing water on the road which now floods at the entrance and also further down in the village below. The road infrastructure around the village is also not good enough to carry more commuters to and from the area. Also, the idea that more people with use public transport but the current transport system is not good enough. It is easier to drive. Access to education as the local school at Llanfoist Fawr is over subscribed. Access to health services as the Grange hospital is under so much pressure and additional houses will add more pressure. There needs to be a big plan for the services required in the area. It seems planning for more houses comes first without the plan for the services needed, health- GP surgeries, dentists and education.	A Transport Statement (December 2023) has been submitted to support the allocation. MCC Highways consider that the existing access off the A4042 is capable of accommodating the proposed trip movements associated with the proposed development. Further analysis and consideration of the vehicular access/junction design, footways, street lightning, crossing provision, pedestrian connection to existing public transport bus stops and links with the village and Monmouthshire Brecon Canal will be required at the planning application stage. These policy requirements are set out in Policy HA17 criterion (b). As required by Policy HA17, financial contributions towards improved public transport will be required and considered at the planning application stage. Further information is provided in the Infrastructure Delivery Plan. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding, and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. The Strategic Flood Consequence High Level Assessment concludes that there is no significant flood risk to the allocation with 0% of the site within Zones 2 & 3 for Sea and Rivers and 2.57% of the site within Zones 2 & 3 Surface Water. MCC's Drainage Officer has assessed the information and confirmed that surface water drainage can be managed at the site. With regards to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further	No change required.

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		detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. A Transport Statement (December 2023) has been submitted to support the allocation. MCC Highways consider that the existing access off the A4042 is capable of accommodating the proposed trip movements associated with the proposed development. Further analysis and consideration of the vehicular access/junction design, footways, street lightning, crossing provision, pedestrian connection to existing public transport bus stops and links with the village and Monmouthshire Brecon Canal will be required at the planning application stage. These policy requirements are set out in Policy HA17 criterion (b). As required by Policy HA17, financial contributions towards improved public transport will be required and considered at the planning application stage. Further information is provided in the Infrastructure Delivery Plan. In reference to lack of doctor and dentist facilities, the mechanisms for improved health infrastructure sit outside of the planning process, however, the Council is fully engaged with the health board (ABUHB) to deliver health care service improvements across the County. With specific reference to education provision in the locality, MCC Education has indicated that there is currently capacity in both primary and secondary schools in the area to accommodate the proposed allocation. This will be reviewed at the planning application stage.	
3936 / Mr Robert Rigby / Objection	Object to the site on privacy and flood risk grounds. Privacy - the land rises significantly which means the houses will be elevated compared to the existing dwelling in Llanellen. It will offer direct views of properties windows. Flood risk - The land floods regularly during wet weather and is permanently soggy due to an underground stream. The development will reduce the opportunities for ground drainage and increase the risk of flooding.	All residential site allocations must comply with Strategic Policy S8 - Site Allocation Placemaking Principles of the Deposit RLDP along with their respective individual allocation Policy (HA17 – Land Adjacent to Llanellen Court Farm, Llanellen). Additionally, Placemaking and Design Policies set out relevant requirements for all new development, including privacy and amenity (Policy PM1). Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding, and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. The Strategic Flood Consequence High Level Assessment concludes that there is no significant flood risk to the allocation with 0% of the site within Zones 2 & 3 for Sea and Rivers and 2.57% of the site within Zones 2 & 3 Surface Water.	No change required.

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		MCC's Drainage Officer has assessed the information and confirmed that surface water drainage can be managed at the site. With regards to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text.	
4000 / Mr Alexis Randall / Objection	With the increased population what extra services are required to support the increase? What school will the children go to? Is the sewerage infrastructure adequate? How will the residents cross the road? Will there be a reduction in council tax? Will the houses be self-sufficient for energy? There is very poor broadband in the area.	In accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020), an Infrastructure Delivery Plan has been prepared as part of the Deposit RLDP which identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. Education requirements will be reviewed at the planning application stage to determine whether any costs are required in association with the proposal. In terms of health infrastructure such as dentists and doctors in the locality, the mechanisms for improved health infrastructure sit outside of the planning process, the Council nevertheless is fully engaged with the health board to help deliver service improvement across the County as a whole. The Council is committed to the delivery of net zero homes, including the incorporation of renewable energy generation technology. Details of the policy requirements associated with this are set out in Policy NZ1 - Monmouthshire Net Zero Carbon Homes. Furthermore, Strategic Policy S8 - Site Allocation Placemaking Principles, requires new residential site allocations to provide broadband/digital infrastructure as part of the proposals. With regards to pedestrian access, Policy HA17 - Land adjacent to Llanellen Court Farm, Llanellen requires the construction of proposed off-site pedestrian/cycling improvements for safe access to bus stops on the A4042 in both directions.	No change required.

Policy HA18 – Land West of Redd Landes, Shirenewton

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1024 / Dŵr Cymru Welsh Water (DCWW) / Comment	Note a water supply can be provided for this site. A Hydraulic Modelling Assessment (HMA) will be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages. The findings of the HMA would inform the extent of any necessary sewerage upgrades, which can be procured via the requisition provisions of the Water Industry Act 1991 (as amended). Nash Wastewater Treatment Works (WwTW) can accommodate foul flows from the proposed development site.	An Infrastructure Delivery Plan (IDP) has been prepared and identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The requirement for a HMA was not previously identified by DCWW in correspondence, the IDP will therefore be updated accordingly. The Council will continue to work with Dŵr Cymru Welsh Water throughout the remainder of the RLDP process and beyond at the planning application stage of allocated sites.	Update the 'Notes' column in relation to Water Supply/Sewerage section of HA6 in the IDP Background Paper to reflect the need for a Hydraulic Modelling Assessment to determine the point of connection to the water network. Include additional paragraph after the first paragraph: Hydraulic Modelling Assessment required to determine the point of connection to the water network.
1803 / Councillor Dr Louise Brown / Objection	This site is outside the village boundary and would substantially extend it. Surrounded by the Green Belt, HRA indicate bat surveys are required. The sewerage system in Shirenewton unable to support it - mains sewerage pipe serving Shirenewton is leaking. Site close to conservation area and out of keeping with the CA. Village school is oversubscribed. there is no shop/medical facilities. proposed footpath link is no good as Shirenewton has no pavements.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed	No change required.

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		within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. The RLDP Strategy has regard to Policy 34 and the indicative Green Belt boundary set out in Future Wales 2040. Potential Green Belt land is to be assessed and designated as part of a Strategic Development Plan (SDP) for the South East Wales Region. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be	

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		enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. Any further ecological surveys will be undertaken at the detailed planning application stage. RLDP proposals will be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery. Any mitigation and compensation required will be agreed with MCC Ecology at the detailed planning application stage. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage.	

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		Dŵr Cymru Welsh Water (DCWW) have been engaged throughout the RLDP process and previously raised no concern with Shirenewton, noting there were no issues with either water supply or foul flows. At the Deposit Plan consultation stage, DCWW revised their comments to note a Hydraulic Modelling Assessment (HMA) may be required as it has since become apparent that there are some on-going issues along the sewer network. A HMA to determine that HA18 Land west of Redd Landes does not exacerbate the existing situation is therefore required, or as an alternative removal of surface water to offset foul flows could be utilised. This type of information would not, however, be required until the planning application stage. The site promoters are aware of the need to ensure early communication with DCWW on these matters. Policy HA18 includes criterion e) relating to the provision of on and off-site measures to provide good quality, attractive, safe, legible and accessible pedestrian and cycle linkages to and within the site. This includes a key connection to a footpath link on the eastern part of the site to the road frontage allowing ease of access to the recreation hall and grounds and a new footway link to the north of the site to connect into an existing public right of way, which will allow for a more direct public access route to the primary school. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
2548 / Shirenewton Community Council / Objection	Conflicts with Policy S3 placemaking policy as does not have the infrastructure to support it. HA18 conflicts with PM2 as will harm residents of Mathern from ongoing unresolved escape of mains sewerage from Shirenewton. Risk to Shirenewton ground water protection zone.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such	

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		community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. Dŵr Cymru Welsh Water (DCWW) have been engaged throughout the RLDP process and previously raised no concern with Shirenewton, noting there were no issues with either water supply or foul flows. At the Deposit Plan consultation stage, DCWW revised their comments to note a Hydraulic Modelling Assessment (HMA) may be required as it has since become apparent that there are some on-going issues along the sewer network. A HMA to determine that HA18 Land west of Redd Landes does not exacerbate the existing situation is therefore required, or as an alternative removal of surface water to offset foul flows could be utilised. This type of information would not, however, be required until the planning application stage. The site promoters are aware of the need to ensure early communication with DCWW on these matters. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
2548 / Shirenewton Community Council / Objection	There is inadequate and unresolved infrastructure to support new development in Shirenewton. The IDP is inaccurate with regards to the existing sewerage disposal from Shirenewton is by pipe to Mathern where fields regularly flood with raw sewerage and no repairs works have yet resolved the issue. Also no GP surgeries	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP.	No change required.

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	and there is no assurance residents' children being admitted to the local school.	Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage. Regarding GP surgeries, while the mechanisms for improved health infrastructure sit outside of the planning process, the Council is fully engaged with the Aneurin Bevan University Health Board in seeking to deliver service improvements across the County as a whole. Dŵr Cymru Welsh Water (DCWW) have been engaged throughout the RLDP process and previously raised no concern with Shirenewton, noting there were no issues with either water supply or foul flows. At the Deposit Plan consultation stage, DCWW revised their comments to note a Hydraulic Modelling Assessment (HMA) may be required as it has since become apparent that there are some on-going issues along the sewer network. A HMA to determine that HA18 Land west of Redd Landes does not exacerbate the existing situation is therefore required, or as an alternative removal of surface water to offset foul flows could be utilised. This type of information would not, however, be required until the planning application stage. The site promoters are aware of the need to ensure early communication with DCWW on these matters.	

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		For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
2548 / Shirenewton Community Council / Objection	HA18 is objected to as the site lies outside the current village boundary and within the area identified as Green Belt in Future Wales, and fails to meet the heritage and landscape policies at both national and local levels. It will place an overwhelming burden on the village community, car use is unavoidable and air pollution will inevitably rise. Major infrastructure is lacking. Infrastructure should be implemented and housing associations agreed before the development of the houses. Houses should be reserved for families with established connection to Shirenewton and Earlswood wards. Development is undeliverable in its scale, and phasing does not provide a solution.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. The RLDP Strategy has regard to Policy 34 and the indicative Green Belt boundary set out in Future Wales 2040. Potential Green Belt land is to be assessed and	No change required.

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		designated as part of a Strategic Development Plan (SDP) for the South East Wales Region. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy.	

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		Regarding who will live in the homes, the Council only has control over the designation of affordable homes. The Council cannot control who purchases market homes. Regarding affordable homes, Monmouthshire County Council operates a local connections policy, which ensures that affordable homes are provided for those who reside in the local area and for those who have a strong local connection. There are, however, exceptions where there is an overriding need such as homelessness, displacement such as refugees, and those escaping domestic abuse etc. The Council also operates a rural allocations policy which specifically for rural areas which includes the Tier 2 Secondary Settlements, Tier 3 Main Rural Settlements (which includes Shirenewton) and Tier 4 Minor Rural Settlements. The rural allocations policy provides additional criteria to demonstrate their rural local connection to a particular area. Further detail is available on the Monmouthshire Homesearch website. Supporting paragraph 13.1.8 to Strategic Policy S7 provides detail of how affordable housing will be managed noting that the Council requires affordable housing to be managed by a Registered Social Landlord approved for development, or by the Local Authority to ensure that dwellings remain affordable in perpetuity. Section 106 agreements will be utilised at the planning application stage to secure affordable housing. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3630 / Shirenewton Community Council / Objection	Concern site sits outside the current village envelope and that the land is designated greenbelt as per The Future Wales 2024 policy. Suggest site should remain for farming/ agricultural use. Concerns development is out of proportion will the village and settlement hierarchy. Concerns no consideration has been given to heritage and landscape impact. Concerns re currently lack of infrastructure to service	Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed	No change required.

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	the village. Concerns re flooding and sewage infrastructure. Concerns re traffic, increase in pollution and lack of road infrastructure. Suggests affordable housing should be reserved for those with connections to the area.	land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. The housing supply components that contribute to meeting the housing provision figure include an allowance for existing commitments, windfall allowances, small site allowances such as conversions of unoccupied buildings and new allocations. In relation to the new housing allocations 2,130 houses are to be provided, 26 of which are to be delivered in Shirenewton on the HA18 site, importantly 50% of these will be affordable (13 homes). Further information is set out in Strategic Policies S1, S2 and Table HA1-HA18 along with Appendix 7: Housing Supply Components and the supporting Housing Background paper. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. The RLDP Strategy has regard to Policy 34 and the indicative Green Belt boundary set out in Future Wales 2040. Potential Green Belt land is to be assessed and designated as part of a Strategic Development Plan (SDP) for the South East Wales Region. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge	

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		of settlement location. The RLDP includes a specific policy LC5 relating to dark skies and lighting that must be considered as part of a detailed planning application. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. Any air quality impact will be assessed as part of the planning application process. In addition, Policy HA18 includes criterion e) relating to the provision of on and off-site measures to provide good quality, attractive, safe, legible and accessible pedestrian and cycle linkages to and within the site. This includes a key connection to a footpath link on the eastern part of the site to the road frontage allowing ease of access to the recreation hall and grounds and a new footway link to the north of the site to connect into an existing public right of way, which will allow for a more direct public access route to the primary school. The Flood Map for Planning does not identify any flood risk zones on the site. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. With regard to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process	

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		to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. Dŵr Cymru Welsh Water (DCWW) have been engaged throughout the RLDP process and previously raised no concern with Shirenewton, noting there were no issues with either water supply or foul flows. At the Deposit Plan consultation stage, DCWW revised their comments to note a Hydraulic Modelling Assessment (HMA) may be required as it has since become apparent that there are some on-going issues along the sewer network. A HMA to determine that HA18 Land west of Redd Landes does not exacerbate the existing situation is therefore required, or as an alternative removal of surface water to offset foul flows could be utilised. This type of information would not, however, be required until the planning application stage. The site promoters are aware of the need to ensure early communication with DCWW on these matters. Regarding who will live in the homes, the Council only has control over the designation of affordable homes. The Council cannot control who purchases market homes. Regarding affordable homes, Monmouthshire County Council operates a local connections policy, which ensures that affordable homes are provided for those who reside in the local area and for those who have a strong local connection. There are, however, exceptions where there is an overriding need such as homelessness, displacement such as refugees, and those escaping domestic abuse etc. The Council also operates a rural allocations policy which specifically for rural areas which includes the Tier 2 Secondary Settlements, Tier 3 Main Rural Settlements (which includes Shirenewton) and Tier 4 Minor Rural Settlements. The rural allocations policy provides additional criteria to demonstrate their rural local connection to a particular area. Further detail is available on the Monmouthshire Homesearch website. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	

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1685 / Stephen Arnell / Objection	Refer to the Infrastructure Delivery Plan Background Paper and state Policy HA18 shows there are too many issues to be overcome as it has too many TBCs to be sure of viability and deliverability.	The Infrastructure Delivery Plan (IDP) included in Appendix 8 of the RLDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. Welsh Government support this approach in their representation on the Deposit RLDP noting the inclusion of the Infrastructure Delivery Plan Background Paper is in line with paragraphs 5.125 – 5.128 of the Development Plans Manual (2020). Statements of Common Ground (SoCG) are being prepared for each of the allocated sites. Where key pieces of infrastructure are necessary to developments these are listed within the SoCG along with any triggers for requirement. Any other triggers for infrastructure requirements will be determined at the planning application stage as part of S.106 agreements as noted in Strategic Policy S6. The estimated costs within the IDP will be updated further where relevant in the RLDP process, when additional information relating to key elements of infrastructure is known. 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, without subsidy. 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.
1472 / Powells / Support	Support the HA18 Land at Redd Landes site providing detail of how the site will promote sustainable design and living by providing sustainable housing, be designed to provide connectivity, accessibility to public transport and active travel and through inclusion of green infrastructure. Note the site will also enhance community resilience by adapting to future needs, fostering local identity and providing long-term benefits. Detail is also provided on deliverability and infrastructure readiness noting a transport assessment has been	Support welcomed.	No change required.

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	produced which highlights the site's excellent connectivity and that there is also infrastructure availability at the site as well as the site benefitting from close proximity to community facilities.		
1248 / Mr Mark Broughton / Objection	Objects due to Sewerage System being inadequate to support further housing, failing to meet demands placed on it from existing housing stock and needs to be addressed. Concern regarding Traffic Congestion, with proposed site west of a single lane pinch point that would struggle with additional traffic and risk public safety, especially with few pavements and no enforcement on the 20mph speed limit. Enforcement of the limit and addressing of the traffic issue will be required prior to development to ensure road safety.	Appendix 8 of the RLDP relates to the Infrastructure Delivery Plan (IDP) which has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. Dŵr Cymru Welsh Water (DCWW) have been engaged throughout the RLDP process and previously raised no concern with Shirenewton, noting there were no issues with either water supply or foul flows. At the Deposit Plan consultation stage, DCWW revised their comments to note a Hydraulic Modelling Assessment (HMA) may be required as it has since become apparent that there are some on-going issues along the sewer network. A HMA to determine that HA18 Land west of Redd Landes does not exacerbate the existing situation is therefore required, or as an alternative removal of surface water to offset foul flows could be utilised. This type of information would not, however, be required until the planning application stage. The site promoters are aware of the need to ensure early communication with DCWW on these matters. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. Furthermore, Policy HA18 includes criterion e) relating to the provision of on and off-site measures to provide good quality, attractive, safe, legible and accessible pedestrian and cycle linkages to and within the site. This includes a key connection to a footpath link on the eastern part of the site to the road frontage allowing ease of access to the recreation hall and grounds and a new footway link to the north of the site to connect into an existing public right of way, which will allow for a more direct public access route to the primary school. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed	No change required.

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		limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. While such measures can be put in place as part of any development of the site, implementation of traffic regulation orders, speed limits and enforcement sit outside the scope of the RLDP. Any planning applications on the site will be subject to public consultation and there will be an opportunity to comment on the detail at that stage. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
1575 / Ms Janet Horton / Objection	This is a large increase relative to the size of the village, which will add stress to existing limited infrastructure. Its size is disproportionate to the existing village - please consider a reduction in size. A new attractive right of way should be considered across the field behind the proposal providing access to the school for both new and existing residents.	Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. Policy HA18 includes criterion e) relating to the provision of on and off-site measures to provide good quality, attractive, safe, legible and accessible pedestrian and cycle linkages to and within the site. This includes a key connection to a footpath link on the eastern part of the site to the road frontage allowing ease of access to the recreation hall and grounds and a new footway link to the north of the site to connect into an existing public right of way, which will allow for a more direct public access route to the primary school. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives	No change required.

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		of 50% affordable housing and net zero carbon homes. The site is not considered to be disproportionate to the size of the existing village. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
1847 / Kevin Bounds / Objection	Development out of context due to conservation area and site density. Lack of services including bus, school, medical centre and shops. Concerns re transport infrastructure for vehicles and pedestrians and increased traffic issues. Lack of employment opportunities. Concerns re surface water.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. The site is not considered to be disproportionate to the size of the existing village. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Policy HA18 includes criterion e) relating to the provision of on and off-site measures to provide good quality, attractive, safe, legible and accessible pedestrian and cycle linkages to and within the site. This includes a key connection to a footpath link on the eastern part of the site to the road frontage allowing ease of access to the recreation hall and grounds and a new footway link to the north of	No change required.

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		the site to connect into an existing public right of way, which will allow for a more direct public access route to the primary school. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. With regard to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text.	

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		In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
1944 / John Burrows / Objection	The proposed housing at is out of scale and out of keeping with the village of Shirenewton. The proposed development site is on the outside of the main village settlement of Shirenewton, beyond the previously agreed village development boundary. The policy lacks planning context. The proposed site is next to a low-density development, is opposite the village recreation ground and is on the edge of adjacent farmland. No employment or no shops in the village. Infrequent bus times, no schooling provisions.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its	No change required.

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		allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. While it is recognised the site is currently in use as an agricultural field, Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage. Regarding public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be	

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		made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
1944 / John Burrows / Objection	Object to HA18 as the village is not suitable for that scale of development. There are limited services available in the village including public transport options and oversubscription at the school. Development of this scale would be detrimental to the form and character of Shirenewton. Delete the proposed policy HA18. As an alternative, a lower number of houses could be provided in smaller groups within the village, with appropriate planning.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed	No change required.

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		land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. While it is recognised the site is currently in use as an agricultural field, Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage. Regarding public	

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		transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. Regarding the suggestion of inclusion of a number of smaller sites across the settlement, a High-Level Viability Assessment (HLVA) has been undertaken for Monmouthshire, which has informed the preparation of the RLDP. This concludes a lower proportion of affordable housing is viable on smaller sites than on larger sites given the economies of scale that can apply. The HLVA demonstrates that on-site provision of 50% affordable homes is achievable throughout most of the County on sites of 20 homes or more. On sites of 5-19 homes, on-site provision of 40% affordable homes is evidenced to be achievable. The delivery of affordable housing is a key national priority. The provision of affordable housing is a key priority of the Council and is appropriately reflected in the RLDP's vision, objectives and policy framework. Welsh Government support this approach in their representation on the Deposit RLDP noting that there is a severe need to deliver affordable housing, particularly for younger people, and that the 50% affordable housing approach will ensure that Monmouthshire continues to grow in a sustainable manner based on a locally appropriate level of development which is compatible with Policies 1, 7 and 33 of Future Wales. For the reasons noted above it is considered site allocation HA18 is suitable for a residential use, and it is not considered appropriate to delete the allocation as suggested.	

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2643 / William Clark / Objection	Objects to Shirenewton development due to contrast of design with the stone built houses of the town, insufficient drainage to support the additional housing and impact on road safety and travel times. Cites an oversubscription to the village school, a need for shop and medical facility and limitation on the bus service outside of that.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage. Regarding public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. Dŵr Cymru Welsh Water (DCWW) have been engaged throughout the RLDP process and previously raised no concern with Shirenewton, noting there were no issues with either water supply or foul flows. At the Deposit Plan consultation	No change required.

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		stage, DCWW revised their comments to note a Hydraulic Modelling Assessment (HMA) may be required as it has since become apparent that there are some on-going issues along the sewer network. A HMA to determine that HA18 Land west of Redd Landes does not exacerbate the existing situation is therefore required, or as an alternative removal of surface water to offset foul flows could be utilised. This type of information would not, however, be required until the planning application stage. The site promoters are aware of the need to ensure early communication with DCWW on these matters. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. Furthermore, Policy HA18 includes criterion e) relating to the provision of on and off-site measures to provide good quality, attractive, safe, legible and accessible pedestrian and cycle linkages to and within the site. This includes a key connection to a footpath link on the eastern part of the site to the road frontage allowing ease of access to the recreation hall and grounds and a new footway link to the north of the site to connect into an existing public right of way, which will allow for a more direct public access route to the primary school. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. The detailed design of the site has not yet been submitted to the Council but will be presented as part of the planning application process. Any planning applications on the site will be subject to public consultation and there will be an opportunity to comment on the detail at that stage. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	

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2695 / Philip Butterworth / Objection	The number of new houses proposed is excessive. The present sewerage system may have the capacity to support the present number of houses in dry weather but is incapable of supporting them in wet weather and leads to effluent bursting out of the system in Mounton. Roads and transport as existing is not good and will further be impacted by the proposals. There is therefore no assurance that children from the new development would be able to use the school and would potentially have to travel some distance to the nearest available school. With the move away from combustion engine vehicles to electric vehicles there is a requirement for each new house to have a 415v 3 phase charging point. The present substations serving the village do not have the capacity to provide this. We have no doctor surgeries, dentists, pharmacies, shops, garages or cash machines within Shirenewton or Mynyddbach or within a 20 minute walking time	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage. Regarding public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. Dŵr Cymru Welsh Water (DCWW) have been engaged throughout the RLDP process and previously raised no concern with Shirenewton, noting there were no issues with either water supply or foul flows. At the Deposit Plan consultation	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		stage, DCWW revised their comments to note a Hydraulic Modelling Assessment (HMA) may be required as it has since become apparent that there are some on-going issues along the sewer network. A HMA to determine that HA18 Land west of Redd Landes does not exacerbate the existing situation is therefore required, or as an alternative removal of surface water to offset foul flows could be utilised. This type of information would not, however, be required until the planning application stage. The site promoters are aware of the need to ensure early communication with DCWW on these matters. One of the core objectives of the RLDP relates to responding to the climate and nature emergency. As a result the RLDP supports carbon reduction through a variety of adaptation measures which includes the provision of ultra-low emission vehicle (ULEV) charging infrastructure on all new homes to support the switch to electric vehicles and, aide the reduction of emissions and improve air quality as set out in Strategic Policy S4 – Climate Change, Policy NZ1 – Monmouthshire Net Zero Carbon Homes and Strategic Policy S13 – Sustainable Transport. Monmouthshire's electricity distribution network operator is National Grid ED (South Wales). National Grid have been engaged throughout the RLDP process and no capacity issues with the electricity network have been identified to date. The Council will continue to work with National Grid throughout the remainder of the planning process. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
2765 / Mrs Gillian Lambert / Objection	This development would have a substantial impact on drainage and water flow in the area. Site will force more use of Earlswood Road, which does not have a footway therefore causing risk to pedestrians. Increase in traffic. Growth of the village, which does not have adequate infrastructure and would impact the character. Increase air pollution. Poor public transport, those in social housing may rely on public transport. Street lighting will impact the dark skies, would impact on	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations	No change required.

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	local wildlife. It is recommended that the development would be better suited to an area which had more amenities and infrastructure to accommodate the increased population.	included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. The RLDP includes a specific policy LC5 relating to dark skies and lighting that must be considered as part of a detailed planning application. Further ecological surveys will also be undertaken at the detailed planning application stage. RLDP proposals will be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery. Any mitigation and compensation required will be agreed with MCC Ecology at the detailed planning application stage. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed,	

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		anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. Dŵr Cymru Welsh Water (DCWW) have been engaged throughout the RLDP process and previously raised no concern with Shirenewton, noting there were no issues with either water supply or foul flows. At the Deposit Plan consultation stage, DCWW revised their comments to note a Hydraulic Modelling Assessment (HMA) may be required as it has since become apparent that there are some on-going issues along the sewer network. A HMA to determine that HA18 Land west of Redd Landes does not exacerbate the existing situation is therefore required, or as an alternative removal of surface water to offset foul flows could be utilised. This type of information would not, however, be required until the planning application stage. The site promoters are aware of the need to ensure early communication with DCWW on these matters. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. Any air quality impact will be assessed as part of the planning application process. Policy HA18 includes criterion e) relating to the provision of on and off-site measures to provide good quality, attractive, safe, legible and accessible pedestrian and cycle linkages to and within the site. This includes a key connection to a footpath link on the eastern part of the site to the road frontage allowing ease of access to the recreation hall and grounds and a new footway link to the north of the site to connect into an existing public right of way, which will allow for a more direct public access route to the primary school.	

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		In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. For the reasons noted above it is considered site allocation HA18 is suitable for a residential use, and it is not considered appropriate to delete the allocation as suggested.	
2800 / Mrs Seirian Orrell / Objection	Wishes no further development of Shirenewton, proposal described as disproportionate to the rural surroundings- and be a blight on the visual amenity of the village. Site fails to meet national and local heritage and landscape policies, would place an unfair burden on village community, require private vehicle use and thus increasing pollution, put strain on infrastructure in the village where utility companies and schools have no spare capacity. Development of site presupposes HA will be ready and fully funded to take on affordable houses, Policy should require ability of selected housing association to proceed prior to development and reserved for families with prior connections to the area.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its	No change required.

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		allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the	

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		delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. Regarding who will live in the homes, the Council only has control over the designation of affordable homes. The Council cannot control who purchases market homes. Regarding affordable homes, Monmouthshire County Council operates a local connections policy, which ensures that affordable homes are provided for those who reside in the local area and for those who have a strong local connection. There are, however, exceptions where there is an overriding need such as homelessness, displacement such as refugees, and those escaping domestic abuse etc. The Council also operates a rural allocations policy which specifically for rural areas which includes the Tier 2 Secondary Settlements, Tier 3 Main Rural Settlements (which includes Shirenewton) and Tier 4 Minor Rural Settlements. The rural allocations policy provides additional criteria to demonstrate their rural local connection to a particular area. Further detail is available on the Monmouthshire Homesearch website. Supporting paragraph 13.1.8 to Strategic Policy S7 provides detail of how affordable housing will be managed noting that the Council requires affordable housing to be managed by a Registered Social Landlord approved for development, or by the Local Authority to ensure that dwellings remain affordable in perpetuity. Section 106 agreements will be utilised at the planning application stage to secure affordable housing. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3316 / Tony Wilson / Objection	Concerned it is very detrimental to the conserved identity and that it will have a severe impact on local infrastructure, environment and quality of life for current residents. There is a very limited bus	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as	No change required.

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	service. The roads are hardly suitable for cyclists to commute and walking is out of the question. Shirenewton does not have a medical facility. The primary school is nearly at capacity. The village no longer has a shop. Residents need their own transport for work and this may be out of reach for those in need of affordable housing. The additional cars will strain local roads, contribute to congestion and increase the risk of accidents. There is no pavement to the village centre. The village is prestigious and largely within a conservation area. The development will be detrimental to the village and is completely out of character. Affordable housing often struggle to meet aesthetic standards consistent with conservation objectives. It is on a saturated agricultural field which slopes away from Earlswood Road. Effluent management is critical in a conservation area and it could contaminate the nearby stream. They request the density is lower at the site with executive houses. Should prioritise more modest sustainable growth.	housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be	

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		enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. The RLDP includes a specific policy LC5 relating to dark skies and lighting that must be considered as part of a detailed planning application. Further ecological surveys will also be undertaken at the detailed planning application stage. RLDP proposals will be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery. Any mitigation and compensation required will be agreed with MCC Ecology at the detailed planning application stage. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. Any air quality impact will be assessed as part of the planning application process. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the	

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		delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage. Regarding public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. Dŵr Cymru Welsh Water (DCWW) have been engaged throughout the RLDP process and previously raised no concern with Shirenewton, noting there were no issues with either water supply or foul flows. At the Deposit Plan consultation stage, DCWW revised their comments to note a Hydraulic Modelling Assessment (HMA) may be required as it has since become apparent that there are some on-going issues along the sewer network. A HMA to determine that HA18 Land west of Redd Landes does not exacerbate the existing situation is therefore required, or as an alternative removal of surface water to offset foul flows could be utilised. This type of information would not, however, be required until the planning application stage. The site promoters are aware of the need to ensure early communication with DCWW on these matters. Policy HA18 includes criterion e) relating to the provision of on and off-site measures to provide good quality, attractive, safe, legible and accessible pedestrian and cycle linkages to and within the site. This includes a key connection to a footpath link on the eastern part of the site to the road frontage allowing ease of access to the recreation hall and grounds and a new footway link to the north of the site to connect into an existing public right of way, which will allow for a more direct public access route to the primary school.	

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		The detailed design of the site has not yet been submitted to the Council but will be presented as part of the planning application process. Any planning applications on the site will be subject to public consultation and there will be an opportunity to comment on the detail at that stage. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3339 / Mrs Charlotte James / Objection	The current infrastructure (roads, utilities, amenities etc) will not support additional houses in the village without having a detrimental effect on the village and current residents.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. Dŵr Cymru Welsh Water (DCWW) have been engaged throughout the RLDP process and previously raised no concern with Shirenewton, noting there were no issues with either water supply or foul flows. At the Deposit Plan consultation stage, DCWW revised their comments to note a Hydraulic Modelling Assessment	No change required.

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		(HMA) may be required as it has since become apparent that there are some on-going issues along the sewer network. A HMA to determine that HA18 Land west of Redd Landes does not exacerbate the existing situation is therefore required, or as an alternative removal of surface water to offset foul flows could be utilised. This type of information would not, however, be required until the planning application stage. The site promoters are aware of the need to ensure early communication with DCWW on these matters. Monmouthshire's electricity distribution network operator is National Grid ED (South Wales). National Grid have been engaged throughout the RLDP process and no capacity issues with the electricity network have been identified to date. The Council will continue to work with National Grid throughout the remainder of the planning process. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. Any air quality impact will be assessed as part of the planning application process.	
3344 / Mrs Alison Wooder / Objection	Rejects proposition as the development is a very large estate in comparison to the village that would have a severe impact on infrastructure and environment for residents, spoiling the character of the village. Concern for safety due to road opposite development being national speed limit often used by heavy farming machinery. The village school is oversubscribed. The bus service is limited. There is no shop or medical facilities so private vehicles are needed. The village is home to wildlife. Loss of green space and	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed	No change required.

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	population increase would disrupt biodiversity. The proposed site is often saturated with insufficient drainage. The village is set within a conservation area.	within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. Further ecological surveys will also be undertaken at the detailed planning application stage. RLDP proposals will be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery. Any mitigation and compensation required will be agreed with MCC Ecology at the detailed planning application stage. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting.	

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		Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. Any air quality impact will be assessed as part of the planning application process. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage. Regarding public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. Dŵr Cymru Welsh Water (DCWW) have been engaged throughout the RLDP process and previously raised no concern with Shirenewton, noting there were no issues with either water supply or foul flows. At the Deposit Plan consultation	

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		stage, DCWW revised their comments to note a Hydraulic Modelling Assessment (HMA) may be required as it has since become apparent that there are some on-going issues along the sewer network. A HMA to determine that HA18 Land west of Redd Landes does not exacerbate the existing situation is therefore required, or as an alternative removal of surface water to offset foul flows could be utilised. This type of information would not, however, be required until the planning application stage. The site promoters are aware of the need to ensure early communication with DCWW on these matters. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3387 / Mrs Alexis Francis-Lang / Objection	Small Villages like Shirenewton can't take huge volumes of traffic or pollution. This build would be directly opposite the Shirenewton Rec ground playing fields, not a safe road to cross for access and would have a big negative impact on existing village walkers and small child communities. There are very limited employment opportunities in the village and surrounding areas. Infringement of green space. Has a bat survey, wildlife and wild plant been carried out? Access and small village unable to cope with additional traffic, village School unable to accommodate large influx of new students. Too close to the Shirenewton Rec ground which already has traffic issues.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core	No change required.

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		objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. Further ecological surveys will also be undertaken at the detailed planning application stage. RLDP proposals will be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery. Any mitigation and compensation required will be agreed with MCC Ecology at the detailed planning application stage. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This	

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		includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. Any air quality impact will be assessed as part of the planning application process. Policy HA18 includes criterion e) relating to the provision of on and off-site measures to provide good quality, attractive, safe, legible and accessible pedestrian and cycle linkages to and within the site. This includes a key connection to a footpath link on the eastern part of the site to the road frontage allowing ease of access to the recreation hall and grounds and a new footway link to the north of the site to connect into an existing public right of way, which will allow for a more direct public access route to the primary school. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes.	

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		For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3406 / Mr Horatio Nelson / Objection	Suggests the location of development should go elsewhere in the LDP portfolio. Concerned the scale of growth is disproportionate to the site of the village. Concerns re road safety impact and proximity to the nursery.	Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. Policy HA18 includes criterion e) relating to the provision of on and off-site measures to provide good quality, attractive, safe, legible and accessible pedestrian and cycle linkages to and within the site. This includes a key connection to a footpath link on the eastern part of the site to the road frontage allowing ease of access to the recreation hall and grounds and a new footway link to the north of the site to connect into an existing public right of way, which will allow for a more direct public access route to the primary school. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an	No change required.

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		opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. The site is not considered to be disproportionate to the size of the existing village. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3412 / Jackie and Nick Budd / Objection	Object to the size of the proposed development. It poses a risk to the character, infrastructure and environment of the rural community. It would create a suburban feel and unbalance the mix of historic/recent housing. Shirenewton is surrounded by rural roads unsuitable for a large increase in traffic who will commute to work. Heavy traffic during the construction of the development. Increased traffic along Earlswood road. The local school is at capacity. Unsympathetic development on a greenfield site. It will increase flood risk. The development should be no more than 12 houses. Support the inclusion of smaller affordable homes, rather than huge executive homes that do nothing to alleviate the local and national housing crises.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village.	No change required.

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		In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. Any air quality impact will be assessed as part of the planning application process. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP	

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		has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage. The Flood Map for Planning does not identify any flood risk zones on the site. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. Regarding the suggestion of inclusion of a number of smaller sites across the settlement, a High-Level Viability Assessment (HLVA) has been undertaken for Monmouthshire, which has informed the preparation of the RLDP. This concludes a lower proportion of affordable housing is viable on smaller sites than on larger sites given the economies of scale that can apply. The HLVA demonstrates that on-site provision of 50% affordable homes is achievable throughout most of the County on sites of 20 homes or more. On sites of 5-19 homes, on-site provision of 40% affordable homes is evidenced to be achievable. The delivery of affordable housing is a key national priority. The provision of affordable housing is a key priority of the Council and is appropriately reflected in the RLDP's vision, objectives and policy framework. Welsh Government support this approach in their representation on the Deposit RLDP noting that there is a severe need to deliver affordable housing, particularly for younger people, and that the 50% affordable housing approach will ensure that Monmouthshire continues to grow in a sustainable manner based on a locally appropriate level of development which is compatible with Policies 1, 7 and 33 of Future Wales.	

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		Regarding the point about supporting smaller homes rather than executive homes, 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. As such the Deposit RLDP includes a Housing Mix Policy (Policy H8). The detailed design of the site has not yet been submitted to the Council but will be presented as part of the planning application process. Any planning applications on the site will be subject to public consultation and there will be an opportunity to comment on the detail at that stage. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3416 / Andy Martin / Objection	Site lies outside of the defined village envelope, with it being located on green belt land as stated by Future Wales. It should remain farming/agricultural use. The site allocation is hugely excessive, with it being disproportionate to the size of Shirenewton. The MCC assessment does not consider heritage of landscape sufficiently. Light spill generated by the development which is against the dark sky aim of Welsh Government. Inadequate and unresolved infrastructure to support new development sites within the RLDP lifespan. Issue with the foul drainage at the site and how this will connect or be emptied. No doctors surgery, pharmacy, shop or cash machine within the villages. Capacity issues within the catchment primary school, with children potentially being sent to Caldicot/Chepstow. Cycling is not an option for secondary school children	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that	No change required.

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	going to Chepstow. No connecting network of pavements so pedestrians are at risk of passing traffic. The pavement does not link into the village centre which puts pedestrians at risk. Only five buses a day during a working day (4 on weekend), with no direct services to Caldicot/Severn Tunnel Junction train station, nor to the Grange or Gwent hospitals. Concern how the bus services developer contribution will be spent. No SME employment in the area so travel is unavoidable. The broadband speed is limited which reduces the ability to work from office. Car use is unavoidable and more housing will exacerbate congestion and pollution. The nearby roads are narrow and winding which puts cyclists/pedestrians at risk. Shirenewton does not have reasonable access to services nor adequate public transport. The village does not have adequate electricity supply to service the demands for individual charging points, let alone new developments.	brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. The RLDP Strategy has regard to Policy 34 and the indicative Green Belt boundary set out in Future Wales 2040. Potential Green Belt land is to be assessed and designated as part of a Strategic Development Plan (SDP) for the South East Wales Region. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. The RLDP includes a specific policy LC5 relating to dark skies and lighting that must be considered as part of a detailed planning application. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the	

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		site will not have an adverse impact on the safety and capacity of the immediate highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. Any air quality impact will be assessed as part of the planning application process. In addition, Policy HA18 includes criterion e) relating to the provision of on and off-site measures to provide good quality, attractive, safe, legible and accessible pedestrian and cycle linkages to and within the site. This includes a key connection to a footpath link on the eastern part of the site to the road frontage allowing ease of access to the recreation hall and grounds and a new footway link to the north of the site to connect into an existing public right of way, which will allow for a more direct public access route to the primary school. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage.	

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		Regarding public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. While the mechanisms for improved health infrastructure sit outside of the planning process, the Council is fully engaged with the Aneurin Bevan University Health Board in seeking to deliver service improvements across the County as a whole. Regarding broadband it is recognised that digital communications infrastructure is crucial to the future success of businesses and communities, including access to key services and facilities. This is reflected in the Plan's issues, vision and objectives and highlighted specifically in Objective 14 of the RLDP. Policy IN1 provides support for any proposals where planning permission is required to help deliver future digital infrastructure needs of an area in accordance with Future Wales (2021) Policy 13 and Planning Policy Wales (2024). Ultimately, while the planning process can support the delivery of digital infrastructure, it is the responsibility of digital infrastructure providers to set out future needs within any given area. One of the core objectives of the RLDP relates to responding to the climate and nature emergency. As a result the RLDP supports carbon reduction through a variety of adaptation measures which includes the provision of ultra-low emission vehicle (ULEV) charging infrastructure on all new homes to support the switch to electric vehicles and, aide the reduction of emissions and improve air quality as set out in Strategic Policy S4 – Climate Change, Policy NZ1 – Monmouthshire Net Zero Carbon Homes and Strategic Policy S13 – Sustainable Transport. Monmouthshire's electricity distribution network operator is National Grid ED (South Wales). National Grid have been engaged throughout the RLDP process and no capacity issues with the electricity network have been identified to date. The Council will continue to work with National Grid throughout the remainder of the planning process. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	

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3417 / Candy Fuller / Objection	Objecting as viewed that Shirenewton no longer has the infrastructure to support the development, school oversubscribed and access to local dentists and GPs diminishing.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage. While the mechanisms for improved health infrastructure sit outside of the planning process, the Council is fully engaged with the Aneurin Bevan University Health Board in seeking to deliver service improvements across the County as a whole.	No change required.

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3418 / Emma Nigogosian / Objection	Development site disproportionately large compared to existing village with incongruous elements with common features not carrying into new design. Concerns over the capacity of the roads and the increase in danger as a result of more cars. Local school oversubscribed already, no doctors and shops means cars necessary with poor public transport links. Development negative impact on environment with green space being home to protected species and a wide range of wildlife. Additionally, site floods often and has insufficient drainage.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. Further ecological surveys will also be undertaken at the detailed planning application stage.	No change required.

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		RLDP proposals will be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery. Any mitigation and compensation required will be agreed with MCC Ecology at the detailed planning application stage. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage. Regarding public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. While the mechanisms for improved health infrastructure sit outside of the planning process, the Council is fully engaged with the Aneurin Bevan University	

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		Health Board in seeking to deliver service improvements across the County as a whole. The Flood Map for Planning does not identify any flood risk zones on the site. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. With regard to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. Dŵr Cymru Welsh Water (DCWW) have been engaged throughout the RLDP process and previously raised no concern with Shirenewton, noting there were no issues with either water supply or foul flows. At the Deposit Plan consultation stage, DCWW revised their comments to note a Hydraulic Modelling Assessment (HMA) may be required as it has since become apparent that there are some on-going issues along the sewer network. A HMA to determine that HA18 Land west of Redd Landes does not exacerbate the existing situation is therefore required, or as an alternative removal of surface water to offset foul flows could be utilised. This type of information would not, however, be required until the planning application stage. The site promoters are aware of the need to ensure early communication with DCWW on these matters. The detailed design of the site has not yet been submitted to the Council but will be presented as part of the planning application process. Any planning applications on the site will be subject to public consultation and there will be an opportunity to comment on the detail at that stage.	

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		For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3419 / Karin Bray / Objection	Concerns re impact on conservation area belief that large-scale housing development is disproportionate and would alter the character of the village and be out of place in the village, conflicting with policies in LDP emphasising importance of protecting conservation areas. Lack of infrastructure to support development - Roads unsuitable for increased traffic volume, schools at capacity, water, electricity and sewage systems unable to cope. Impact on rural beauty, biodiversity and environment severe, disrupting habitats of protected species and increasing risk of flooding from surface runoff due to introduction of impermeable materials.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting.	No change required.

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		Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. Further ecological surveys will also be undertaken at the detailed planning application stage. RLDP proposals will be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery. Any mitigation and compensation required will be agreed with MCC Ecology at the detailed planning application stage. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage.	

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		Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. Dŵr Cymru Welsh Water (DCWW) have been engaged throughout the RLDP process and previously raised no concern with Shirenewton, noting there were no issues with either water supply or foul flows. At the Deposit Plan consultation stage, DCWW revised their comments to note a Hydraulic Modelling Assessment (HMA) may be required as it has since become apparent that there are some on-going issues along the sewer network. A HMA to determine that HA18 Land west of Redd Landes does not exacerbate the existing situation is therefore required, or as an alternative removal of surface water to offset foul flows could be utilised. This type of information would not, however, be required until the planning application stage. The site promoters are aware of the need to ensure early communication with DCWW on these matters. The Flood Map for Planning does not identify any flood risk zones on the site. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. With regard to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. Monmouthshire's electricity distribution network operator is National Grid ED (South Wales). National Grid have been engaged throughout the RLDP process and	

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		no capacity issues with the electricity network have been identified to date. The Council will continue to work with National Grid throughout the remainder of the planning process. The detailed design of the site has not yet been submitted to the Council but will be presented as part of the planning application process. Any planning applications on the site will be subject to public consultation and there will be an opportunity to comment on the detail at that stage. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3420 / Kathryn Holden / Objection	Shirenewton is a small village with narrow lanes and very few footpaths. The development would be large compared to the size of the village. It would have a severe impact on the infrastructure and environment. It would change the character and spoil the heritage of the village forever. The track opposite is used by heavy farming equipment and the development would pose a significant risk to road safety for drivers and pedestrians. The village is home to a wide range of wildlife, with the loss of green space and increased population would cause disruption and take away the biodiversity. The site has insufficient drainage and is very often saturated.	Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an	No change required.

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		opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. Further ecological surveys will also be undertaken at the detailed planning application stage. RLDP proposals will be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery. Any mitigation and compensation required will be agreed with MCC Ecology at the detailed planning application stage. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. Any air quality impact will be assessed as part of the planning application process. Policy HA18 includes criterion e) relating to the provision of on and off-site measures to provide good quality, attractive, safe, legible and accessible pedestrian	

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		and cycle linkages to and within the site. This includes a key connection to a footpath link on the eastern part of the site to the road frontage allowing ease of access to the recreation hall and grounds and a new footway link to the north of the site to connect into an existing public right of way, which will allow for a more direct public access route to the primary school. Dŵr Cymru Welsh Water (DCWW) have been engaged throughout the RLDP process and previously raised no concern with Shirenewton, noting there were no issues with either water supply or foul flows. At the Deposit Plan consultation stage, DCWW revised their comments to note a Hydraulic Modelling Assessment (HMA) may be required as it has since become apparent that there are some on-going issues along the sewer network. A HMA to determine that HA18 Land west of Redd Landes does not exacerbate the existing situation is therefore required, or as an alternative removal of surface water to offset foul flows could be utilised. This type of information would not, however, be required until the planning application stage. The site promoters are aware of the need to ensure early communication with DCWW on these matters. The Flood Map for Planning does not identify any flood risk zones on the site. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. With regard to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	

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3421 / Linda Bodle / Objection	Increase in traffic puts the children using the nursery opposite (in the rec hall) at risk. Travel is an issue for new residents. There is a restricted bus service between Cwmbran and Chepstow which is inadequate to support employment for new residents. Opposite for employment in the area is virtually zero. Object to the traffic increase along the narrow Usk Road that will be generated by 26 new homes. Issue with drainage at the site, with surface water displayed regularly. Shirenewton is in a conservation area with a lot of wildlife benefitting from poorly drained land. Impact on migrating birds and other species within the site.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes.	No change required.

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		The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. Further ecological surveys will also be undertaken at the detailed planning application stage. RLDP proposals will be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery. Any mitigation and compensation required will be agreed with MCC Ecology at the detailed planning application stage. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional	

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		bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. Dŵr Cymru Welsh Water (DCWW) have been engaged throughout the RLDP process and previously raised no concern with Shirenewton, noting there were no issues with either water supply or foul flows. At the Deposit Plan consultation stage, DCWW revised their comments to note a Hydraulic Modelling Assessment (HMA) may be required as it has since become apparent that there are some on-going issues along the sewer network. A HMA to determine that HA18 Land west of Redd Landes does not exacerbate the existing situation is therefore required, or as an alternative removal of surface water to offset foul flows could be utilised. This type of information would not, however, be required until the planning application stage. The site promoters are aware of the need to ensure early communication with DCWW on these matters. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. The Flood Map for Planning does not identify any flood risk zones on the site. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. With regard to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water	

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		drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3423 / Mr Martin Bodle / Objection	The proposals are not consistent with the current balance of the village. The location of proposed road access on to a busy road is opposite a children's nursery. Concerned about the danger of the increased traffic. The public transport is not adequate for 26 new houses with 50% of the housing proposed to be social housing. The employment opportunities in this very small village is inadequate for 26 new households. Indications exist from the Archaeological Society that the use of land will defer future exploration The land is used extensively by migrating birds. This is being checked with the Gwent Wildlife trust. Insufficient drainage causing further sewage issues in the area.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment	No change required.

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		to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Glamorgan Gwent Archaeological Trust have noted a desk-based assessment and geophysical survey is required, prior to the determination of a planning application which would inform mitigation opportunities. This may include further pre-determination work. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. Further ecological surveys will also be undertaken at the detailed planning application stage. Gwent Wildlife Trust did not raise any comments with regard to the site in response to the Deposit RLDP consultation. RLDP proposals will be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery. Any mitigation and compensation required will be agreed with MCC Ecology at the detailed planning application stage. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of	

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		the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. Dŵr Cymru Welsh Water (DCWW) have been engaged throughout the RLDP process and previously raised no concern with Shirenewton, noting there were no issues with either water supply or foul flows. At the Deposit Plan consultation stage, DCWW revised their comments to note a Hydraulic Modelling Assessment (HMA) may be required as it has since become apparent that there are some on-going issues along the sewer network. A HMA to determine that HA18 Land west of Redd Landes does not exacerbate the existing situation is therefore required, or as an alternative removal of surface water to offset foul flows could be utilised. This type of information would not, however, be required until the planning application stage. The site promoters are aware of the need to ensure early communication with DCWW on these matters. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3424 / Mr and Mrs Andrew Appleford / Objection	The access to this site through the centre of the village along the Earlswood Road is very narrow with no pavements. The junction at the Tredegar Arms, which is a crossroad with Spout Hill, Ditch Hill Lane and the Crick/Earlswood Road, has very poor vision in all directions. Both of which	Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of	No change required.

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	pose safety concerns. There are no facilities of any kind in the village, people would have to drive and as a result of the increased housing that means more cars (further exacerbating the safety concerns). In principle, the objectors are not against the building of new homes in Shirenewton, but site is absolutely not suitable due to the extra traffic which would be generated.	allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. Policy HA18 includes criterion e) relating to the provision of on and off-site measures to provide good quality, attractive, safe, legible and accessible pedestrian and cycle linkages to and within the site. This includes a key connection to a footpath link on the eastern part of the site to the road frontage allowing ease of access to the recreation hall and grounds and a new footway link to the north of the site to connect into an existing public right of way, which will allow for a more direct public access route to the primary school.	

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		For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3426 / Pauline Dutton / Objection	It is a very small village surrounded by beautiful countryside. There is no shop/post office and the school is oversubscribed. There are only 3 buses a day. The entrance is opposite the village hall with traffic speeding being an issue. There is not an even distribution of housing in Monmouthshire, with development focused in this area (Chepstow, Crick, Portskewett). Struggle to get doctors appointments and the schools are full.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. The housing supply components that contribute to meeting the housing provision figure include an allowance for existing commitments, windfall allowances, small site allowances such as conversions of unoccupied buildings and new allocations. In relation to the new housing allocations 2,130 houses are to be provided, 26 of which are to be delivered in Shirenewton on the HA18 site, importantly 50% of	No change required.

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		these will be affordable (13 homes). Further information is set out in Strategic Policies S1, S2 and Table HA1-HA18 along with Appendix 7: Housing Supply Components and the supporting Housing Background paper. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage. Regarding public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. While the mechanisms for improved health infrastructure sit outside of the planning process, the Council is fully engaged with the Aneurin Bevan University Health Board in seeking to deliver service improvements across the County as a whole.	

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		For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3427 / Peter and Linda Glynn / Objection	Shirenewton has the character and feel of a small picturesque village and the size and newness of this development will change the character of the village for the worse for all its residents. Shirenewton does not have any facilities so new houses will need to travel for all services, increasing traffic on narrow roads often without pavements. The fields in question flood easily, and mitigating works would be disruptive to wildlife and area. School is oversubscribed and class sizes would increase.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise	No change required.

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		any potential landscape impact on the wider surroundings and respond to its edge of settlement location. Further ecological surveys will also be undertaken at the detailed planning application stage. RLDP proposals will be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery. Any mitigation and compensation required will be agreed with MCC Ecology at the detailed planning application stage. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. Furthermore, Policy HA18 includes criterion e) relating to the provision of on and off-site measures to provide good quality, attractive, safe, legible and accessible pedestrian and cycle linkages to and within the site. This includes a key connection to a footpath link on the eastern part of the site to the road frontage allowing ease of access to the recreation hall and grounds and a new footway link to the north of the site to connect into an existing public right of way, which will allow for a more direct public access route to the primary school. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP	

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		has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage. The Flood Map for Planning does not identify any flood risk zones on the site. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. With regard to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3448 / Glynis MacDonald / Objection	Concerns being the proposed plans are outside of the village boundary, the road infrastructure is too narrow to accommodate the increased traffic. The lack of pavements compromises pedestrians/horse riders. It is opposite the	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The	No change required.

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	nursery/children's playground so this is a safety concern. Large farming vehicles use the lane opposite (road safety). Not enough capacity in doctors'/dentist surgeries. Not enough space in the school. Building on valuable agricultural land. The water and power supplies are already compromised.	RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. It is recognised that the proposed allocation is located on Best and Most Versatile (BMV) agricultural land. When considering the site search sequence set out in national planning policy, it is noted that most of the land surrounding Shirenewton is of BMV status. In their representation on the Deposit RLDP Welsh Government provide support for the approach the Council has taken in relation to the consideration of BMV agricultural land and where there is a loss of BMV how this is justified. Welsh Government note the Deposit RLDP considers and balances the overriding need for allocations involving BMV and, recognise that while significant areas of BMV will be developed the LPA has demonstrated a sensible and pragmatic approach to considering BMV loss in the context of national planning policy. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate	

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		highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. Any air quality impact will be assessed as part of the planning application process. Policy HA18 includes criterion e) relating to the provision of on and off-site measures to provide good quality, attractive, safe, legible and accessible pedestrian and cycle linkages to and within the site. This includes a key connection to a footpath link on the eastern part of the site to the road frontage allowing ease of access to the recreation hall and grounds and a new footway link to the north of the site to connect into an existing public right of way, which will allow for a more direct public access route to the primary school. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage. While the mechanisms for improved health infrastructure sit outside of the planning process, the Council is fully engaged with the Aneurin Bevan University	

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		Health Board in seeking to deliver service improvements across the County as a whole. National Grid have been engaged throughout the RLDP process and no capacity issues with the electricity network have been identified to date. The Council will continue to work with National Grid throughout the remainder of the planning process. Dŵr Cymru Welsh Water (DCWW) have been engaged throughout the RLDP process and previously raised no concern with Shirenewton, noting there were no issues with either water supply or foul flows. At the Deposit Plan consultation stage, DCWW revised their comments to note a Hydraulic Modelling Assessment (HMA) may be required as it has since become apparent that there are some on-going issues along the sewer network. A HMA to determine that HA18 Land west of Redd Landes does not exacerbate the existing situation is therefore required, or as an alternative removal of surface water to offset foul flows could be utilised. This type of information would not, however, be required until the planning application stage. The site promoters are aware of the need to ensure early communication with DCWW on these matters. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3451 / Kha Koon Cornwell / Objection	Development poses several risks: Conservation area - the large scale housing would fundamentally alter the character of the village with a suburban feel. Pressure on local infrastructure - roads (narrow and unsuitable for increased road users causing congestion), Schools already at capacity and utilities strain on water, electricity and sewage systems could lead to service disruption for residents. Environmental and landscape impact - It is a green field location and development would disrupt wildlife habitat, impact scenic views and	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy,	No change required.

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	increased the risk of surface water flooding. Impact on village character and community with a disproportionate level of housing (particularly if housing is not well-integrated). Planning policy compliance with the existing LDP which emphasises the importance of protecting conservation areas and development being sympathetic.	which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. Further ecological surveys will also be undertaken at the detailed planning application stage. RLDP proposals will be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological	

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		improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery. Any mitigation and compensation required will be agreed with MCC Ecology at the detailed planning application stage. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage.	

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		National Grid have been engaged throughout the RLDP process and no capacity issues with the electricity network have been identified to date. The Council will continue to work with National Grid throughout the remainder of the planning process. Dŵr Cymru Welsh Water (DCWW) have been engaged throughout the RLDP process and previously raised no concern with Shirenewton, noting there were no issues with either water supply or foul flows. At the Deposit Plan consultation stage, DCWW revised their comments to note a Hydraulic Modelling Assessment (HMA) may be required as it has since become apparent that there are some on-going issues along the sewer network. A HMA to determine that HA18 Land west of Redd Landes does not exacerbate the existing situation is therefore required, or as an alternative removal of surface water to offset foul flows could be utilised. This type of information would not, however, be required until the planning application stage. The site promoters are aware of the need to ensure early communication with DCWW on these matters. The Flood Map for Planning does not identify any flood risk zones on the site. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. With regard to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. The detailed design of the site has not yet been submitted to the Council but will be presented as part of the planning application process. Any planning applications on the site will be subject to public consultation and there will be an opportunity to comment on the detail at that stage.	

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		For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3452 / Richard Singleton / Objection	Destroy Shirenewton's historical appeal. Increase in traffic and congestion. The loss of agricultural land. Danger to pedestrians as the road is national speed limit. Very little infrastructure and facilities, school provisions are not good. the area is at risk of flooding.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. It is recognised that the proposed allocation is located on Best and Most Versatile (BMV) agricultural land. When considering the site search sequence set out in national planning policy, it is noted that most of the land surrounding Shirenewton is of BMV status. In their representation on the Deposit RLDP Welsh Government provide support for the approach the Council has taken in relation to the consideration of BMV agricultural land and where there is a loss of BMV how this is justified. Welsh Government note the Deposit RLDP considers and balances the overriding need for allocations involving BMV and, recognise that while significant	No change required.

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		areas of BMV will be developed the LPA has demonstrated a sensible and pragmatic approach to considering BMV loss in the context of national planning policy. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. The Flood Map for Planning does not identify any flood risk zones on the site. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the	

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		impacts it would have, have been appropriately considered in all relevant planning decisions. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3455 / Colin Stephenson / Objection	There is already a significant volume of traffic running through the village, this will only be worsened as a result of the proposal. The track opposite the proposed development is in constant use by heavy farming machinery and would pose a safety risk. The comment strongly urge the council to reject this proposal and relocate to an area that offers local amenities such as shops, GP surgery etc where this volume of new homes would be better served.	The housing supply components that contribute to meeting the housing provision figure include an allowance for existing commitments, windfall allowances, small site allowances such as conversions of unoccupied buildings and new allocations. In relation to the new housing allocations 2,130 houses are to be provided, 26 of which are to be delivered in Shirenewton on the HA18 site, importantly 50% of these will be affordable (13 homes). Further information is set out in Strategic Policies S1, S2 and Table HA1-HA18 along with Appendix 7: Housing Supply Components and the supporting Housing Background paper. Through the site search sequence process HA18 Land west of Redd Landes was considered the preferred option for development as a sustainably located, well-connected edge of settlement site to meet housing need in the area and enable the delivery of balanced communities. For further information please see the Candidate Site Assessment Proformas. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of	No change required.

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		a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. For the reasons noted above it is considered site allocation HA18 is suitable for a residential use, and it is not considered appropriate to delete the allocation and look at an alternative site as suggested.	
3457 / David Cornwell / Objection	Several risks concerning impact on the Shirenewton Conservation Area with a large-scale housing development out of keeping with its surroundings. Pressure on local infrastructure - roads are narrow and unsuitable for increased traffic volume (safety risk and congestion), schools at capacity and utilities strain on water, electricity and sewage could lead to service disruption. Environmental and landscape impact - Disrupt local wildlife habitats,	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP.	No change required.

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	impact on scenic views and tranquillity and increased risk of flooding from surface water runoff. Village character and community - level of development is disproportionate and could strain community cohesion. Planning policy compliance - may conflict with LDP policies.		
3467 / Andrew Pethick / Objection	Further development would ruin the fabric of Shirenewton. Its houses are stone built, with a beautiful medieval church and rural landscape. It has very narrow lanes, and is surrounded by unspoilt countryside. The estate would be out of keeping and would have a severe impact on the infrastructure and environment for the current residents. It would change the character and spoil the heritage of the village for ever.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village.	No change required.

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		In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. be reviewed at the planning application stage.	

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		The detailed design of the site has not yet been submitted to the Council but will be presented as part of the planning application process. Any planning applications on the site will be subject to public consultation and there will be an opportunity to comment on the detail at that stage. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3469 / Mr Andrew Orrell / Objection	This development is on prime agricultural land and is also a natural run off. There is no shop or amenities and car usage will significantly increase. The school is oversubscribed and the proposed development effectively creates a dangerous cross roads at the entrance to the village, opposite the nursery / children's playground. The local power and water / sewerage infrastructure is already vulnerable. The site lies outside the current village envelope and fails to meet heritage and landscape policies both national and local. The number of houses proposed will place an overwhelming and unfair burden on our village. Car use is unavoidable and air pollution will inevitably rise. Major infrastructure is lacking. The utility companies and our school have no spare capacity to service the new housing. Policy S6 attempts to place the funding requirements for the necessary infrastructure on developers but runs the risk that the services will not be provided until the entire site development is completed. The development of the site presupposes there will be a Housing	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village.	No change required.

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	Association ready and fully funded to take on the affordable houses. Planning policy should require the ability of the selected housing association to proceed before the development can start. Housing should be reserved for families with established connection to Shirenewton and Earlswood wards. Development is undeliverable in its scale, and phasing does not provide a solution.	In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. It is recognised that the proposed allocation is located on Best and Most Versatile (BMV) agricultural land. When considering the site search sequence set out in national planning policy, it is noted that most of the land surrounding Shirenewton is of BMV status. In their representation on the Deposit RLDP Welsh Government provide support for the approach the Council has taken in relation to the consideration of BMV agricultural land and where there is a loss of BMV how this is justified. Welsh Government note the Deposit RLDP considers and balances the overriding need for allocations involving BMV and, recognise that while significant areas of BMV will be developed the LPA has demonstrated a sensible and pragmatic approach to considering BMV loss in the context of national planning policy. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. Criterion f) of Policy HA18 relates to the provision of off-site	

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		highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. Furthermore, Policy HA18 includes criterion e) relating to the provision of on and off-site measures to provide good quality, attractive, safe, legible and accessible pedestrian and cycle linkages to and within the site. This includes a key connection to a footpath link on the eastern part of the site to the road frontage allowing ease of access to the recreation hall and grounds and a new footway link to the north of the site to connect into an existing public right of way, which will allow for a more direct public access route to the primary school. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage. Monmouthshire’s electricity distribution network operator is National Grid ED (South Wales). National Grid have been engaged throughout the RLDP process and no capacity issues with the electricity network have been identified to date. The	

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		Council will continue to work with National Grid throughout the remainder of the planning process. Regarding who will live in the homes, the Council only has control over the designation of affordable homes. The Council cannot control who purchases market homes.. Regarding affordable homes, Monmouthshire County Council operates a local connections policy, which ensures that affordable homes are provided for those who reside in the local area and for those who have a strong local connection. There are, however, exceptions where there is an overriding need such as homelessness, displacement such as refugees, and those escaping domestic abuse etc. The Council also operates a rural allocations policy which specifically for rural areas which includes the Tier 2 Secondary Settlements, Tier 3 Main Rural Settlements (which includes Shirenewton) and Tier 4 Minor Rural Settlements. The rural allocations policy provides additional criteria to demonstrate their rural local connection to a particular area. Further detail is available on the Monmouthshire Homesearch website. Supporting paragraph 13.1.8 to Strategic Policy S7 provides detail of how affordable housing will be managed noting that the Council requires affordable housing to be managed by a Registered Social Landlord approved for development, or by the Local Authority to ensure that dwellings remain affordable in perpetuity. Section 106 agreements will be utilised at the planning application stage to secure affordable housing. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3474 / Angharad Tonkin / Objection	Concern Shirenewton is a small historic village, set within a designated conservation area. Its houses are stone built, with a beautiful medieval church and rural landscape. It has very narrow lanes, and is surrounded by unspoilt countryside. This would be a very large estate, compared to the size of the village, and	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as	No change required.

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	would have a severe impact on the infrastructure and environment for the current residents. It would change the character and spoil the heritage of the village for ever. Concerns Shirenewton is not a sustainable location for housing growth of this scale which is reflected in the Sustainable Settlement Appraisal and Appendix 3: Settlement Profiles and that not growth should be allocated unless issues identified are remedied. Concerns that although not in a settlement cluster for Chepstow and identified as a less sustainable settlement than those in the cluster, Shirenewton was allocated housing growth. Concerns development is isolated and will therefore promote private car usage. Concerns with lack of public infrastructure in the area, including transport services, shops, and employment opportunities. Concerns the site has been assessed by Glamorgan Gwent Archaeological Trust Ltd as RED on the HER (Historic Environment Record), indicating extensive prehistoric artefacts in the field and surrounding areas and the reason a site opposite was not considered for allocation.	sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. The housing supply components that contribute to meeting the housing provision figure include an allowance for existing commitments, windfall allowances, small site allowances such as conversions of unoccupied buildings and new allocations. In relation to the new housing allocations 2,130 houses are to be provided, 26 of which are to be delivered in Shirenewton on the HA18 site, importantly 50% of these will be affordable (13 homes). Further information is set out in Strategic Policies S1, S2 and Table HA1-HA18 along with Appendix 7: Housing Supply Components and the supporting Housing Background paper. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school	

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		and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Glamorgan Gwent Archaeological Trust have noted a desk-based assessment and geophysical survey is required, prior to the determination of a planning application which would inform mitigation opportunities. This may include further pre-determination work. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency.	

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		The detailed design of the site has not yet been submitted to the Council but will be presented as part of the planning application process. Any planning applications on the site will be subject to public consultation and there will be an opportunity to comment on the detail at that stage. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3475 / Andrew Phillips / Objection	Shirenewton is a small and historically significant village lying in a conservation area. It has little infrastructure to support this additional building. The roads are all narrow lanes. There is a bus into Chepstow just three times per day so anyone moving to a site of the proposed size would need their own transport and be bound to increase the amount of traffic. No local shops. The local primary school is already full. There are problems accessing local GPs. The area is predominantly farmland and, across the lane from the proposed site, is a farm track regularly used by heavy farm machinery and lorries. This poses a significant risk to safety. The wildlife in the area includes several protected species and the incessant "digging up" of their natural habitats should not be condoned. The proposed site is often very wet and flooded.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village.	No change required.

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		The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage. Regarding public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. While the mechanisms for improved health infrastructure sit outside of the planning process, the Council is fully engaged with the Aneurin Bevan University	

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		Health Board in seeking to deliver service improvements across the County as a whole. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3482 / Barry Gantley / Objection	Concern Shirenewton is a small historic village, set within a designated conservation area. Its houses are stone built, with a beautiful medieval church and rural landscape. It has very narrow lanes, and is surrounded by unspoilt countryside. This would be a very large estate, compared to the size of the village, and would have a severe impact on the infrastructure and environment for the current residents. It would change the character and spoil the heritage of the village for ever. Concerns Shirenewton is not a sustainable location for housing growth of this scale which is reflected in the Sustainable Settlement Appraisal and Appendix 3: Settlement Profiles and that not growth should be allocated unless issues identified are remedied. Concerns that although not in a settlement cluster for Chepstow and identified as a less sustainable settlement than those in the cluster, Shirenewton was allocated housing growth. Concerns development is isolated and will therefore promote private car usage. Concerns with lack of public infrastructure in the area, including transport services, shops, and employment opportunities. Concerns the site has been	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. The housing supply components that contribute to meeting the housing provision figure include an allowance for existing commitments, windfall allowances, small	No change required.

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	assessed by Glamorgan Gwent Archaeological Trust Ltd as RED on the HER (Historic Environment Record), indicating extensive prehistoric artefacts in the field and surrounding areas and the reason a site opposite was not considered for allocation.	site allowances such as conversions of unoccupied buildings and new allocations. In relation to the new housing allocations 2,130 houses are to be provided, 26 of which are to be delivered in Shirenewton on the HA18 site, importantly 50% of these will be affordable (13 homes). Further information is set out in Strategic Policies S1, S2 and Table HA1-HA18 along with Appendix 7: Housing Supply Components and the supporting Housing Background paper. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Glamorgan Gwent Archaeological Trust have noted a desk-based assessment and geophysical survey is required, prior to the determination of a planning application which would inform mitigation opportunities. This may include further pre-determination work. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of	

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		the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. The detailed design of the site has not yet been submitted to the Council but will be presented as part of the planning application process. Any planning applications on the site will be subject to public consultation and there will be an opportunity to comment on the detail at that stage. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3536 / Kim Bessant / Objection	Lack of infrastructure, making road more dangerous for users and increasing congestion. Traffic has increased in this area and the speed of vehicles is an issue. Request a lower speed limit on Earlswood Road. The strain on water, electricity, and sewage systems could lead to service disruptions for existing residents. greenfield location that contributes to the rural beauty and biodiversity of the area. Development would disrupt local wildlife habitats and corridors, potentially affecting protected species, impact on the views and natural beauty of the area. Concerns re	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy,	No change required.

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	increased flood risk from surface water runoff. Development of this kind would irreversibly alter the character of the village. Development conflicts with policies in the Monmouthshire Local Development Plan (LDP).	which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. Further ecological surveys will also be undertaken at the detailed planning application stage. RLDP proposals will be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery. Any mitigation and compensation required will be agreed with MCC Ecology at the detailed planning application stage. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in	

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		scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. Dŵr Cymru Welsh Water (DCWW) have been engaged throughout the RLDP process and previously raised no concern with Shirenewton, noting there were no issues with either water supply or foul flows. At the Deposit Plan consultation stage, DCWW revised their comments to note a Hydraulic Modelling Assessment (HMA) may be required as it has since become apparent that there are some on-going issues along the sewer network. A HMA to determine that HA18 Land west of Redd Landes does not exacerbate the existing situation is therefore required, or as an alternative removal of surface water to offset foul flows could be utilised. This type of information would not, however, be required until the planning application stage. The site promoters are aware of the need to ensure early communication with DCWW on these matters. The Flood Map for Planning does not identify any flood risk zones on the site. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the	

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		impacts it would have, have been appropriately considered in all relevant planning decisions. With regard to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. Monmouthshire's electricity distribution network operator is National Grid ED (South Wales). National Grid have been engaged throughout the RLDP process and no capacity issues with the electricity network have been identified to date. The Council will continue to work with National Grid throughout the remainder of the planning process. The detailed design of the site has not yet been submitted to the Council but will be presented as part of the planning application process. Any planning applications on the site will be subject to public consultation and there will be an opportunity to comment on the detail at that stage. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3625 / Miss Fiona Warburg / Objection	Object to HA18 as the proposal poses several risks to the character, infrastructure and environment of our community. Concerns include impact on the Conservation Area, pressure on local infrastructure, environmental and landscape impact, village character and community and planning policy compliance.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP.	No change required.

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		Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. Further ecological surveys will also be undertaken at the detailed planning application stage.	

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		RLDP proposals will be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery. Any mitigation and compensation required will be agreed with MCC Ecology at the detailed planning application stage. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3626 / Gareth Day and Caroline Hagg / Objection	A large-scale housing development of this nature and size would not contribute to the continued preservation of Shirenewton's unique character, given the conservation area status. Pressure on local infrastructure, including roads, schools,	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The	No change required.

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	utilities, general amenities/public transport. Any development, of any size, in this location would, disrupt local wildlife habitats and corridors, impact any protected species that are resident. Development would denigrate the village's scenic views and aspect, and natural tranquillity. There would be an increased risk of flooding in areas of the village due to additional surface water run-off. A development of 26 houses is significantly larger than any of the existing small cul-de-sacs within the village and would pose a risk to community cohesion if any integration is managed inappropriately or ineffectively. The land is designated BMV agricultural land.	RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. The housing supply components that contribute to meeting the housing provision figure include an allowance for existing commitments, windfall allowances, small site allowances such as conversions of unoccupied buildings and new allocations. In relation to the new housing allocations 2,130 houses are to be provided, 26 of which are to be delivered in Shirenewton on the HA18 site, importantly 50% of these will be affordable (13 homes). Further information is set out in Strategic Policies S1, S2 and Table HA1-HA18 along with Appendix 7: Housing Supply Components and the supporting Housing Background paper. It is recognised that the proposed allocation is located on Best and Most Versatile (BMV) agricultural land. When considering the site search sequence set out in national planning policy, it is noted that most of the land surrounding Shirenewton is of BMV status. In their representation on the Deposit RLDP Welsh Government provide support for the approach the Council has taken in relation to the consideration of BMV agricultural land and where there is a loss of BMV how this is	

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		justified. Welsh Government note the Deposit RLDP considers and balances the overriding need for allocations involving BMV and, recognise that while significant areas of BMV will be developed the LPA has demonstrated a sensible and pragmatic approach to considering BMV loss in the context of national planning policy. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. Further ecological surveys will also be undertaken at the detailed planning application stage. RLDP proposals will be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery. Any mitigation and compensation required will be agreed with MCC Ecology at the detailed planning application stage. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting.	

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		Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage. Regarding public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. National Grid have been engaged throughout the RLDP process and no capacity issues with the electricity network have been identified to date. The Council will	

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		continue to work with National Grid throughout the remainder of the planning process. Dŵr Cymru Welsh Water (DCWW) have been engaged throughout the RLDP process and previously raised no concern with Shirenewton, noting there were no issues with either water supply or foul flows. At the Deposit Plan consultation stage, DCWW revised their comments to note a Hydraulic Modelling Assessment (HMA) may be required as it has since become apparent that there are some on-going issues along the sewer network. A HMA to determine that HA18 Land west of Redd Landes does not exacerbate the existing situation is therefore required, or as an alternative removal of surface water to offset foul flows could be utilised. This type of information would not, however, be required until the planning application stage. The site promoters are aware of the need to ensure early communication with DCWW on these matters. The Flood Map for Planning does not identify any flood risk zones on the site. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. With regard to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. The detailed design of the site has not yet been submitted to the Council but will be presented as part of the planning application process. Any planning applications on the site will be subject to public consultation and there will be an opportunity to comment on the detail at that stage.	

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		For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3639 / Clive Phillips / Objection	Shirenewton is a small historic village, set within a designated conservation area. Its houses are stone built, with a beautiful medieval church and rural landscape. It has very narrow lanes, and is surrounded by unspoilt countryside. This would be a very large estate, compared to the size of the village, and would have a severe impact on the infrastructure and environment for the current residents. It would change the character and spoil the heritage of the village for ever.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site,	No change required.

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		located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency.	

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		The detailed design of the site has not yet been submitted to the Council but will be presented as part of the planning application process. Any planning applications on the site will be subject to public consultation and there will be an opportunity to comment on the detail at that stage. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3641 / Conor Hapgood / Objection	Shirenewton is a small historic village, set within a designated conservation area. Its houses are stone built, with a beautiful medieval church and rural landscape. It has very narrow lanes, and is surrounded by unspoilt countryside. This would be a very large estate, compared to the size of the village, and would have a severe impact on the infrastructure and environment for the current residents. It would change the character and spoil the heritage of the village for ever.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village.	No change required.

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		In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of public transport, the site is served by bus route 63	

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		(Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. The detailed design of the site has not yet been submitted to the Council but will be presented as part of the planning application process. Any planning applications on the site will be subject to public consultation and there will be an opportunity to comment on the detail at that stage. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3643 / Daniel Moore / Objection	Refers to paragraph 8.2.1: The site selections (HA18/CS0232) do not consider options of smaller developments within a settlement. This may be a result of point F regarding infilling but in some cases, this may be the most sensitive approach to the existing settlement. Refers to paragraph 8.3.2: Site selections (HA18 / CS0232)) do not seem to have consistently taken this into account, particularly Light and Noise pollution, particularly for main rural settlements. Refers to paragraph 8.6.4: This policy has not been consistently applied to site selection (HA18 / CS0232) particularly regarding important views in, and out, of conservation areas and vistas within and out of the area.	It is noted these comments were made in relation to the placemaking chapter of the RLDP rather than the allocated site policy in relation to HA18. Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core	No change required.

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		objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. Regarding the suggestion of inclusion of a number of smaller sites across the settlement, a High-Level Viability Assessment (HLVA) has been undertaken for Monmouthshire, which has informed the preparation of the RLDP. This concludes a lower proportion of affordable housing is viable on smaller sites than on larger sites given the economies of scale that can apply to larger sites. The HLVA demonstrates that on-site provision of 50% affordable homes is achievable throughout most of the County on sites of 20 homes or more. On sites of 5-19 homes, on-site provision of 40% affordable homes is evidenced to be achievable. The delivery of affordable housing is a key national priority. The provision of affordable housing is a key priority of the Council and is appropriately reflected in the RLDP's vision, objectives and policy framework. Welsh Government support this approach in their representation on the Deposit RLDP noting that there is a severe need to deliver affordable housing, particularly for younger people, and that the 50% affordable housing approach will ensure that Monmouthshire continues to grow in a sustainable manner based on a locally appropriate level of development which is compatible with Policies 1, 7 and 33 of Future Wales. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1 Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. The RLDP includes a specific policy LC5 relating to dark skies and lighting that must be considered as part of a detailed planning application. Any noise impact will also be assessed as part of the planning application process. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a sustainable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer	

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		area and preserves its setting.	
3643 / Daniel Moore / Objection	Selected sites (HA18 / CS0232) would have a significant impact on landscape, heritage, biodiversity, and dark skies. Refers to paragraph 10.3.3: LC1 - This has not been adequately applied to site selection (HA18 / CS0232), particularly in terms of causing significant visual intrusion, creating adverse change in the character of the built of natural landscape, and being insensitively and unsympathetically sited within the landscape. Refers to paragraph 14.1.3 S8: Some of the principles within this policy have not been applied to site selection (HA18 / CS0232), particularly regarding sustainable communities, highways and education. OC1 - the proposed location/ size and scale does not meet the criteria set out in this policy. PM1 - the proposed density would not contribute towards a sense of place. Considerable impact on privacy and amenity of existing properties adjacent. It is suggested to be overdevelopment. PM2 - It would disproportionally impact light and noise pollution. Impact on natural habitats for animals. LC1 - significant impact on landscape character. LC5 - it is likely to create additional lighting that will negatively affect dark skies. Bats would suffer a loss of habitat. NR3 - Known issues with drainage at the site with a future flooding risk for sewage and drainage. Other reasons include exposure, traffic and	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. In accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The housing and mixed-use allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an	No change required.

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	highways, village boundary, excessive site housing allocation, car use, conservation area concerns and local infrastructure to support a significant population increase. Inconsistency between the policy on pg. 366 and pg. 150. Pg. 366 does not include detail regarding the new footway link. Pg. 150 does not include some reference to GI on pg. 366 (community orchard). The policy should include more detail regarding impact on adjacent properties - could be stronger. Could the plots sizes be increased with a reduced housing density and buffer/GI added to limit impact on neighbours. Other sites were discounted solely on Heritage Impact when the evidence suggests that this site would have an equal impact. Other sites have better access to the school without the need to provide additional routes across neighbouring sites to link to the existing network. Other sites (CS0240) have been discounted solely on highways impact. Highways assessments have been provided. Discounted sites have an equal level of concern as the selected site (CS0232) – therefore this site should also be discounted due to highways impact. Other sites (e.g. CS0208) have been discounted solely on heritage grounds. Published evidence of heritage impact was equal to that of the selected site. Therefore, the preferred site should be discounted on similar grounds.	opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1 Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. The RLDP includes a specific policy LC5 relating to dark skies and lighting that must be considered as part of a detailed planning application. Further ecological surveys will also be undertaken at the detailed planning application stage. Any light and noise impact will be assessed as part of the planning application process. RLDP proposals will be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery. Any mitigation and compensation required will be agreed with MCC Ecology at the detailed planning application stage. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing	

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		positive benefits for the community as a whole. Any air quality impact will be assessed as part of the planning application process. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. Dŵr Cymru Welsh Water (DCWW) have been engaged throughout the RLDP process and previously raised no concern with Shirenewton, noting there were no issues with either water supply or foul flows. At the Deposit Plan consultation stage, DCWW revised their comments to note a Hydraulic Modelling Assessment (HMA) may be required as it has since become apparent that there are some on-going issues along the sewer network. A HMA to determine that HA18 Land west of Redd Landes does not exacerbate the existing situation is therefore required, or as an alternative, removal of surface water to offset foul flows could be utilised. This type of information would not, however, be required until the planning application stage. The site promoters are aware of the need to ensure early communication with DCWW on these matters. The Flood Map for Planning does not identify any flood risk zones on the site. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding	

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		and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. With regard to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. Policy HA18 includes criterion e) relating to the provision of on and off-site measures to provide good quality, attractive, safe, legible and accessible pedestrian and cycle linkages to and within the site. This includes a key connection to a footpath link on the eastern part of the site to the road frontage allowing ease of access to the recreation hall and grounds and a new footway link to the north of the site to connect into an existing public right of way, which will allow for a more direct public access route to the primary school. It is noted that the representor has queried why this specific route has not been included within the IDP. Ass referred to in the notes column, the details of any active travel routes will be determined at the planning application stage in collaboration with active travel colleagues. It has also been questioned by the representor why there are no details within the policy in relation to green infrastructure such as inclusion of a community orchard etc. This level of detail will be determined at the planning application stage in liaison with colleagues in the green infrastructure team. Any proposals should embrace a green infrastructure-led approach that is capable of delivering a wide range of social, economic, environmental, and health and well-being benefits for local communities and the County as a whole. This will enhance the character and identity of Monmouthshire's settlements and countryside, encourage sustainable lifestyles and create attractive, safe and accessible places. A green infrastructure led approach to masterplanning development sites will ensure green infrastructure is given full consideration. In terms of the other sites in Shirenewton, the candidate site stage 2 submissions for Shirenewton were assessed via the Candidate Site Assessment Methodology and Candidate Sites High-Level Assessment. The	

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		Candidate Site Assessment Report 2024 highlighted the process of selecting sites to progress as deposit allocations, including a summary of the reasons for sites either being allocated or not allocated. CS0232 (HA18 - Land west of Redd Landes, Shirenewton) is the only site to have progressed as an allocation in Shirenewton. It is recognised that landscape quality is high around Shirenewton as a whole and that other Candidate Sites are located within close proximity of the Conservation Area. While both the allocated HA18 (Land to the west of Redd Landes, Shirenewton) site and Candidate Sites CS0208 (Land west of Shirenewton Recreation Hall) and CS0231(Land west of Shirenewton Recreation Hall (smaller site) are located at the western edge of the Conservation Area, the HA18 (Land to the west of Redd Landes, Shirenewton) allocation is to the north of Earlswood Road. It is recognised that all three of the sites propose development of open fields. However, HA18 (Land to the west of Redd Landes, Shirenewton) is located adjacent existing modern housing, development on this site will be seen as an extension to this existing development pattern. Full consideration of design and landscaping in order to successfully integrate the proposals will be considered at the planning application stage. Regarding highways comments MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. In relation to CS0240 (Land to the east of Mounton Court) it has subsequently been acknowledged that a detailed transport assessment on the CS0240 (Land to the east of Mounton Court) site could identify potential mitigation and improvements, however, to date this level of detail has not been made available to support this site. The detailed design of the site will be presented as part of the planning application process. Any planning applications on the site will be subject to public consultation and there will be an opportunity to comment on the detail at that stage. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as a sustainable affordable housing-led development.	

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3649 / Miss Denise Germain / Objection	Concerns re the increase in cars and danger they cause to pedestrians. The scale of the site is out of keeping with the village and will not be in keeping with its character. Would also have a negative impact on the village infrastructure such as quality of roads, limited bus service, oversubscribed school, lack of medical facilities. Concerns re damage to the environment, loss of greenfields and habitats and increased flood risk due to development. Development will disturb wildlife and protected species and reduce biodiversity.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. Further ecological surveys will also be undertaken at the detailed planning application stage.	No change required.

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		RLDP proposals will be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery. Any mitigation and compensation required will be agreed with MCC Ecology at the detailed planning application stage. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to	

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		primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage. Regarding public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. While the mechanisms for improved health infrastructure sit outside of the planning process, the Council is fully engaged with the Aneurin Bevan University Health Board in seeking to deliver service improvements across the County as a whole. The Flood Map for Planning does not identify any flood risk zones on the site. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3650 / Geoff Andrews / Objection	Concerns with the safety and suitability of the road infrastructure servicing the site. The number of homes proposed will overwhelm the village and increase car use. Lack of public services including, shops, bus service and school capacity. Concern the development is not in keeping with the character of the village and conservation area. Flooding concerns due to service water run off and drainage capacity.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed	No change required.

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		within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in	

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		scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage. Regarding public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. The Flood Map for Planning does not identify any flood risk zones on the site. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. With regard to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water	

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		drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. Dŵr Cymru Welsh Water (DCWW) have been engaged throughout the RLDP process and previously raised no concern with Shirenewton, noting there were no issues with either water supply or foul flows. At the Deposit Plan consultation stage, DCWW revised their comments to note a Hydraulic Modelling Assessment (HMA) may be required as it has since become apparent that there are some on-going issues along the sewer network. A HMA to determine that HA18 Land west of Redd Landes does not exacerbate the existing situation is therefore required, or as an alternative removal of surface water to offset foul flows could be utilised. This type of information would not, however, be required until the planning application stage. The site promoters are aware of the need to ensure early communication with DCWW on these matters. The detailed design of the site has not yet been submitted to the Council but will be presented as part of the planning application process. Any planning applications on the site will be subject to public consultation and there will be an opportunity to comment on the detail at that stage. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3652 / Dr Leanne Fetta / Objection	The size of the proposed development will be disproportionate to the scale of the village. Inadequate road infrastructure will increase congestion and make area dangerous for road users and pedestrians. The infrastructure supporting the village is already not fit for purpose, with frequent electricity and water outages, and poor mobile network signal and internet supply issues. The village and surrounding areas suffer with sections of roadways flooding. There is limited public transport and no shops, post office, or health care facilities	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most	No change required.

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	nearby. Council should consider alternative options.	sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. Furthermore, Policy HA18 includes criterion e) relating to the provision of on and off-site measures to provide good quality, attractive, safe, legible and accessible pedestrian and cycle linkages to and within the site. This includes a key connection to a footpath link on the eastern part of the site to the road frontage allowing ease of access to the recreation hall and grounds and a new footway link to the north of the site to connect into an existing public right of way, which will allow for a more direct public access route to the primary school. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the	

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		delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage. This includes consideration of public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. While the mechanisms for improved health infrastructure sit outside of the planning process, the Council is fully engaged with the Aneurin Bevan University Health Board in seeking to deliver service improvements across the County as a whole. Monmouthshire's electricity distribution network operator is National Grid ED (South Wales). National Grid have been engaged throughout the RLDP process and no capacity issues with the electricity network have been identified to date. The Council will continue to work with National Grid throughout the remainder of the planning process. Regarding broadband it is recognised that digital communications infrastructure is crucial to the future success of businesses and communities, including access to key services and facilities. This is reflected in the Plan's issues, vision and objectives and highlighted specifically in Objective 14 of the RLDP. Policy IN1 provides support for any proposals where planning permission is required to help deliver future digital infrastructure needs of an area in accordance with Future Wales (2021) Policy 13 and Planning Policy Wales (2024). Ultimately, while the planning process can	

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		support the delivery of digital infrastructure, it is the responsibility of digital infrastructure providers to set out future needs within any given area. Dŵr Cymru Welsh Water (DCWW) have been engaged throughout the RLDP process and previously raised no concern with Shirenewton, noting there were no issues with either water supply or foul flows. At the Deposit Plan consultation stage, DCWW revised their comments to note a Hydraulic Modelling Assessment (HMA) may be required as it has since become apparent that there are some on-going issues along the sewer network. A HMA to determine that HA18 Land west of Redd Landes does not exacerbate the existing situation is therefore required, or as an alternative removal of surface water to offset foul flows could be utilised. This type of information would not, however, be required until the planning application stage. The site promoters are aware of the need to ensure early communication with DCWW on these matters. The Flood Map for Planning does not identify any flood risk zones on the site. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. With regard to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	

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3653 / Brian & Dunja Roberts / Objection	Site is greenfield in a village with no amenities.	Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes.	No change required.
3661 / Joanne Gantley / Objection	Large proposed site compared to the size of the village and would impact the existing infrastructure and environment and change the character /spoil the heritage of the village. It has been demonstrated in MCC's SSA to be one of the least sustainable settlements in Monmouthshire in terms of transport services and accessibility not having a single shop nor	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP.	No change required.

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	employment opportunities. Site has been assessed by GGAT as red on the HER. Another site rejected for this reason provided without mention in the Candidate Site Assessment - there should be consistency on why sites are rejected.	Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. The housing supply components that contribute to meeting the housing provision figure include an allowance for existing commitments, windfall allowances, small site allowances such as conversions of unoccupied buildings and new allocations. In relation to the new housing allocations 2,130 houses are to be provided, 26 of which are to be delivered in Shirenewton on the HA18 site, importantly 50% of these will be affordable (13 homes). Further information is set out in Strategic Policies S1, S2 and Table HA1-HA18 along with Appendix 7: Housing Supply Components and the supporting Housing Background paper. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes.	

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		Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Glamorgan Gwent Archaeological Trust have noted a desk-based assessment and geophysical survey is required, prior to the determination of a planning application which would inform mitigation opportunities. This may include further pre-determination work. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. The detailed design of the site has not yet been submitted to the Council but will be presented as part of the planning application process. Any planning applications on	

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		the site will be subject to public consultation and there will be an opportunity to comment on the detail at that stage. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3661 / Joanne Gantley / Objection	Concerns in relation to the scoring /methodology of the SSA and that Shirenewton has been ranked higher than it should have based on leisure facilities. Scoring wrong as cycling distance is 4.4 miles not 2.7 miles and it does not have a regular bus service. There are no shops and no employment and should not be allocated housing.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in	No change required.

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		scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development. Comments in relation to the settlement hierarchy are considered in the relevant section of the report relating to responses on the Sustainable Settlements Appraisal Background Paper.	
3661 / Joanne Gantley / Objection	It is not apparent in the Local Housing Market Assessment Refresh 2022-2037 that there is no identified need for affordable housing in Shirenewton, if there is not, it is a village in a relatively isolated location if residents were not to have access to a car. Therefore, it is questionable if Shirenewton is an appropriate settlement to locate affordable housing considering there are no shops or employment opportunities.	The provision of affordable housing is a key priority of the Council and is appropriately reflected in the RLDP's vision, objectives and policy framework. Welsh Government support this approach in their representation on the Deposit RLDP noting that there is a severe need to deliver affordable housing, particularly for younger people, and that the 50% affordable housing approach will ensure that Monmouthshire continues to grow in a sustainable manner based on a locally appropriate level of development which is compatible with Policies 1, 7 and 33 of Future Wales. The Local Housing Market Assessment Refresh (LHMA) 2022- 2037 includes the housing need for each ward. However, Welsh Government LHMA guidance	No change required.

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		stipulates that housing need should be reported on a Housing Market Area (HMA) and not on an individual ward basis. The Shirenewton site is located within the Chepstow HMA. The Chepstow HMA data takes into account all relevant data for Shirenewton such as housing need, housing supply, turnover and income levels but it is amalgamated with other ward level data to inform the need for the wider Chepstow HMA area rather than a ward level only. The Chepstow HMA represents the largest area and as a consequence has the greatest affordable housing need across the County. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3662 / Elizabeth Moore / Objection	Concern over the overall size and scale of the development, out of keeping with Shirenewton's historical fabric. Since the proposed development will be on a greenfield site there is a potential loss of biodiversity and impact on wildlife habitats. The size of the proposed development will result in a significant increase in the volume of traffic through the village and along the Earlswood road where there is already a pinch point traffic-wise. Also	Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that	No change required.

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	concerned that the Candidate Site outline map borders Ditch Hill Lane as it descends steeply to the B4235, this could be a safety issue for road users.	brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. Further ecological surveys will also be undertaken at the detailed planning application stage. RLDP proposals will be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery. Any mitigation and compensation required will be agreed with MCC Ecology at the detailed planning application stage. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. In addition to this, criterion f) of Policy HA18 relates to the	

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		provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. The detailed design of the site has not yet been submitted to the Council but will be presented as part of the planning application process. Any planning applications on the site will be subject to public consultation and there will be an opportunity to comment on the detail at that stage. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3663 / Emma Skyrme / Objection	Development would change the character of the village and is out of scale, due to it being small, historical and in a conservation area. Lack of infrastructure including roads, communal facilities, oversubscribed school and bus services. Loss of green space disrupting natural wildlife. Drainage and flood concern. Sites closer to Chepstow would be more suitable for development.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its	No change required.

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		allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. The housing supply components that contribute to meeting the housing provision figure include an allowance for existing commitments, windfall allowances, small site allowances such as conversions of unoccupied buildings and new allocations. In relation to the new housing allocations 2,130 houses are to be provided, 26 of which are to be delivered in Shirenewton on the HA18 site, importantly 50% of these will be affordable (13 homes). Further information is set out in Strategic Policies S1, S2 and Table HA1-HA18 along with Appendix 7: Housing Supply Components and the supporting Housing Background paper. With regard to Chepstow there is already an allocation at Land at Mounton Road (HA3) for 146 homes. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. Further ecological surveys will also be undertaken at the detailed planning application stage. RLDP proposals will be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery. Any mitigation and compensation required will be agreed with MCC Ecology at the detailed planning application stage. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting.	

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		Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage. Regarding public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. While the mechanisms for improved health infrastructure sit outside of the planning process, the Council is fully engaged with the Aneurin Bevan University	

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		Health Board in seeking to deliver service improvements across the County as a whole. The Flood Map for Planning does not identify any flood risk zones on the site. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3665 / Gail Jones / Objection	Disproportionate development causing strain to the infrastructure and environment of the village spoiling heritage and character of Shirenewton through development that is incongruous to the village.	Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need,	No change required.

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		environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. The site is not considered to be disproportionate to the size of the existing village. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3671 / Guy Evered-Hall / Objection	The narrow lanes within the village have reached its capacity to cope with the traffic already and cannot handle an additional 26 houses. Public infrastructure is already at its maximum, with school being oversubscribed and limited bus services.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the	No change required.

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		change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage. Regarding public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3672 / Hazel Thorpe / Support	Supports the development, especially the affordable housing. However offers comments for mitigation for risks. In order to ensure road safety, recommended to	General support welcomed. Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including	No change required.

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	extend the 20MPH zone and a safe crossing zone installed, water supply currently limited and needs improving to accommodate new housing, flooding likely due to rain runoff and proper ground attenuation measures needed and in conjunction with sewer being of insufficient capacity may cause overflow so would need to be improved. The style of houses within the development would need to be carefully considered in order to ensure continuation of the village character. Furthermore, public transport in Shirenewton would need to be improved due to limited services in the town, including an oversubscribed school. Roads on new estates are too narrow (impact on fire appliances).	the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. The Flood Map for Planning does not identify any flood risk zones on the site. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. With regard to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. Dŵr Cymru Welsh Water (DCWW) have been engaged throughout the RLDP process and previously raised no concern with Shirenewton, noting there were no issues with either water supply or foul flows. At the Deposit Plan consultation stage, DCWW revised their comments to note a Hydraulic Modelling Assessment (HMA) may be required as it has since become apparent that there are some on-going issues along the sewer network. A HMA to determine that HA18 Land west of	

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		Redd Landes does not exacerbate the existing situation is therefore required, or as an alternative removal of surface water to offset foul flows could be utilised. This type of information would not, however, be required until the planning application stage. The site promoters are aware of the need to ensure early communication with DCWW on these matters. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage. Regarding public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. The detailed design of the site has not yet been submitted to the Council but will be presented as part of the planning application process. Any planning applications on the site will be subject to public consultation and there will be an opportunity to comment on the detail at that stage.	

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3676 / Jacqueline Broughton / Objection	Concerned about the size and location of the proposed development. Any new housing development should be sympathetic to the needs of the local community with regard to volume of traffic, road safety, adequacy of local services and general village community cohesion. Community cohesion is particularly relevant in rural communities like Shirenewton, which in the absence of many local services such as shops, doctor's surgeries, public transport, and local taxis, residents have to rely on local / neighbourly support.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. Objective 13 of the RLDP refers to rural communities generally providing support for affordable homes and development opportunities of an appropriate scale and location in rural areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an	No change required.

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		opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage. Regarding public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. While the mechanisms for improved health infrastructure sit outside of the planning process, the Council is fully engaged with the Aneurin Bevan University	

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		Health Board in seeking to deliver service improvements across the County as a whole. The detailed design of the site has not yet been submitted to the Council but will be presented as part of the planning application process. Any planning applications on the site will be subject to public consultation and there will be an opportunity to comment on the detail at that stage. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3677 / Jade Fyfe / Objection	Objection for the following reasons: Traffic impact - The narrow village roads- are already congested at peak times and are not equipped to handle this increase in traffic and the safety concerns for pedestrians/cyclists. Infrastructure strain - existing infrastructure is not adequate to support this level of development with local school at capacity and medical services being limited. Impact on village character - development of this scale risks altering the village character and inconsistent with the village's heritage and aesthetic. Environmental concerns - It is a sensitive rural area with the loss of green space, habitat destruction and potential harm to wildlife. The increased traffic will lead to air and noise pollution. Lack of comprehensive consultation - Insufficient consultation on this matter. Request an impact assessment is carried out to address the concerns raised.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy	No change required.

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		HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. Further ecological surveys will also be undertaken at the detailed planning application stage. RLDP proposals will be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery. Any mitigation and compensation required will be agreed with MCC Ecology at the detailed planning application stage. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. Any air quality impact will be assessed as part of the planning application process. Policy HA18 includes criterion e) relating to the provision of on and off-site measures to provide good quality, attractive, safe, legible and accessible pedestrian and cycle linkages to and within the site. This includes a key connection to a footpath link on the eastern part of the site to the road frontage allowing ease of access to the recreation hall and grounds and a new footway link to the north of the site to connect into an existing public right of way, which will allow for a more direct public access route to the primary school. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external	

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		stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage. While the mechanisms for improved health infrastructure sit outside of the planning process, the Council is fully engaged with the Aneurin Bevan University Health Board in seeking to deliver service improvements across the County as a whole. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. Regarding the comment in relation to the consultation, in line with the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended 2015), Monmouthshire County Council consulted on the Deposit RLDP, together with the supporting Integrated Sustainability Appraisal Report and Habitats Regulations Assessment from 4th November until 16th December 2024 following endorsement of the Deposit Plan for statutory public consultation/engagement at the Council meeting on 24th October 2024. A number of in-person community and stakeholder engagement events ('drop-in sessions') were held throughout the County during the consultation period. Two virtual engagement events (Microsoft Teams live events) also took place during the consultation period, whereby officers presented the Deposit RLDP and responded to questions. Multiple copies of the RLDP and the evidence base were	

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		available in printed format to view at the drop-in consultation sessions held across the County and, the documents were also available on the Council's website for the entirety of the RLDP Deposit consultation and remain available. A decision on whether an Environmental Impact Assessment (EIA) screening opinion is required will be undertaken at the time any planning application is submitted on the site. Schedule 2 of the EIA Regulations 2017 should be referred to regarding the threshold for screening of planning applications. Further information regarding the consultation undertaken in relation to the Deposit RLDP is set out in the Consultation Report. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3680 / James / Objection	Development is disproportionate to the size of Shirenewton. Negatively affect the character of the village. Concerns re impact on visual integrity and the rural charm of the village. Development would increased light pollution and disturb local wildlife habitats. Development would lead to a significant increase in traffic which could have adverse effects on road safety, congestion, and the overall quality of life for current residents. Increase strain on current local infrastructure, including the primary school and facilities for preschool children, which is already operating at full capacity.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton	No change required.

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		settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. The RLDP includes a specific policy LC5 relating to dark skies and lighting that must be considered as part of a detailed planning application. Further ecological surveys will also be undertaken at the detailed planning application stage. RLDP proposals will be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery. Any mitigation and compensation required will be agreed with MCC Ecology at the detailed planning application stage. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate	

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		highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage. The detailed design of the site has not yet been submitted to the Council but will be presented as part of the planning application process. Any planning applications on the site will be subject to public consultation and there will be an opportunity to comment on the detail at that stage. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3682 / Janet Evans / Objection	The site would be an overdevelopment of the village. The land preserves the setting	Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations	No change required.

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	and special characteristic of the small historic village and is within a designated conservation area. The village has no amenities apart from the pub and the narrow lanes are unsuitable for an increase in traffic.	included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment	

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		to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3683 / Dr Jane Butterworth / Objection	The number of proposed houses is excessive - there is a 15 house sites already in place that has yet to be built. A further 26 is disproportionate. Sewerage - There are long standing issues with the sewerage system that has not been resolved. It is incapable of supporting the new houses in wet weather with effluent bursting out further down the system. Roads and transport - No pavements on the main roads through the village with pedestrians at harm. Only 5 buses in each direction during the weekday and none on a Sunday. It is essential to have a car. Schools - the school may be at capacity for residents in the new houses. Electrical supply - It has a poor mobile reception resulting in issues with the billing for smart metres or even being able to use EV tariff rates. Facilities - No doctors surgeries, dentists, pharmacies, shops, garages or cash machines within a	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed	No change required.

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	20 minute walk. A post office was deemed to be unviable	land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The housing supply components that contribute to meeting the housing provision figure include an allowance for existing commitments, windfall allowances, small site allowances such as conversions of unoccupied buildings and new allocations. The site referred to Land adjacent Clearview Court, Shirenewton which relates to 11 homes, has been taken into consideration in these figures, and included as an existing commitment. In relation to the new housing allocations 2,130 houses are to be provided, 26 of which are to be delivered in Shirenewton on the Land west of Redd Landes, Shirenewton site, importantly 50% of these will be affordable (13 homes). Further information is set out in Strategic Policies S1, S2 and Table HA1-HA18 along with Appendix 7: Housing Supply Components and the supporting Housing Background paper. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing	

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		positive benefits for the community as a whole. Any air quality impact will be assessed as part of the planning application process. In addition, Policy HA18 includes criterion e) relating to the provision of on and off-site measures to provide good quality, attractive, safe, legible and accessible pedestrian and cycle linkages to and within the site. This includes a key connection to a footpath link on the eastern part of the site to the road frontage allowing ease of access to the recreation hall and grounds and a new footway link to the north of the site to connect into an existing public right of way, which will allow for a more direct public access route to the primary school. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage. The latest position with education will be reviewed at the planning application stage. Regarding public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency.	

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		While the mechanisms for improved health infrastructure sit outside of the planning process, the Council is fully engaged with the Aneurin Bevan University Health Board in seeking to deliver service improvements across the County as a whole. Regarding broadband it is recognised that digital communications infrastructure is crucial to the future success of businesses and communities, including access to key services and facilities. This is reflected in the Plan's issues, vision and objectives and highlighted specifically in Objective 14 of the RLDP. Policy IN1 provides support for any proposals where planning permission is required to help deliver future digital infrastructure needs of an area in accordance with Future Wales (2021) Policy 13 and Planning Policy Wales (2024). Ultimately, while the planning process can support the delivery of digital infrastructure, it is the responsibility of digital infrastructure providers to set out future needs within any given area. One of the core objectives of the RLDP relates to responding to the climate and nature emergency. As a result the RLDP supports carbon reduction through a variety of adaptation measures which includes the provision of ultra-low emission vehicle (ULEV) charging infrastructure on all new homes to support the switch to electric vehicles and, aide the reduction of emissions and improve air quality as set out in Strategic Policy S4 – Climate Change, Policy NZ1 – Monmouthshire Net Zero Carbon Homes and Strategic Policy S13 – Sustainable Transport. Monmouthshire's electricity distribution network operator is National Grid ED (South Wales). National Grid have been engaged throughout the RLDP process and no capacity issues with the electricity network have been identified to date. The Council will continue to work with National Grid throughout the remainder of the planning process. Dŵr Cymru Welsh Water (DCWW) have been engaged throughout the RLDP process and previously raised no concern with Shirenewton, noting there were no issues with either water supply or foul flows. At the Deposit Plan consultation stage, DCWW revised their comments to note a Hydraulic Modelling Assessment (HMA) may be required as it has since become apparent that there are some on-going issues along the sewer network. A HMA to determine that HA18 Land west of Redd Landes does not exacerbate the existing situation is therefore required, or as an alternative removal of surface water to offset foul flows could be utilised. This type of information would not, however, be required until the planning application stage. The site promoters are aware of the need to ensure early communication	

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		with DCWW on these matters. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3684 / Jane Eickhoff / Objection	Concerns around previously proposed sites for development in Shirenewton that were rejected apply to the allocated site. Concerns re capacity at local school not sufficient for influx in residents.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site has been promoted throughout the RLDP process and submitted initially as a Candidate Site. The site has been subject to consultation and is justified within the context of the RLDP's overarching strategy.	No change required.

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		In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3684 / Jane Eickhoff / Objection	Concern Shirenewton is a small historic village, set within a designated conservation area. Its houses are stone built, with a beautiful medieval church and	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core	No change required.

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	rural landscape. It has very narrow lanes, and is surrounded by unspoilt countryside. This would be a very large estate, compared to the size of the village, and would have a severe impact on the infrastructure and environment for the current residents. It would change the character and spoil the heritage of the village for ever. Concerns Shirenewton is not a sustainable location for housing growth of this scale which is reflected in the Sustainable Settlement Appraisal and Appendix 3: Settlement Profiles and that not growth should be allocated unless issues identified are remedied. Concerns that although not in a settlement cluster for Chepstow and identified as a less sustainable settlement than those in the cluster, Shirenewton was allocated housing growth. Concerns development is isolated and will therefore promote private car usage. Concerns with lack of public infrastructure in the area, including transport services, shops, and employment opportunities. Concerns the site has been assessed by Glamorgan Gwent Archaeological Trust Ltd as RED on the HER (Historic Environment Record), indicating extensive prehistoric artefacts in the field and surrounding areas and the reason a site opposite was not considered for allocation.	issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. The housing supply components that contribute to meeting the housing provision figure include an allowance for existing commitments, windfall allowances, small site allowances such as conversions of unoccupied buildings and new allocations. In relation to the new housing allocations 2,130 houses are to be provided, 26 of which are to be delivered in Shirenewton on the HA18 site, importantly 50% of these will be affordable (13 homes). Further information is set out in Strategic Policies S1, S2 and Table HA1-HA18 along with Appendix 7: Housing Supply Components and the supporting Housing Background paper. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation	

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		at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Glamorgan Gwent Archaeological Trust have noted a desk-based assessment and geophysical survey is required, prior to the determination of a planning application which would inform mitigation opportunities. This may include further pre-determination work. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional	

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		bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. The detailed design of the site has not yet been submitted to the Council but will be presented as part of the planning application process. Any planning applications on the site will be subject to public consultation and there will be an opportunity to comment on the detail at that stage. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3696 / Jon Bessant / Objection	The proposal poses many major risks including; affecting the environmental beauty and biodiversity of the area, disrupting wildlife habitats and potentially endangering protected species, as a conservation area the development conflicts with the Monmouthshire Local Development Plan (LDP), which emphasises the importance of protecting conservation areas and ensuring developments are sympathetic to their surroundings. Concerns re infrastructure capacity including road network, increased traffic and dangerous conditions for other road users. The strain on water, electricity, and sewage systems could lead to service disruptions for existing residents.	Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an	No change required.

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		opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. Further ecological surveys will also be undertaken at the detailed planning application stage. RLDP proposals will be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery. Any mitigation and compensation required will be agreed with MCC Ecology at the detailed planning application stage. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. National Grid have been engaged throughout the RLDP process and no capacity issues with the electricity network have been identified to date. The Council will	

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		continue to work with National Grid throughout the remainder of the planning process. Dŵr Cymru Welsh Water (DCWW) have been engaged throughout the RLDP process and previously raised no concern with Shirenewton, noting there were no issues with either water supply or foul flows. At the Deposit Plan consultation stage, DCWW revised their comments to note a Hydraulic Modelling Assessment (HMA) may be required as it has since become apparent that there are some on-going issues along the sewer network. A HMA to determine that HA18 Land west of Redd Landes does not exacerbate the existing situation is therefore required, or as an alternative removal of surface water to offset foul flows could be utilised. This type of information would not, however, be required until the planning application stage. The site promoters are aware of the need to ensure early communication with DCWW on these matters. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3698 / Julia Buchanan / Objection	Shirenewton consists mainly of old historical buildings and houses of individual character with narrow roads, concern that a new housing estate would increase traffic, cause undue strain on capacity of local school with people likely having to find education elsewhere and further increase reliance on cars and decreasing safety in the village.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school	No change required.

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		and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	

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3701 / Kathy Howe / Objection	Opposes the development as proposed development disproportionate in size to the existing village, having a detrimental impact on infrastructure and character of the village. Increase in cars as a result of the development will greatly reduce road safety due to conditions of road being low visibility, narrow lanes, and usage by heavy farming equipment. Proposal site has diverse wildlife population with protected species that will be impacted due to noise and disturbance of development.	Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. Further ecological surveys will also be undertaken at the detailed planning application stage. RLDP proposals will be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery. Any mitigation and compensation required will be agreed with MCC Ecology at the detailed planning application stage. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the	No change required.

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		site will not have an adverse impact on the safety and capacity of the immediate highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. Any air quality impact will be assessed as part of the planning application process. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3707 / Luke Dudgale / Objection	Concern Shirenewton is a small historic village, set within a designated conservation area. Its houses are stone built, with a beautiful medieval church and rural landscape. It has very narrow lanes, and is surrounded by unspoilt countryside. This would be a very large estate, compared to the size of the village, and would have a severe impact on the infrastructure and environment for the current residents. It would change the character and spoil the heritage of the village for ever. Concerns Shirenewton is not a sustainable location for housing growth of this scale which is reflected in the Sustainable Settlement Appraisal and Appendix 3: Settlement Profiles and that not growth should be allocated unless issues identified are remedied. Concerns that although not in a settlement cluster for Chepstow and identified as a less sustainable settlement than those in the cluster, Shirenewton was allocated housing growth. Concerns development is isolated	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	and will therefore promote private car usage. Concerns with lack of public infrastructure in the area, including transport services, shops, and employment opportunities. Concerns the site has been assessed by Glamorgan Gwent Archaeological Trust Ltd as RED on the HER (Historic Environment Record), indicating extensive prehistoric artefacts in the field and surrounding areas and the reason a site opposite was not considered for allocation.	a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. The housing supply components that contribute to meeting the housing provision figure include an allowance for existing commitments, windfall allowances, small site allowances such as conversions of unoccupied buildings and new allocations. In relation to the new housing allocations 2,130 houses are to be provided, 26 of which are to be delivered in Shirenewton on the HA18 site, importantly 50% of these will be affordable (13 homes). Further information is set out in Strategic Policies S1, S2 and Table HA1-HA18 along with Appendix 7: Housing Supply Components and the supporting Housing Background paper. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Glamorgan Gwent Archaeological Trust have noted a desk-based assessment and geophysical survey is required, prior to the determination of a planning application which would inform mitigation opportunities. This may include further pre-determination work.	

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		Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. The detailed design of the site has not yet been submitted to the Council but will be presented as part of the planning application process. Any planning applications on the site will be subject to public consultation and there will be an opportunity to comment on the detail at that stage. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3710 / Mr MA Huxtable / Objection	Suggest growth can be accommodated in more sustainable settlements than Shirenewton. Concerns site is BMV and situated in a greenbelt consideration as per Future Wales 2040.	Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a	No change required.

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		preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. The housing supply components that contribute to meeting the housing provision figure include an allowance for existing commitments, windfall allowances, small site allowances such as conversions of unoccupied buildings and new allocations. In relation to the new housing allocations 2,130 houses are to be provided, 26 of which are to be delivered in Shirenewton on the HA18 site, importantly 50% of these will be affordable (13 homes). Further information is set out in Strategic Policies S1, S2 and Table HA1-HA18 along with Appendix 7: Housing Supply Components and the supporting Housing Background paper. The RLDP Strategy has regard to Policy 34 and the indicative Green Belt boundary set out in Future Wales 2040. Potential Green Belt land is to be assessed and designated as part of a Strategic Development Plan (SDP) for the South East Wales Region. It is recognised that the proposed allocation is located on Best and Most Versatile (BMV) agricultural land. When considering the site search sequence set out in national planning policy, it is noted that most of the land surrounding Shirenewton is of BMV status. In their representation on the Deposit RLDP Welsh Government provide support for the approach the Council has taken in relation to the consideration of BMV agricultural land and where there is a loss of BMV how this is justified. Welsh Government note the Deposit RLDP considers and balances the overriding need for allocations involving BMV and, recognise that while significant areas of BMV will be developed the LPA has demonstrated a sensible and pragmatic approach to considering BMV loss in the context of national planning policy.	

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		For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3714 / Mary Stephens / Objection	Rejects proposition as the development is a very large estate in comparison to the village that would have a severe impact on infrastructure and environment for residents, spoiling the character of the village. Concern for safety due to road opposite development being national speed limit often used by heavy farming machinery	Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. Further ecological surveys will also be undertaken at the detailed planning application stage. RLDP proposals will be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to	No change required.

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		Policy NR1 – Nature Recovery. Any mitigation and compensation required will be agreed with MCC Ecology at the detailed planning application stage. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. Any air quality impact will be assessed as part of the planning application process. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3716 / Matthew Smith / Objection	Concern Shirenewton is a small historic village, set within a designated conservation area. Its houses are stone built, with a beautiful medieval church and rural landscape. It has very narrow lanes, and is surrounded by unspoilt countryside. This would be a very large estate, compared to the size of the village, and would have a severe impact on the infrastructure and environment for the current residents. It would change the character and spoil the heritage of the village for ever. Concerns Shirenewton is not a sustainable location for housing growth of this scale which is reflected in the Sustainable Settlement Appraisal and Appendix 3: Settlement Profiles and that not growth should be allocated unless issues identified are remedied. Concerns that although not in a settlement cluster	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed	No change required.

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	for Chepstow and identified as a less sustainable settlement than those in the cluster, Shirenewton was allocated housing growth. Concerns development is isolated and will therefore promote private car usage. Concerns with lack of public infrastructure in the area, including transport services, shops, and employment opportunities. Concerns the site has been assessed by Glamorgan Gwent Archaeological Trust Ltd as RED on the HER (Historic Environment Record), indicating extensive prehistoric artefacts in the field and surrounding areas and the reason a site opposite was not considered for allocation.	land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. The housing supply components that contribute to meeting the housing provision figure include an allowance for existing commitments, windfall allowances, small site allowances such as conversions of unoccupied buildings and new allocations. In relation to the new housing allocations 2,130 houses are to be provided, 26 of which are to be delivered in Shirenewton on the HA18 site, importantly 50% of these will be affordable (13 homes). Further information is set out in Strategic Policies S1, S2 and Table HA1-HA18 along with Appendix 7: Housing Supply Components and the supporting Housing Background paper. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and	

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		preserves its setting. Glamorgan Gwent Archaeological Trust have noted a desk-based assessment and geophysical survey is required, prior to the determination of a planning application which would inform mitigation opportunities. This may include further pre-determination work. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. The detailed design of the site has not yet been submitted to the Council but will be presented as part of the planning application process. Any planning applications on the site will be subject to public consultation and there will be an opportunity to comment on the detail at that stage. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3718 / Max Woolmer / Objection	Development would be very large compared to the existing village, have a significant impact on infrastructure and	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core	No change required.

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	environment, and change the character and spoil heritage of the village.	issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy	

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		HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3720 / Megan Batchelor / Objection	Development would be very large compared to the existing village, have a significant impact on infrastructure and environment, and change the character and spoil heritage of the village. Additional houses will impose on the natural beauty of the village and put a significant strain on roads that are already over capacity	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy,	No change required.

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		which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of	

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		the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3728 / Michael Perry / Objection	Concern Shirenewton is a small historic village, set within a designated conservation area. Its houses are stone built, with a beautiful medieval church and rural landscape. It has very narrow lanes, and is surrounded by unspoilt countryside. This would be a very large estate, compared to the size of the village, and would have a severe impact on the infrastructure and environment for the current residents. It would change the character and spoil the heritage of the village for ever. Concerns Shirenewton is not a sustainable location for housing growth of this scale which is reflected in	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most	No change required.

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	the Sustainable Settlement Appraisal and Appendix 3: Settlement Profiles and that not growth should be allocated unless issues identified are remedied. Concerns that although not in a settlement cluster for Chepstow and identified as a less sustainable settlement than those in the cluster, Shirenewton was allocated housing growth. Concerns development is isolated and will therefore promote private car usage. Concerns with lack of public infrastructure in the area, including transport services, shops, and employment opportunities. Concerns the site has been assessed by Glamorgan Gwent Archaeological Trust Ltd as RED on the HER (Historic Environment Record), indicating extensive prehistoric artefacts in the field and surrounding areas and the reason a site opposite was not considered for allocation.	sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. The housing supply components that contribute to meeting the housing provision figure include an allowance for existing commitments, windfall allowances, small site allowances such as conversions of unoccupied buildings and new allocations. In relation to the new housing allocations 2,130 houses are to be provided, 26 of which are to be delivered in Shirenewton on the HA18 site, importantly 50% of these will be affordable (13 homes). Further information is set out in Strategic Policies S1, S2 and Table HA1-HA18 along with Appendix 7: Housing Supply Components and the supporting Housing Background paper. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise	

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		any potential landscape impact on the wider surroundings and respond to its edge of settlement location. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Glamorgan Gwent Archaeological Trust have noted a desk-based assessment and geophysical survey is required, prior to the determination of a planning application which would inform mitigation opportunities. This may include further pre-determination work. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. The detailed design of the site has not yet been submitted to the Council but will be presented as part of the planning application process. Any planning applications on the site will be subject to public consultation and there will be an opportunity to comment on the detail at that stage.	

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		For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3730 / Michelle Hale / Objection	Shirenewton is a small historic village, set within a designated conservation area. Its houses are stone built, with a beautiful medieval church and rural landscape. It has very narrow lanes, and is surrounded by unspoilt countryside. This would be a very large estate, compared to the size of the village, and would have a severe impact on the infrastructure and environment for the current residents. It would change the character and spoil the heritage of the village for ever.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site,	No change required.

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		located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency.	

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		The detailed design of the site has not yet been submitted to the Council but will be presented as part of the planning application process. Any planning applications on the site will be subject to public consultation and there will be an opportunity to comment on the detail at that stage. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3766 / Olly Trevarthen / Objection	Further development would ruin the fabric of Shirenewton. Its houses are stone built, with a beautiful medieval church and rural landscape. It has very narrow lanes, and is surrounded by unspoilt countryside. The estate would be out of keeping and would have a severe impact on the infrastructure and environment for the current residents. It would change the character and spoil the heritage of the village for ever.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village.	No change required.

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		In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of public transport, the site is served by bus route 63	

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		(Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. The detailed design of the site has not yet been submitted to the Council but will be presented as part of the planning application process. Any planning applications on the site will be subject to public consultation and there will be an opportunity to comment on the detail at that stage. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3769 / Paul Morcombe / Objection	Development very large relative to the size of the village and have severe impact on the infrastructure and environment of the village that would spoil the heritage. Additionally, proposed site is often saturated due to the poor drainage at the site. Narrow roads around the village often used by heavy farming vehicles and the addition of cars from the development would decrease road safety and increase likelihood of accidents. Village school doesn't have capacity to cope and with bus service being limited, cars would be a necessity for residents especially with a lack of shop or medical facilities. The green space should be protected and not developed on due to protected species of wildlife and their habitats.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its	No change required.

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		allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. Further ecological surveys will also be undertaken at the detailed planning application stage. RLDP proposals will be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery. Any mitigation and compensation required will be agreed with MCC Ecology at the detailed planning application stage. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. Any air quality impact will be assessed as part of the planning application process. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the	

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		Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage. Regarding public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. While the mechanisms for improved health infrastructure sit outside of the planning process, the Council is fully engaged with the Aneurin Bevan University Health Board in seeking to deliver service improvements across the County as a whole. Dŵr Cymru Welsh Water (DCWW) have been engaged throughout the RLDP process and previously raised no concern with Shirenewton, noting there were no issues with either water supply or foul flows. At the Deposit Plan consultation stage, DCWW revised their comments to note a Hydraulic Modelling Assessment (HMA) may be required as it has since become apparent that there are some on-going issues along the sewer network. A HMA to determine that HA18 Land west of Redd Landes does not exacerbate the existing situation is therefore required, or as an alternative removal of surface water to offset foul flows could be utilised. This type of information would not, however, be required until the planning application stage. The site promoters are aware of the need to ensure early communication with DCWW on these matters.	

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		For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3775 / Richard Holley / Objection	Concern Shirenewton is a small historic village, set within a designated conservation area. Its houses are stone built, with a beautiful medieval church and rural landscape. It has very narrow lanes, and is surrounded by unspoilt countryside. This would be a very large estate, compared to the size of the village, and would have a severe impact on the infrastructure and environment for the current residents. It would change the character and spoil the heritage of the village for ever. Concerns Shirenewton is not a sustainable location for housing growth of this scale which is reflected in the Sustainable Settlement Appraisal and Appendix 3: Settlement Profiles and that not growth should be allocated unless issues identified are remedied. Concerns that although not in a settlement cluster for Chepstow and identified as a less sustainable settlement than those in the cluster, Shirenewton was allocated housing growth. Concerns development is isolated and will therefore promote private car usage. Concerns with lack of public infrastructure in the area, including transport services, shops, and employment opportunities. Concerns the site has been assessed by Glamorgan Gwent Archaeological Trust Ltd as RED on the HER (Historic Environment Record), indicating	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. The housing supply components that contribute to meeting the housing provision figure include an allowance for existing commitments, windfall allowances, small site allowances such as conversions of unoccupied buildings and new allocations. In relation to the new housing allocations 2,130 houses are to be provided, 26 of which are to be delivered in Shirenewton on the HA18 site, importantly 50% of	No change required.

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	extensive prehistoric artefacts in the field and surrounding areas and the reason a site opposite was not considered for allocation.	these will be affordable (13 homes). Further information is set out in Strategic Policies S1, S2 and Table HA1-HA18 along with Appendix 7: Housing Supply Components and the supporting Housing Background paper. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Glamorgan Gwent Archaeological Trust have noted a desk-based assessment and geophysical survey is required, prior to the determination of a planning application which would inform mitigation opportunities. This may include further pre-determination work. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the	

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		delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. The detailed design of the site has not yet been submitted to the Council but will be presented as part of the planning application process. Any planning applications on the site will be subject to public consultation and there will be an opportunity to comment on the detail at that stage. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3777 / Richard Tonner / Objection	The development would have a significant impact on the character, and heritage of the village. There is no access to healthcare or shops and very limited public transport. The primary school is oversubscribed and the nearest secondary education is Chepstow. No employment opportunities. Development would increase car usage and road safety concerns and especially climate change and air quality issues. Concerns re sewage infrastructure and poor drainage in the field. Loss of green spaces and increased population would have a negative impact on the biodiversity.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of	No change required.

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		allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. Further ecological surveys will also be undertaken at the detailed planning application stage. RLDP proposals will be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery. Any mitigation and compensation required will be agreed with MCC Ecology at the detailed planning application stage. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific	

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		reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. Any air quality impact will be assessed as part of the planning application process. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage. Regarding public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. While the mechanisms for improved health infrastructure sit outside of the planning process, the Council is fully engaged with the Aneurin Bevan University Health Board in seeking to deliver service improvements across the County as a whole. Dŵr Cymru Welsh Water (DCWW) have been engaged throughout the RLDP process and previously raised no concern with Shirenewton, noting there were no issues with either water supply or foul flows. At the Deposit Plan consultation	

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		stage, DCWW revised their comments to note a Hydraulic Modelling Assessment (HMA) may be required as it has since become apparent that there are some on-going issues along the sewer network. A HMA to determine that HA18 Land west of Redd Landes does not exacerbate the existing situation is therefore required, or as an alternative removal of surface water to offset foul flows could be utilised. This type of information would not, however, be required until the planning application stage. The site promoters are aware of the need to ensure early communication with DCWW on these matters. The Flood Map for Planning does not identify any flood risk zones on the site. Surface water drainage requirements are subject to a separate regulatory framework which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3778 / Gaynor Osbourne / Objection	The village is small, historic and within a conservation area. There is no access to healthcare or shops and very limited public transport. School is oversubscribed. Roads/paths are not fit for purpose. The proposed development would bring a significant increase in private vehicles raising road safety concerns but also environmental concerns relating to climate change and air quality. The proposed development is large and would have a significant impact on the character, and heritage of the village. Traffic congestion will be worsened posing a risk to safety.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy,	No change required.

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	The surrounding farmland and unspoilt countryside is home to a wide range of flora and fauna including protected species that require natural habitats. Loss of green spaces and increased population would have a negative impact on the biodiversity. The site itself is frequently waterlogged with poor drainage and is prone to flooding.	which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. Further ecological surveys will also be undertaken at the detailed planning application stage. RLDP proposals will be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery. Any mitigation and compensation required will be agreed with MCC Ecology at the detailed planning application stage. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the	

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		site will not have an adverse impact on the safety and capacity of the immediate highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. Any air quality impact will be assessed as part of the planning application process. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage. Regarding public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. While the mechanisms for improved health infrastructure sit outside of the planning process, the Council is fully engaged with the Aneurin Bevan University Health Board in seeking to deliver service improvements across the County as a whole.	

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		Dŵr Cymru Welsh Water (DCWW) have been engaged throughout the RLDP process and previously raised no concern with Shirenewton, noting there were no issues with either water supply or foul flows. At the Deposit Plan consultation stage, DCWW revised their comments to note a Hydraulic Modelling Assessment (HMA) may be required as it has since become apparent that there are some on-going issues along the sewer network. A HMA to determine that HA18 Land west of Redd Landes does not exacerbate the existing situation is therefore required, or as an alternative removal of surface water to offset foul flows could be utilised. This type of information would not, however, be required until the planning application stage. The site promoters are aware of the need to ensure early communication with DCWW on these matters. The Flood Map for Planning does not identify any flood risk zones on the site. Surface water drainage requirements are subject to a separate regulatory framework which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3815 / Ryan Korzeniowski / Objection	Shirenewton is a small historic village, set within a designated conservation area. Its houses are stone built, with a beautiful medieval church and rural landscape. It has very narrow lanes, and is surrounded by unspoilt countryside. This would be a very large estate, compared to the size of the village, and would have a severe impact on the infrastructure and environment for the current residents. It would change the	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP.	No change required.

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	character and spoil the heritage of the village for ever.	Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location.	

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		The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. The detailed design of the site has not yet been submitted to the Council but will be presented as part of the planning application process. Any planning applications on the site will be subject to public consultation and there will be an opportunity to comment on the detail at that stage. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3819 / Sam Smith / Objection	Proposed development is disproportionately large in relation to the existing village with design that is incongruous in local context and would	Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy,	No change required.

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	change the character and spoilt heritage of the village.	which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting.	

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		The detailed design of the site has not yet been submitted to the Council but will be presented as part of the planning application process. Any planning applications on the site will be subject to public consultation and there will be an opportunity to comment on the detail at that stage. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3826 / Scott Beavan / Objection	Concern Shirenewton is a small historic village, set within a designated conservation area. Its houses are stone built, with a beautiful medieval church and rural landscape. It has very narrow lanes, and is surrounded by unspoilt countryside. This would be a very large estate, compared to the size of the village, and would have a severe impact on the infrastructure and environment for the current residents. It would change the character and spoil the heritage of the village for ever. Concerns Shirenewton is not a sustainable location for housing growth of this scale which is reflected in the Sustainable Settlement Appraisal and Appendix 3: Settlement Profiles and that not growth should be allocated unless issues identified are remedied. Concerns that although not in a settlement cluster for Chepstow and identified as a less sustainable settlement than those in the cluster, Shirenewton was allocated housing growth. Concerns development is isolated and will therefore promote private car usage. Concerns with lack of public infrastructure in the area, including	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village.	No change required.

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	transport services, shops, and employment opportunities. Concerns the site has been assessed by Glamorgan Gwent Archaeological Trust Ltd as RED on the HER (Historic Environment Record), indicating extensive prehistoric artefacts in the field and surrounding areas and the reason a site opposite was not considered for allocation.	The housing supply components that contribute to meeting the housing provision figure include an allowance for existing commitments, windfall allowances, small site allowances such as conversions of unoccupied buildings and new allocations. In relation to the new housing allocations 2,130 houses are to be provided, 26 of which are to be delivered in Shirenewton on the HA18 site, importantly 50% of these will be affordable (13 homes). Further information is set out in Strategic Policies S1, S2 and Table HA1-HA18 along with Appendix 7: Housing Supply Components and the supporting Housing Background paper. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Glamorgan Gwent Archaeological Trust have noted a desk-based assessment and geophysical survey is required, prior to the determination of a planning application which would inform mitigation opportunities. This may include further pre-determination work. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such	

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		community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. The detailed design of the site has not yet been submitted to the Council but will be presented as part of the planning application process. Any planning applications on the site will be subject to public consultation and there will be an opportunity to comment on the detail at that stage. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3837 / Stuart Price / Objection	Proposed development is disproportionately large in relation to the existing village with design that is incongruous in local context and would change the character and spoilt heritage of the village.	Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton	No change required.

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		settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. The detailed design of the site has not yet been submitted to the Council but will be presented as part of the planning application process. Any planning applications on the site will be subject to public consultation and there will be an opportunity to comment on the detail at that stage. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	

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3838 / Susan Gomersall / Objection	Development would be very large compared to the existing village, have a significant impact on infrastructure and environment, and change the character and spoil heritage of the village.	Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location.	No change required.

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		The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. The detailed design of the site has not yet been submitted to the Council but will be presented as part of the planning application process. Any planning applications on the site will be subject to public consultation and there will be an opportunity to comment on the detail at that stage. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3839 / Timothy McNair-Chaplin / Objection	Village School oversubscribed, bus services limited, no shops or medical, flood risk severe due to insufficient drainage	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's	No change required.

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		delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage. Regarding public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. While the mechanisms for improved health infrastructure sit outside of the planning process, the Council is fully engaged with the Aneurin Bevan University Health Board in seeking to deliver service improvements across the County as a whole. The Flood Map for Planning does not identify any flood risk zones on the site. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. With regard to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDS) established by Welsh Government. All site allocations will be subject to this process	

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		to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3883 / Mr Neil Fuller / Objection	The addition of 26 houses on a greenfield site is detrimental to the village of Shirenewton. The local school is already full. There is no village shop and a poor bus service. So walking/cycling would be out of the question as the Chepstow Road is rural, narrow and has no footpath. It will increase the amount of car journeys on the narrow road within the village. Request the site is removed from the Plan. The necessary infrastructure in the village does not exist to support a development of this size.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village.	No change required.

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		The housing supply components that contribute to meeting the housing provision figure include an allowance for existing commitments, windfall allowances, small site allowances such as conversions of unoccupied buildings and new allocations. In relation to the new housing allocations 2,130 houses are to be provided, 26 of which are to be delivered in Shirenewton on the HA18 site, importantly 50% of these will be affordable (13 homes). Further information is set out in Strategic Policies S1, S2 and Table HA1-HA18 along with Appendix 7: Housing Supply Components and the supporting Housing Background paper. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the	

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		change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. Policy HA18 includes criterion e) relating to the provision of on and off-site measures to provide good quality, attractive, safe, legible and accessible pedestrian and cycle linkages to and within the site. This includes a key connection to a footpath link on the eastern part of the site to the road frontage allowing ease of access to the recreation hall and grounds and a new footway link to the north of the site to connect into an existing public right of way, which will allow for a more direct public access route to the primary school. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3886 / Mrs Nerys Wilson / Objection	Proposed development threatens Shirenewton's conservation area and historic character. Shirenewton lacks the infrastructure support. Would harm Shirenewton's environment. School requires expansion. Affordable housing should be at a balanced scale. Development should align with the communities vision and involve them. Proposed development is large scale and will overwhelm existing infrastructure and change the character of the village.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton	No change required.

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		settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. Further ecological surveys will also be undertaken at the detailed planning application stage. RLDP proposals will be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery. Any mitigation and compensation required will be agreed with MCC Ecology at the detailed planning application stage. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting.	

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		Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage. The provision of affordable housing is a key priority of the Council and is appropriately reflected in the RLDP's vision, objectives and policy framework. Welsh Government support this approach in their representation on the Deposit RLDP noting that there is a severe need to deliver affordable housing, particularly for younger people, and that the 50% affordable housing approach will ensure that Monmouthshire continues to grow in a sustainable manner based on a locally appropriate level of development which is compatible with Policies 1, 7 and 33 of Future Wales. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3886 / Mrs Nerys Wilson / Objection	Should be small sustainable growth that enhances community needs while	Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy,	No change required.

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	protecting Shirenewton's conservation status	which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. The housing supply components that contribute to meeting the housing provision figure include an allowance for existing commitments, windfall allowances, small site allowances such as conversions of unoccupied buildings and new allocations. In relation to the new housing allocations 2,130 houses are to be provided, 26 of which are to be delivered in Shirenewton on the HA18 site, importantly 50% of these will be affordable (13 homes). Further information is set out in Strategic Policies S1, S2 and Table HA1-HA18 along with Appendix 7: Housing Supply Components and the supporting Housing Background paper. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting.	

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		For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
3905 / Mr Philip Brabon / Objection	Shirenewton is a small village with no amenities such as shop/post office/garage/medical services. To continually develop the village detracts from its unique structure residing in a rural environment. The traffic through the village centre has increased significantly over the last 37 years and to increase it further would endanger pedestrians. The local bus service is very limited and to increase the number of residents without adding to the facilities is difficult to justify.	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. In addition to this, criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific	No change required.

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		reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. Policy HA18 includes criterion e) relating to the provision of on and off-site measures to provide good quality, attractive, safe, legible and accessible pedestrian and cycle linkages to and within the site. This includes a key connection to a footpath link on the eastern part of the site to the road frontage allowing ease of access to the recreation hall and grounds and a new footway link to the north of the site to connect into an existing public right of way, which will allow for a more direct public access route to the primary school. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage. Regarding public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency.	

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		While the mechanisms for improved health infrastructure sit outside of the planning process, the Council is fully engaged with the Aneurin Bevan University Health Board in seeking to deliver service improvements across the County as a whole. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
4010 / Martyn J Davies / Objection	Concern Shirenewton is a small historic village, set within a designated conservation area. Its houses are stone built, with a beautiful medieval church and rural landscape. It has very narrow lanes, and is surrounded by unspoilt countryside. This would be a very large estate, compared to the size of the village, and would have a severe impact on the infrastructure and environment for the current residents. It would change the character and spoil the heritage of the village for ever. Concerns Shirenewton is not a sustainable location for housing growth of this scale which is reflected in the Sustainable Settlement Appraisal and Appendix 3: Settlement Profiles and that not growth should be allocated unless issues identified are remedied. Concerns that although not in a settlement cluster for Chepstow and identified as a less sustainable settlement than those in the cluster, Shirenewton was allocated housing growth. Concerns development is isolated and will therefore promote private car usage. Concerns with lack of public infrastructure in the area, including	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village.	No change required.

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	transport services, shops, and employment opportunities. Concerns the site has been assessed by Glamorgan Gwent Archaeological Trust Ltd as RED on the HER (Historic Environment Record), indicating extensive prehistoric artefacts in the field and surrounding areas and the reason a site opposite was not considered for allocation.	The housing supply components that contribute to meeting the housing provision figure include an allowance for existing commitments, windfall allowances, small site allowances such as conversions of unoccupied buildings and new allocations. In relation to the new housing allocations 2,130 houses are to be provided, 26 of which are to be delivered in Shirenewton on the HA18 site, importantly 50% of these will be affordable (13 homes). Further information is set out in Strategic Policies S1, S2 and Table HA1-HA18 along with Appendix 7: Housing Supply Components and the supporting Housing Background paper. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Glamorgan Gwent Archaeological Trust have noted a desk-based assessment and geophysical survey is required, prior to the determination of a planning application which would inform mitigation opportunities. This may include further pre-determination work. Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such	

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		community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. The detailed design of the site has not yet been submitted to the Council but will be presented as part of the planning application process. Any planning applications on the site will be subject to public consultation and there will be an opportunity to comment on the detail at that stage. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	
4011 / Mr & Mrs SMW Bates / Objection	It is a totally unsuitable site. It is neither a necessity nor feasible on that spot attaching it to a beautiful and historic village with unique features and medieval church. As tourism is one of Wales's main sources of income the remaining historic villages should be protected at all costs and those in Designated Conservation Areas especially; Shirenewton is one such village. This beautiful landscape is also home to wildlife including protected species. The village is also not capable of servicing such	Planning Policy Wales (2024) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. Regarding the location of development, in accordance with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations	No change required.

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	a development with narrow lanes and no footpaths. It is already used extensively by large agricultural vehicles and to add more private vehicles plus all the inevitable delivery and maintenance vehicles mostly passing through Shirenewton would create a bottleneck in the actual village with the associated cost of repairing roadways etc that are already poorly maintained from lack of Council funds. The impact on the infrastructure of Shirenewton as there is no medical service, no shop, no garage and an oversubscribed school. There is also only a limited bus service. In the overall scheme of things, in a more structured area, this development would probably appear quite small, but to squeeze this many houses on this plot would totally overwhelm this small village and be unbelievably harmful and detrimental to both the environment and the existing residents.	included in the RLDP are located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Shirenewton is a Tier 3 settlement and identified as a Main Rural Settlement. The RLDP proposes a small number of allocations in Main Rural Settlements to deliver much needed affordable homes and address rural equality and rural isolation in these areas. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraphs 3.1.6, 6.4.7 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. The Shirenewton settlement boundary has consequently been adjusted to include the HA18 site. Its allocation supports the RLDP's growth and spatial strategy and associated core objectives, including the delivery of affordable homes, and facilitates the delivery of a range and choice of sites within the Plan period. The site is not considered to be disproportionate to the size of the existing village. The housing supply components that contribute to meeting the housing provision figure include an allowance for existing commitments, windfall allowances, small site allowances such as conversions of unoccupied buildings and new allocations. In relation to the new housing allocations 2,130 houses are to be provided, 26 of which are to be delivered in Shirenewton on the HA18 site, importantly 50% of these will be affordable (13 homes). Further information is set out in Strategic Policies S1, S2 and Table HA1-HA18 along with Appendix 7: Housing Supply Components and the supporting Housing Background paper. The RLDP recognises that tourism plays a key role in the local economy of Monmouthshire. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. The proposed site allocation at Land West of Redd Landes, Shirenewton is a sustainable edge of settlement site, located opposite the recreation ground, play area and recreation hall and offers an opportunity to link to wider public rights of way that connect to the primary school and other parts of the village. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes.	

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		The proposed site has been reduced in scale from the original area submitted. The reduced site area proposes a suitable extension to Shirenewton without detriment to the setting of the Conservation Area as this maintains a larger buffer area and preserves its setting. Strategic Policy S8 and Policy HA18 along with Policy S5 and supporting DM policies, including LC1- Landscape Character, will appropriately enable the authority to address concerns of impact on landscape character and visual amenity. Policy HA18 includes criterion a) which notes that the existing boundary features will be enhanced with additional hedgerow and tree planting to boundaries to minimise any potential landscape impact on the wider surroundings and respond to its edge of settlement location. Further ecological surveys will also be undertaken at the detailed planning application stage. RLDP proposals will be required to satisfy national planning policy on maintaining and enhancing biodiversity as set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. Section 10 of the RLDP provides further details relating to achieving ecological improvements as well the RLDP policy framework, with particular reference to Policy NR1 – Nature Recovery. Any mitigation and compensation required will be agreed with MCC Ecology at the detailed planning application stage. Regarding the road network, MCC Highways note the proposed site access off Earlswood Road is acceptable and the vehicular movements associated with the site will not have an adverse impact on the safety and capacity of the immediate highway network. Criterion f) of Policy HA18 relates to the provision of off-site highway improvements as necessary, this includes a specific reference to the relocation of both 20mph and 40mph speed limits to promote the change in speed limit and environment upon entering Shirenewton bringing positive benefits for the community as a whole. Furthermore, Policy HA18 includes criterion e) relating to the provision of on and off-site measures to provide good quality, attractive, safe, legible and accessible pedestrian and cycle linkages to and within the site. This includes a key connection to a footpath link on the eastern part of the site to the road frontage allowing ease of access to the recreation hall and grounds and a new footway link to the north of the site to connect into an existing public right of way, which will allow for a more direct public access route to the primary school.	

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		Planning Policy Wales (2024) notes that where new housing is proposed developers will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact on a site's delivery. Reflecting this approach, the site-specific infrastructure requirements of the allocated sites are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. This includes consideration of education requirements. MCC education advised that there is currently capacity in secondary schools within the locality. With regard to primary education, there are capacity issues in some year groups in the catchment primary school, however, the site will not provide a sufficient increase in children to warrant a need to increase capacity at the school. The latest position with education will be reviewed at the planning application stage. Regarding public transport, the site is served by bus route 63 (Cwmbran-Pontypool-Usk-Chepstow), and consideration of the need for additional bus stops to serve the site will be made at the planning application stage. The IDP sets out the requirement for financial contributions towards improved public transport and bus frequency. While the mechanisms for improved health infrastructure sit outside of the planning process, the Council is fully engaged with the Aneurin Bevan University Health Board in seeking to deliver service improvements across the County as a whole. For the reasons noted above it is considered that Land west of Redd Landes, Shirenewton (HA18) is suitable for allocation in the RLDP as an affordable housing-led development.	

HA1 – HA18 – Residential Site Allocations (Table)

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1255 / Home Builders Federation (HBF) / Objection	HA1- HA18 residential allocations - The Tier 1 and Tier 2 settlements are not likely to be suitable for development by SME companies due to their size - missed opportunity for the plan to support the delivery of homes by SME's.	Comments noted, the site allocations proposed in Tiers 1 and 2 are of a scale to support the necessary infrastructure and policy requirements of the RLDP. This is considered to be a more sustainable approach to the distribution of growth rather than a series of smaller piecemeal sites across the Tier 1 and Tier 2 settlements. The Plan does, however, provide a policy framework to consider new residential proposals within the settlement boundaries of the Primary, Secondary and Main Rural Settlement as well as minor rounding off and infill opportunities in Minor Rural Settlements. These could provide opportunities for SME companies.	No change required.
1787 / Gwent Wildlife Trust / Comment	Refers to sites in the south of Monmouthshire that are within the 12.6km Core Recreational Catchment Zone for the Severn Estuary European Marine Site, suggest the wording is vague with just a requirement to consider an unspecified financial amount. As the Suitable Alternate Natural Greenspace guidance has not been published creates doubt on whether increased recreational pressure could be effectively controlled.	Housing allocations HA2 – Land to the East of Caldicot / North of Portskewett; HA3 – Land at Mounton Road, Chepstow; HA9 – Land at Former MoD, Caerwent; HA13 – Land adjacent to Piercefield Public House, St Arvans; HA14 – Land at Churchfields, Devauden; and HA18 – Land West of Redd Landes, Shirenewton are within 12.6km of the Core Recreational Catchment Zone for the Severn Estuary Marine Site. The policy framework set out in the site-specific policies as well as Policy NR2 – Severn Estuary Recreational Pressure, require proposals to demonstrate that no adverse impact on the integrity of the European Marine Site will occur. Further details relating to the implementation of these policies will be set out in a recreation and mitigation and management strategy. Collectively, these are considered to provide a robust policy framework to address increased recreational pressure from the proposed developments.	No change required.
1787 / Gwent Wildlife Trust / Comment	Should various proposals be given planning approval, planning conditions should be added that will afford the opportunity to make further enhancements for biodiversity and produce exemplar developments. These include bird nests incorporated into new housing; bat roost sites; sustainable energy; gaps in hedges for hedgehog movement; and native, local provenance species in all landscaping/planting schemes.	The Replacement Local Development Plan (RLDP) provides the policy framework to address all the suggested planning conditions. Of particular note are policies NR1 – Nature Recovery and Geodiversity, LC1 – Landscape Character, and NZ1 – Monmouthshire Net Zero Carbon Homes.	No change required.

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1281 / Barratt David Wilson Homes / Objection	Additional allocations are required for a number of reasons: Increased flexibility, the lead time left after plan adopted for development and the need for high growth levels to meet key issues. Lichfield's evidence which indicated large scale housing sites is often greater than anticipated. Concerns therefore over the timescales for the delivery of Land east of Abergavenny and Land east of Caldicot/North of Portskewett particularly as both sites are under fragments ownership and neither site is being promoted by housebuilders. BDWH's position is that the number of homes assumed to be delivered across these two sites in the RLDP plan period is too great and that the spatial strategy needs to be amended to reflect this with the reduction in the number of homes assumed to come forward from these sites met elsewhere.	A housing trajectory has been prepared as part of the Deposit Plan and updated to reflect the 2024/25 housing monitoring period. This demonstrates housing delivery rates throughout the Plan period can be achieved. Considerable dialogue and engagement have already taken place with the site promoters, and in accordance with the Development Plans Manual's (March 2020) front loading principle, a significant level of evidence base has been submitted in relation to the proposed site allocations to reduce the risk of a slower delivery rate than anticipated. In terms of the delivery rates set out in the Housing Trajectory for HA1 – Land to the East of Abergavenny, Monmouthshire Housing Association has expressed their support for the proposed housing trajectory. The trajectory demonstrates the anticipated timescales and build rates that will deliver 500 homes within the Plan period. A lead-in time of 4 years has been built into the trajectory for the site (from the Deposit stage), reflecting the significant site preparation work that has been prepared to support the candidate site process, and which will allow for sufficient time to obtain the relevant Outline and Reserved Matters permissions. As part of the ongoing discussions that have been held in relation to the allocation, the site promoter has entered into formal pre-application dialogue with the Council to continue the site's progression. Following this, in order to secure full permission for the site to enable its development at the earliest opportunity, the site promoter will be seeking to make an outline planning application to continue the site's progression. Monmouthshire Housing Association is a registered social landlord, with a history of delivering affordable housing developments, which will be beneficial to the delivery of this strategic site and the number of affordable homes to be delivered and managed in accordance with the 50% affordable housing requirement. In terms of the annual completions, this has been estimated at circa 90 units per annum, with 70 units in the first year and final years. Accordingly, there is sufficient capacity in the trajectory to deliver the 500 units within the Plan Period. It is important to note that the site will deliver 50% affordable homes and 50% open market homes. If the principle of two open market outlets operating at one time plus the affordable homes provision on top is applied, the speed at which the site will be delivered could potentially be quicker than that outlined in the trajectory. Monmouthshire County Council is the first council to require this level of affordable	Update the Housing Trajectory in relation to HA2 – Land to the East of Caldicot / North of Portskewett with following delivery rates: 130 homes in 2028/29; 135 homes per annum in 2029/30, 2030/31, 2031/21 and 2032/33, and 100 in 2033 +9 months.

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		housing provision so it is quite unique in terms of the delivery trends that could apply. With regards to HA2 – Land to the East of Caldicot / North of Portskewett, following ongoing dialogue with the site promoters and reflecting concerns raised in relation to lead in time to first completions, it is proposed to update timescales, with the first completions moved to 2028/29. The updated trajectory, however, reaffirms that 770 homes can be delivered within the Plan period. The site promoters intend to submit separate outline planning applications which will both be progressed towards examination. Sufficient time is built into the process for detailed planning stages, sale of both parcels of land and commencement of development with first deliveries anticipated within the 2028/29 monitoring period. The site allocation is not subject to any significant infrastructure requirements that impact on delivery times or, phasing of development of the site. It is envisaged that the allocation will be built out with at least three outlets across the site, two of which will relate to the market homes. 50% of the homes will be affordable and it is therefore expected that these homes would be delivered by or on behalf of a Registered Social Landlord, which will effectively operate as a separate outlet to the market homes. Given the likelihood of multiple outlets across the site, the build rates have been increased marginally, with 130 homes in 2028/29, 135 homes per annum in 2029/30, 2030/31, 2031/32 and 2032/33 with a further 100 in 2033 +9 months.	