



Monmouthshire Replacement Local Development Plan

2018-2033

Report Of Consultation: Appendix 12
Deposit RLDP Representation Responses

Volume 12 – Visitor Economy

Contents

Visitor Economy 1

Strategic Policy S12 – Visitor Economy..... 1

Policy T1 – New or Extended Tourism Accommodation and Facilities in the Open Countryside 20

Policy T2 – Protection of Existing Tourism Facilities 24

Visitor Economy

Strategic Policy S12 – Visitor Economy

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
2031 / Peter Fox OBE MS Senedd Member for the Monmouth Constituency / Objection	Council's desire to enhance the visitor economy doesn't align with current actions and wider labour policy of trebling council tax on tourism businesses. Not clear if enough vision has been afforded to the type of economy we want to see in Monmouthshire - does it align to the opportunities that are to be unlocked by the CCRC deal? Does it do enough to insensitive businesses to invest here and to stop haemorrhaging of our social capital?	Comments noted. The RLDP's approach to sustaining Monmouthshire's visitor economy is consistent with national policy (PPW and Future Wales), which advocates an approach for LDPs to plan positively and recognise the importance of tourism to economic prosperity and job creation in both urban and rural areas balancing this against the need to protect Monmouthshire's unique and special environment. The RLDP tourism framework is also considered to be consistent with the Tourism Strategy for Wales: Welcome to Wales Priorities for the Visitor Economy 2020-2025, as set out in the supporting text 18.1.1 – 18.1.5. The RLDP sits alongside the Council's Economy, Employment and Skills Strategy (EESS), which sets out the Council's direction of travel and action plan for delivering job growth within the County, alongside regional opportunities with the Cardiff Capital Region (CCR) City Deal. The RLDP has a key role supporting the Council's vision for economic growth and will be one of the main enablers in delivering sustainable economic growth and increasing employment opportunities in existing and emerging sectors, such as the Tourism Industry. In this respect, the RLDP and its supportive policy framework for tourism proposals is considered to be complementary to the EESS and CCR City Deal.	No change required.
2505 / Councillor Steven Garratt / Support	As well as supporting accommodation businesses we need to support sustainable tourism such as cycling holidays and walking. Where large groups visit our key towns need suitable parking for coaches. These will in turn support our small high street businesses which are still recovering after Covid.	Support comments noted. The RLDP's approach to sustaining Monmouthshire's visitor economy is consistent with national policy (PPW and Future Wales), which advocates an approach for LDPs to plan positively and recognise the importance of tourism to economic prosperity and job creation in both urban and rural areas, balancing this against the need to protect Monmouthshire's unique and special environment. As set out in paragraphs 18.1.2 sustainable forms of tourism including opportunities for green, active and cultural tourism are supported through national planning policy, as well as RLDP policies S12 and T1. In terms of reference to coach parking, the RLDP provides policy framework to support new coach parking facilities, if a need and suitable location is justified.	No change required.

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		Coach parking locations/information is set out within the Council's tourism 'Visit Monmouthshire' webpage.	
3118 / Councillor Meirion Howells / Support	I support the importance of tourism to economic prosperity and job creation and its ability to act as a catalyst for environmental protection, regeneration, and improvement in both urban and rural areas of Monmouthshire and I fully support green tourism.	Support welcomed.	No change required.
1056 / Abergavenny Town Council / Support	This will be an essential part of our Placemaking Plan when complete.	Support welcomed.	No change required.
1367 / Abergavenny and District Civic Society / Support	No comments provided.	No response required.	No change required.
3562 / Gateway to Wales Action Group / Support	Support.	Support welcomed.	No change required.
1301 / Melin Homes / Support	Note the significant role that the visitor economy plays in Monmouthshire and in particular its importance to the tourism economy. Within the proposed new community (new settlement CS0224) there are opportunities to connect areas of cultural, heritage, education, camping and sports facilities to provide a healthy environment.	Support comments welcomed. The RLDP, through Policy S12 Visitor Economy, sets out the supportive framework to support Monmouthshire's economy. The new settlement candidate site submission (CS0224), however, is not considered compatible with the Plan's Spatial Strategy (Policy S2 Spatial Distribution of Development) or national planning policy which states that new settlements should be proposed via a Joint LDP, SDP or Future Wales.	No change required.

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1663 / Richborough / Support	Welcome support for development proposals that support Monmouthshire's visitor economy and promoter sustainable forms of tourism. State it is important to recognise that such uses could incorporate a wide range of different facilities, including active and leisure uses of a particular type/scale.	Policy S12 - Visitor Economy, provides the strategic policy approach to development proposals that support Monmouthshire's visitor economy, with a suite of detailed development management policies applicable as relevant. Policy T1 provides further detailed policy criteria for tourism accommodation and facilities in the open countryside which applies to a wide range of leisure uses and scales. As set out in Appendix 11, an updated SPG on sustainable tourism will be produced to provide further guidance on the Plan's Visitor Economy policies.	No change required.
1683 / Llanarth Estates / Support	Note the significant role that the visitor economy plays in Monmouthshire and in particular its importance to the tourism economy. Within the proposed new community (new settlement CS0224) there are opportunities to connect areas of cultural, heritage, education, camping and sports facilities to provide a healthy environment.	Support comments welcomed. The RLDP, through Policy S12 Visitor Economy, sets out the supportive framework to support Monmouthshire's economy. The new settlement candidate site submission (CS0224), however, is not considered compatible with the Plan's Spatial Strategy (Policy S2 Spatial Distribution of Development) or national planning policy which states that new settlements should be proposed via a Joint LDP, SDP or Future Wales.	No change required.
1965 / Monmouthshire Housing Association (MHA) / Support	In principle, MHA support the visitor economic policies.	Support welcomed.	No change required.
2951 / Tirion Homes / Support	Note the significant role that the visitor economy plays in Monmouthshire and in particular its importance to the tourism economy. Within the proposed new community (new settlement CS0224) there are opportunities to connect areas of cultural, heritage, education, camping and sports facilities to provide a healthy environment.	Support comments welcomed. The RLDP, through Policy S12 Visitor Economy, sets out the supportive framework to support Monmouthshire's economy. The new settlement candidate site submission (CS0224), however, is not considered compatible with the Plan's Spatial Strategy (Policy S2 Spatial Distribution of Development) or national planning policy which states that new settlements should be proposed via a Joint LDP, SDP or Future Wales.	No change required.

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2952 / Candleston Homes / Support	Note the significant role that the visitor economy plays in Monmouthshire and in particular its importance to the tourism economy. Within the proposed new community (new settlement CS0224) there are opportunities to connect areas of cultural, heritage, education, camping and sports facilities to provide a healthy environment.	Support comments welcomed. The RLDP, through Policy S12 Visitor Economy, sets out the supportive framework to support Monmouthshire's economy. The new settlement candidate site submission (CS0224), however, is not considered compatible with the Plan's Spatial Strategy (Policy S2 Spatial Distribution of Development) or national planning policy which states that new settlements should be proposed via a Joint LDP, SDP or Future Wales.	No change required.
2954 / Sero / Support	Note the significant role that the visitor economy plays in Monmouthshire and in particular its importance to the tourism economy. Within the proposed new community (new settlement CS0224) there are opportunities to connect areas of cultural, heritage, education, camping and sports facilities to provide a healthy environment.	Support comments welcomed. The RLDP, through Policy S12 Visitor Economy, sets out the supportive framework to support Monmouthshire's economy. The new settlement candidate site submission (CS0224), however, is not considered compatible with the Plan's Spatial Strategy (Policy S2 Spatial Distribution of Development) or national planning policy which states that new settlements should be proposed via a Joint LDP, SDP or Future Wales.	No change required.
3669 / Mathern Estates / Objection	Propose that tourism allocations are included within the plan.	Comments noted. It was not considered necessary/appropriate to allocate sites for tourism uses in the RLDP. Rather it was considered more appropriate to develop a supportive planning policy framework for sustainable development proposals in the County, as set out in Policy S12 and supporting Development Management Policies including T1 'New or Extended Tourism Accommodation and Facilities in the Open Countryside', which allows for consideration of sustainable tourism beyond identified settlement boundaries. It is, therefore, not considered appropriate to amend the RLDP as suggested.	No change required.
3824 / Sentiem / Support	Strongly support the Council's view that the RLDP needs to safeguard, provide and enhance the visitor economy/tourism facilities as this is essential in ensuring that Monmouthshire realises its potential as a	Support welcomed.	No change required.

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	high quality and competitive visitor destination.		
1284 / Mr G Alan Horne / Support	There should be a requirement that most car parks have facilities for campervan to stay overnight ideally with water filling and emptying facilities.	Comments noted. Parking regulations in public car parks is beyond the scope of the RLDP. It would be for the private owner of the land to promote this use/facilitate the parking of motorhomes overnight. The RLDP provides the supportive policy framework should planning permission be required for facilities in car parks.	No change required.
1365 / Mr Adrian Lewis / Objection	The Welsh Government in punishing private cars and owners of tourist accommodation and applying tourist tax show its contempt for tourists, so nothing in this plan will alter that.	The RLDP's approach to sustaining Monmouthshire's visitor economy is consistent with national policy (PPW and Future Wales), which advocates an approach for LDPs to plan positively and recognise the importance of tourism to economic prosperity and job creation in both urban and rural areas balancing this against the need to protect Monmouthshire's unique and special environment. Welsh Government's policy in relation to tourist tax is beyond the scope of the RLDP	No change required.
1410 / Mr Kevin Hall / Objection	Lack of infrastructure to allow benefit to local businesses during events at the castle.	Comments noted. The Plan provides the supportive Policy Framework for infrastructure improvements within the County. Specific infrastructure for temporary events, such as large-scale leisure events at Caldicot Castle are out of the scope of the RLDP. Detailed comments on the Strategic Policy S6 – Infrastructure and S13 Sustainable Transport are provided in the relevant section of the report	No change required.
1779 / Mrs Sandra Lloyd / Objection	Unacceptable and Unjustified need to be defined.	Comments noted. It is not considered necessary to define unacceptable and unjustified within this high-level strategic Policy. The RLDP is intended to be read and applied as a whole, therefore proposals for the visitor economy will be assessed against all relevant policies set out within the Plan, this will be done with Council specialist Officers, such as Landscape, Biodiversity, Heritage, Transport and Planning Officers to form balanced and justified recommendations when making decisions on planning applications. In relation to tourism proposals in open countryside locations, Policy T1 which sets out detailed policy criteria and the requirement to submit a Sustainable Tourism Needs Impact Assessment (STNIA) for such development proposals. In terms of loss of tourism uses and 'unjustified' loss of tourism facilities, this is further defined in Policy T2 Protection of Existing Tourism Facilities. As set out in Appendix 11,	No change required.

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		updated SPG on Sustainable Tourism will be produced to provide further guidance on the Plan's Visitor Economy policies.	
2616 / Mrs Sarah Turner / Objection	Concern that potential tourism is being driven away.	Comments noted. It is considered that the Plan's key issues and objectives address all elements of sustainable development, including the provision of homes and economic growth and appropriately address the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP therefore supports both housing growth, as well as economic growth which includes the tourism industry, and sets out the policy framework to ensure that development is delivered as sustainably as possible, balancing this against the need to protect Monmouthshire's unique and special environment.	No change required.
2820 / Mr Peter Froud / Objection	Towns with traffic problems will not attract visitors.	Comments noted. In terms of proposed residential development, it is considered that the Plan's key issues and objectives address all elements of sustainable development, including the provision of homes and economic growth and appropriately address the county's key issues including an ageing demographic and much needed affordable housing provision. The RLDP therefore supports both housing growth as well as economic growth, which includes the tourism industry, and sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner.	No change required.
3319 / Nr A Andrew Hubert von Staufer / Objection	We have opportunity through innovative planning and provision to develop Monmouth sustainably providing a model for other rural communities.	Support comments noted. The RLDP's approach to sustaining Monmouthshire's visitor economy is consistent with national policy (PPW and Future Wales), which advocates an approach for LDPs to plan positively and recognise the importance of tourism to economic prosperity and job creation in both urban and rural areas, balancing this against the need to protect Monmouthshire's unique and special environment. As set out in paragraphs 18.1.2 sustainable forms of tourism including opportunities for green, active and cultural tourism are supported through national planning policy, as well as RLDP policies S12 and T1.	No change required.
3322 / Miss Angela / Objection	It seems primarily aimed at catering to the influx of visitors attending events at the nearby racecourse. While the hotel may provide short-term accommodation, it fails to address the broader needs of the local community and may negatively impact the	The RLDP's approach to sustaining Monmouthshire's visitor economy is consistent with national policy (PPW and Future Wales), which advocates an approach for LDPs to plan positively and recognise the importance of tourism to economic prosperity and job creation in both urban and rural areas.	No change required.

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	surrounding area. Influx of visitors could exacerbate existing traffic problems and further overcrowd an already busy area. Moreover, such a development could shift the focus of the area away from serving the needs of local residents and businesses, potentially disrupting the balance of the community.	In terms of the reference that a proposed hotel in the Chepstow region will not serve locals, the RLDP's policy framework appropriately supports/enables sustainable economic growth, including the visitor economy. The proposed site allocation at Moun-ton Road reflects this economic growth strategy which is promoting a mixed-use scheme, including residential and employment/job generating uses.	
3323 / Mrs Angela Harries / Objection	Currently we have the Broome's show ground, which brought a lot of visitors to the area, which will now be lost. Also, Caldicot Country Park attracted a substantial number of visitors, which will no longer be attractive to visitors when it is surrounded by a huge housing estate and Gypsy Traveller Site, which will be unattractive.	Comments noted. In terms of proposed residential site allocation set out within the Plan, the Plan's key issues and objectives address all elements of sustainable development including the provision of homes and economic growth and appropriately address the county's key issues including an ageing demographic and much needed affordable housing provision. The RLDP therefore supports both housing growth as well as economic growth which includes the tourism industry and sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner.	No change required.
3340 / Mrs Cheryl Cummings / Support	No comments provided	No response required.	No change required.
3365 / Mr David Sim / Objection	Again, this requires a new, futureproof solution at Highbeech Roundabout, Chepstow to help is all achieve our regional ambitions.	Comments noted. The RLDP's approach to sustaining Monmouthshire's visitor economy is consistent with national policy (PPW and Future Wales), which advocates an approach for LDPs to plan positively and recognise the importance of tourism to economic prosperity and job creation in both urban and rural areas. With regards to improvements/solutions to Highbeech roundabout, this is a Trunk Road Highway under jurisdiction of the Welsh Government. Welsh Government Transport are currently undertaking assessments (WelTAGs) to solutions to improve travel within Chepstow, which considers road improvements. The WelTAGs also look at other means of improving travel and it is a fundamental objective of the Welsh Transport Strategy to reduce the number of journeys being undertaken by private cars and increase the number of people walking, cycling and using public transport.	No change required.

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3378 / Mrs Elizabeth Parnell / Objection	We have the wonderful countryside on our doorstep - what else is needed? Other than some outdoor shops in Chepstow (rather than more rubbish ones) to accommodate their needs	Comments noted. The RLDP's approach to sustaining Monmouthshire's visitor economy is consistent with national policy (PPW and Future Wales), which advocates an approach for LDPs to plan positively and recognise the importance of tourism to economic prosperity and job creation in both urban and rural areas. The need to sustain and enhance the County's towns and local centres as vibrant and attractive centres, serving the needs of their population and those of their surrounding hinterlands is also a key objective of the RLDP and is reflected in the Plan's policy framework. Monmouthshire County Council is working in partnership with Chepstow Town Council to produce a Transforming Chepstow Masterplan which will guide the future regeneration of the Town and assist in enhancing the centre's vitality, viability and attractiveness.	No change required.
3442 / Mr Gareth Yates / Objection	Why would anyone want to visit a housing estate?	Comments noted. In terms of proposed residential site allocations set out in the Plan, it is considered the key issues and objectives the RLDP are to address include 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 therefore supports both housing growth as well as economic growth which includes the tourism industry and sets out the policy framework to ensure that development is delivered as sustainably as possible, balancing this against the need to protect Monmouthshire's unique and special environment.	No change required.
3444 / Mr Graham Parker / Objection	Visitors and tourist are essential to Wales economy and should be encourage not detoured by bad road networks talk tourist taxes and road tolls.	Comments noted. The RLDP's approach to sustaining Monmouthshire's visitor economy is consistent with national policy (PPW and Future Wales), which advocates an approach for LDPs to plan positively and recognise the importance of tourism to economic prosperity and job creation in both urban and rural areas. The RLDP also sits alongside the Council's Economy, Employment and Skills Strategy (EESS), which sets out the Council's direction of travel and action plan for delivering job growth, including the tourism industry within the County, as well as the Council's Destination Management Plan (2017-2020). With regards to road infrastructure improvements, Monmouthshire's transport aspirations are set out in the Local Transport Strategy (LTS), which contains proposals to support road improvement schemes, which include a link road from the B4245/M48 to Severn Tunnel Junction Train Station and improvements to	No change required.

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		Highbeech roundabout, Chepstow. The aforementioned road improvements, however, come under the operational jurisdiction of the Welsh Government, and MCC is working with Welsh Government and other regulatory bodies, such as Transport for Wales, to bring these transport schemes forward. Policy ST5 safeguards these transport schemes from any proposed development that may prejudice them coming forward. The tourist tax/road tolls is out of the scope of the RLDP.	
3445 / Mrs Heidi McAllister / Support	Tourism should be encouraged but it's not used to full potential. There are few safe cycling routes - the GREENWAY to Tintern cannot be safely accessed from Chepstow by bike (so no good for families without a car). There is limited riverside access and no long distance riverside walks in Chepstow. Empty shops give the town a negative feel	Comments noted. The RLDP's approach to sustaining Monmouthshire's visitor economy is consistent with national policy (PPW and Future Wales), which advocates an approach for LDPs to plan positively and recognise the importance of tourism to economic prosperity and job creation within Monmouthshire. Alongside the RLDP, which provides the supportive policy framework for sustainable tourism in the County there are other mechanisms to promote and encourage tourism within the County, including Monmouthshire's Destination Management Plan 2017-2020 (currently being updated). The Council's tourism strategy provides further detailed tourism objectives and approaches, including objectives to improve cycling and walking offers in Monmouthshire. The RLDP also sits alongside the Council's Economy, Employment and Skills Strategy (EESS), which sets out the Council's direction of travel and action plan for delivering job growth, including the tourism industry within the County. The need to sustain and enhance the County's towns and local centres as vibrant and attractive centres, serving the needs of their population and those of their surrounding hinterlands is also a key objective of the RLDP and is reflected in the Plan's policy framework. Monmouthshire County Council is working in partnership with Chepstow Town Council to produce a Transforming Chepstow Masterplan which will guide the future regeneration of the Town and assist in enhancing the centre's vitality, viability and attractiveness.	No change required.
3459 / David Gill / Objection	Visitor economy policy is reliant on the infrastructure for at least another 1000 cars.	an appropriate planning policy framework to support sustainable tourism proposals in the County. The RLDP recognises that tourism plays a key role in the local economy of Monmouthshire.	No change required.

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		The key issues and objectives the RLDP seek to address include all elements of sustainable development including the provision of homes and economic growth and to address an ageing demographic and provide much needed affordable housing provision. The RLDP, therefore, supports both housing growth, as well as economic growth which includes the tourism industry, and therefore sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner. With regards to road infrastructure improvements, Monmouthshire's transport aspirations are set out in the Local Transport Strategy (LTS), which contains proposals to support road improvement schemes, which include a link road from the B4245/M48 to Severn Tunnel Junction Train Station and improvements to Highbeech roundabout, Chepstow. The aforementioned road improvements, however, come under the operational jurisdiction of the Welsh Government, and MCC is working with Welsh Government and other regulatory bodies, such as Transport for Wales, to bring these transport schemes forward. Policy ST5 safeguards these transport schemes from any proposed development that may prejudice them coming forward.	
3504 / Ms Alison Grenyer / Objection	There will be no attractions in the Caldicot area to visit.	Comments noted. In accordance with national planning policy, the Plan provides an appropriate planning policy framework to support sustainable tourism proposals in the County. The RLDP recognises that tourism plays a key role in the local economy of Monmouthshire. The key issues and objectives the RLDP seek to address include all elements of sustainable development including the provision of homes and economic growth and to address an ageing demographic and provide much needed affordable housing provision. The RLDP, therefore, supports both housing growth, as well as economic growth which includes the tourism industry, and therefore sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner. Detailed comments on the HA2 – Land to the East of Caldicot/North of Portskewett allocation are provided in the relevant section of the report	No change required.

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3522 / Mrs Mary Auton / Objection	Concerns lack of road infrastructure negatively impacts opportunities for tourism growth.	Comments noted. In accordance with national planning policy, the Plan provides an appropriate planning policy framework to support sustainable tourism proposals in the County. The RLDP recognises that tourism plays a key role in the local economy of Monmouthshire. The key issues and objectives the RLDP seek to address include all elements of sustainable development including the provision of homes and economic growth and to address an ageing demographic and provide much needed affordable housing provision. The RLDP, therefore, supports both housing growth, as well as economic growth which includes the tourism industry, and therefore sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner. Detailed comments on the Strategic Policy S6 –Infrastructure and S13 Sustainable Transport are provided in the relevant section of the report.	No change required.
3565 / Mrs Angela Sandles / Support	We should encourage all forms of tourism, but especially those that give opportunities for people to stay overnight, people who enjoy the outdoor activities such as walking and exploring the countryside are much more likely to stay if there is a wide range of campsites, Bed and Breakfasts, places to plug in camper vans, Airbnb's, glamping and hostels available to them.	Support comments noted. The RLDP's approach to sustaining Monmouthshire's visitor economy is consistent with national policy (PPW and Future Wales), which advocates an approach for LDPs to plan positively and recognise the importance of tourism to economic prosperity and job creation in both urban and rural areas, balancing this against the need to protect Monmouthshire's unique and special environment. As set out in paragraphs 18.1.2 sustainable forms of tourism including opportunities for green, active and cultural tourism are supported through national planning policy, as well as RLDP policies S12 and T1.	No change required.
3575 / Professor Brian Duerden / Objection	The increased congestion will put even more visitors off coming to Chepstow which used to be and should be a thriving tourist destination.	Comments noted. In accordance with national planning policy, the Plan provides an appropriate planning policy framework to support sustainable tourism proposals in the County. The RLDP recognises that tourism plays a key role in the local economy of Monmouthshire. The key issues and objectives the RLDP seek to address include all elements of sustainable development including the provision of homes and economic growth and to address an ageing demographic and provide much needed affordable housing provision. The RLDP, therefore, supports both housing growth, as well as economic growth which includes the tourism industry, and therefore sets out the	No change required.

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		policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner. With regards to road infrastructure improvements, Monmouthshire's transport aspirations are set out in the Local Transport Strategy (LTS), which contains proposals to support road improvement schemes, which include a link road from the B4245/M48 to Severn Tunnel Junction Train Station and improvements to Highbeech roundabout, Chepstow. The aforementioned road improvements, however, come under the operational jurisdiction of the Welsh Government, and MCC is working with Welsh Government and other regulatory bodies, such as Transport for Wales, to bring these transport schemes forward. Policy ST5 safeguards these transport schemes from any proposed development that may prejudice them coming forward.	
3613 / Dr Rebecca / Objection	This is fantasy and not based on any data or published evidence.	The RLDP's approach to sustaining Monmouthshire's visitor economy is consistent with national policy (PPW and Future Wales), which advocates an approach for LDPs to plan positively and recognise the importance of tourism to economic prosperity and job creation within Monmouthshire, balancing this against the need to protect Monmouthshire's unique and special environment. Reference to the evidence and data that the policy is based upon is within Wider Policy Framework box (p 178-179 of the Plan). The RLDP also sits alongside the Council's Economy, Employment and Skills Strategy (EESS), which sets out the Council's direction of travel and action plan for delivering job growth, including the tourism industry within the County.	No change required.
3760 / Miss Julia Brown / Objection	Visitors would be great if the infrastructure were in place. Difficult for visitors with the roads and lack of parking for my home.	Comments noted. In accordance with national planning policy, the Plan provides an appropriate planning policy framework to support sustainable tourism proposals in the County. The RLDP recognises that tourism plays a key role in the local economy of Monmouthshire. The key issues and objectives the RLDP seek to address include all elements of sustainable development including the provision of homes and economic growth and to address an ageing demographic and provide much needed affordable housing provision. The RLDP, therefore, supports both housing growth, as well as economic growth which includes the tourism industry, and therefore sets out the	No change required.

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		policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner. With regards to road infrastructure improvements, Monmouthshire's transport aspirations are set out in the Local Transport Strategy (LTS), which contains proposals to support road improvement schemes, which include a link road from the B4245/M48 to Severn Tunnel Junction Train Station and improvements to Highbeech roundabout, Chepstow. The aforementioned road improvements, however, come under the operational jurisdiction of the Welsh Government, and MCC is working with Welsh Government and other regulatory bodies, such as Transport for Wales, to bring these transport schemes forward. Policy ST5 safeguards these transport schemes from any proposed development that may prejudice them coming forward.	
3853 / Mrs Melanie Nicholas / Objection	We don't have enough car parking.	The RLDP provides policy framework to support new parking facilities, if a need and suitable location is justified.	No change required.
3856 / Mr Michael Griffiths / Objection	Welsh economy depends on tourism. Tourist tax is a deterrent.	Comments noted. The RLDP's approach to sustaining Monmouthshire's visitor economy is consistent with national policy (PPW and Future Wales), which advocates an approach for LDPs to plan positively and recognise the importance of tourism to economic prosperity and job creation in both urban and rural areas. The RLDP also sits alongside the Council's Economy, Employment and Skills Strategy (EESS), which sets out the Council's direction of travel and action plan for delivering job growth, including the tourism industry within the County, as well as the Council's Destination Management Plan (2017-2020). The tourist tax is out of the scope of the RLDP.	No change required.
3867 / Mr /Mrs White / Objection	If you build in ever more green areas, cause increasing problems re traffic movements, do nothing to energise high streets then few people will choose to come to the towns.	Comments noted. In accordance with national planning policy, the Plan provides an appropriate planning policy framework to support sustainable tourism proposals in the County. The RLDP recognises that tourism plays a key role in the local economy of Monmouthshire. The key issues and objectives the RLDP seek to address include all elements of sustainable development including the provision of homes and economic growth and to address an ageing demographic and provide much needed affordable	No change required.

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		housing provision. The RLDP, therefore, supports both housing growth, as well as economic growth which includes the tourism industry, and therefore sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner. With regards to road infrastructure improvements, Monmouthshire's transport aspirations are set out in the Local Transport Strategy (LTS), which contains proposals to support road improvement schemes, which include a link road from the B4245/M48 to Severn Tunnel Junction Train Station and improvements to Highbeech roundabout, Chepstow. The aforementioned road improvements, however, come under the operational jurisdiction of the Welsh Government, and MCC is working with Welsh Government and other regulatory bodies, such as Transport for Wales, to bring these transport schemes forward. Policy ST5 safeguards these transport schemes from any proposed development that may prejudice them coming forward. The need to sustain and enhance the County's towns and local centres as vibrant and attractive centres, serving the needs of their population and those of their surrounding hinterlands is also a key objective of the RLDP and is reflected in the Plan's policy framework. Monmouthshire County Council is working in partnership with Chepstow Town Council to produce a Transforming Chepstow Masterplan which will guide the future regeneration of the Town and assist in enhancing the centre's vitality, viability and attractiveness.	
3873 / Mr V G Danks / Objection	Nice theory but this increase does not control the housing development rate – it has been deliberately disconnected thus will fail.	It is not clear what this comment relates to. Therefore, the Council is unable to respond to this representation. For detailed comments in relation to housing growth rates, please see section Strategic Policy S1 Growth Strategy.	No change required.
3884 / Mr Neil Webb / Objection	Chepstow will be a less desirable place to live and visit.	Comments noted. In accordance with national planning policy, the Plan provides an appropriate planning policy framework to support sustainable tourism proposals in the County. The RLDP recognises that tourism plays a key role in the local economy of Monmouthshire. The key issues and objectives the RLDP seek to address include all elements of sustainable development including the provision of homes and economic growth and to address an ageing demographic and provide much needed affordable	No change required.

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		housing provision. The RLDP, therefore, supports both housing growth, as well as economic growth which includes the tourism industry, and therefore sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner. With regards to road infrastructure improvements, Monmouthshire's transport aspirations are set out in the Local Transport Strategy (LTS), which contains proposals to support road improvement schemes, which include a link road from the B4245/M48 to Severn Tunnel Junction Train Station and improvements to Highbeech roundabout, Chepstow. The aforementioned road improvements, however, come under the operational jurisdiction of the Welsh Government, and MCC is working with Welsh Government and other regulatory bodies, such as Transport for Wales, to bring these transport schemes forward. Policy ST5 safeguards these transport schemes from any proposed development that may prejudice them coming forward. The need to sustain and enhance the County's towns and local centres as vibrant and attractive centres, serving the needs of their population and those of their surrounding hinterlands is also a key objective of the RLDP and is reflected in the Plan's policy framework. Monmouthshire County Council is working in partnership with Chepstow Town Council to produce a Transforming Chepstow Masterplan which will guide the future regeneration of the Town and assist in enhancing the centre's vitality, viability and attractiveness.	
3886 / Mrs Nerys Wilson / Comment	Focus should be on low impact heritage focus tourism that enhances the villages (Shirenewton) unique appeal.	Comments noted. The RLDP's approach to sustaining Monmouthshire's visitor economy is consistent with national policy (PPW and Future Wales), which advocates an approach for LDPs to plan positively and recognise the importance of tourism to economic prosperity and job creation, and this includes within rural villages/areas. This is set out in Policy S12 and the supporting text which makes reference to recognising and promoting Welsh tourism including cultural/heritage tourism along with green and active tourism (cycling/walking).	No change required.
3909 / Mr Piers Jacobs / Objection	HA3 does not support the visitor economy policies, there needs to be a more holistic approach with this Plan - the policies in isolation seem to support benefits but	Comments noted. In accordance with national planning policy, the Plan provides an appropriate planning policy framework to support sustainable tourism proposals in the County. The RLDP recognises that tourism plays a key role in the local economy of Monmouthshire. Accordingly, Objective 16 of the Plan relates specifically to	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	when reviewed together they don't support each other.	Culture, Health and Welsh Language, with specific reference to maximising benefits for the economy, tourism and social well-being. The key issues and objectives the RLDP seek to address include all elements of sustainable development including the provision of homes and economic growth and to address an ageing demographic and provide much needed affordable housing provision. The RLDP, therefore, supports both housing growth, as well as economic growth which includes the tourism industry, and therefore sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner. It is considered the policies do support each other when read as a whole. Detailed comments on HA3 – Land at Moun-ton Road Chepstow, are provided in the relevant section of the report.	
3924 / Mr Richard Dobbin / Objection	Very little is written about tourism in this document.	Comments noted. In accordance with national planning policy, the Plan provides an appropriate planning policy framework to support sustainable tourism proposals in the County. The RLDP recognises that tourism plays a key role in the local economy of Monmouthshire. Accordingly, Objective 16 relates specifically to Culture, Health and Welsh Language with specific reference to maximising benefits for the economy, tourism and social well-being. The RLDP also sits alongside the Council's Economy, Employment and Skills Strategy (EESS), which sets out the Council's direction of travel and action plan for delivering job growth, including the tourism industry within the County, as well as the Council's Destination Management Plan (2017-2020). For further information of links to wider policy framework for tourism see the references set out in pages 178-179.	No change required.
3925 / Mr Richard Lansberry / Objection	Seasonality will always be Monmouthshire's biggest challenge when it comes to tourism whether it be hikers, fishing, camping, weddings, golfers, race goers or weekend trips away. Hoteliers require demand to drive higher rates/revenue and in the summer demand is generally strong, but in the winter	Comments noted. The RLDP's approach to sustaining Monmouthshire's visitor economy is consistent with national policy (PPW and Future Wales), which advocates an approach for LDPs to plan positively and recognise the importance of tourism to economic prosperity and job creation in both urban and rural areas. The RLDP also sits alongside the Council's Economy, Employment and Skills Strategy (EESS), which sets out the Council's direction of travel and action plan for delivering	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	months demand will be quieter. Therefore additional accommodation i.e. hotel bedrooms provided via a new hotel in Chepstow will not necessarily be welcome by current businesses, especially town centre properties. However, a motorway type property that can compete with some of the Bristol perimeter properties could provide income for MCC without stepping too much on the toes of Chepstow town centre hotel owners.	job growth, including the tourism industry within the County, as well as the Council's Destination Management Plan (2017-2020). The RLDP seeks to support economic growth, including the visitor economy which is a fundamental part of the County's economy. The Council's Tourism Strategy is seeking to increase overnight stay within Monmouthshire as current statistics indicate that most of Monmouthshire's visitors are day visitors (see Monmouthshire's Destination Management Plan 2017-2020 for further information). The proposed site allocation at Moun-ton Road is allocated for residential and employment generating uses, including a hotel, and appropriately supports the Council's ambitions for economic growth. The location, being edge of settlement and approximately a 20-minute walk to the town centre, is considered to meet national planning policy objectives, as well as RLDP objectives : Objective 1 Economic Growth/Employment; Objective 2 to sustain and enhance Monmouthshire's Town and Local Centres; and Objective 16 Culture, Heritage and Welsh Language. The site's sustainable location provides the opportunity for visitors to walk to Chepstow's Town Centre and enable visitor trips to the high street and local businesses. A motorway/out of town location could mean that these vital visits to the town centres are missed. It is not the role of the planning system to restrict competition/innovation or preserve existing commercial interests. It is considered an additional hotel within Chepstow will support Monmouthshire's economic objectives as well as giving visitors additional choice for overnight stays within Chepstow.	
3933 / Mr Robert Maidment-Wilson / Objection	Taxing visitors will kill the tourist trade and, therefore, the Welsh economy.	Comments noted. The RLDP's approach to sustaining Monmouthshire's visitor economy is consistent with national policy (PPW and Future Wales), which advocates an approach for LDPs to plan positively and recognise the importance of tourism to economic prosperity and job creation in both urban and rural areas. The RLDP also sits alongside the Council's Economy, Employment and Skills Strategy (EESS), which sets out the Council's direction of travel and action plan for delivering job growth, including the tourism industry within the County, as well as the Council's Destination Management Plan (2017-2020). The tourist tax is out of the scope of the RLDP.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3944 / Mrs Sally Benitez / Objection	We will have less visitors to the area as the speed limit on main roads puts people off coming to Wales and less people will visit the Gwent levels and Caldicot area as there will be lots of houses and no countryside, this will also affect farming industry.	Comments noted. The key issues and objectives the RLDP seek 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 therefore supports both housing growth (Objective 10 Housing) as well as economic growth, which includes the tourism and farming industries (Objectives 1 - Economic Growth, Objective 6- Land, Objective 13 - Rural Communities, Objective 16 - Culture, Heritage and the Welsh Language). This is reflected in the RLDP policy framework which ensures that all development is delivered as sustainably as possible and in a balanced manner. Speed limits are beyond the scope of the RLDP.	No change required.
3949 / Mrs Sarah Spencer / Objection	Building houses on green belt land means that there is starting to be little difference between Monmouthshire and Newport thus what is there to attract visitors to our area when it's just a mass of housing.	Comments noted. The key issues and objectives the RLDP seek 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 therefore supports both housing growth (Objective 10 Housing) as well as economic growth, which includes the tourism industry (Objectives 1 -Economic Growth, Objective 13 - Rural Communities, Objective 16 - Culture, Heritage and the Welsh Language). This is reflected in the RLDP policy framework which ensures that all development is delivered as sustainably as possible and in a balanced manner.	No change required.
3968 / Mr Steve Vickers / Objection	The proposals for additional housing at Leasbrook / Dixton Roundabout (which is the real location) will create traffic jams resulting in regular mentions on national radio traffic updates (even more so than now). Unlikely to impress visitors.	Comments noted. It is considered the key issues and objectives the RLDP addresses include 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 therefore supports both housing growth (Objective 10 Housing) as well as economic growth, which includes the tourism (Objectives 1 - Economic Growth, Objective 13- Rural Communities, Objective 16 - Culture, Heritage and the Welsh Language). This is reflected in the RLDP policy framework which ensures that all development is delivered as sustainably as possible and in a balanced manner. Detailed comments on the HA4 – Land at Leasbrook, Monmouth, are provided in in the relevant section of the report.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3972 / Mrs Sue Young / Objection	Main visitors in Caldicot seem to be related to either events at the Castle; or the Equestrian Events Centre and the latter is going to be developed with houses. 18.2.10 The new hotel in Chepstow is right by notoriously congested roundabout.	Comments noted. The Plan's key issues and objectives address include all elements of sustainable development including the provision of homes and economic growth, which includes the tourism industry, to address the County's key issues including an ageing demographic and much needed affordable housing provision. The RLDP therefore supports both housing growth, as well as economic growth and sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner against the need to protect Monmouthshire's unique and special environment. In terms of the proposal to allocate land for a hotel in close proximity to Highbeech Roundabout, the location provides the opportunity for visitors to walk to Chepstow's town centre and enable visitor trips to the high street and local businesses supporting the RLDP's objectives to support the viability and vitality of the County's town centres. Traffic considerations will be required to be fully considered as part of further detailed planning applications for the proposal. It is noted, however, that Highbeech roundabout is a Trunk Road Highway under jurisdiction of the Welsh Government. Welsh Government Transport are currently undertaking assessments (known as WelTAGs) to solutions to improve travel within Chepstow, which considers road improvements. The WelTAGs also look at other means of improving travel and it is a fundamental objective of the Welsh Transport Strategy to reduce the number of journeys being undertaken by private cars and increase the number of people walking, cycling and using public transport.	No change required.
3989 / Miss Tracey Meaker / Objection	More people, no space needed.	Comments noted. In reference to S12 Visitor Economy, the RLDP's approach to sustaining Monmouthshire's visitor economy is consistent with national policy (PPW and Future Wales), which advocates an approach for LDPs to plan positively and recognise the importance of tourism to economic prosperity and job creation in both urban and rural areas, balancing this against the need to protect Monmouthshire's unique and special environment.	No change required.

Policy T1 – New or Extended Tourism Accommodation and Facilities in the Open Countryside

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1061 / Bannau Brycheiniog National Park (BBNP) / Objection	The policy does not appear to require consideration of accessibility for all in the context of the Equalities Act 2010 - especially when designing new development.	Comments noted. The RLDP should be read as a whole, and it is considered that Strategic Policy S3 Sustainable Placemaking & High Quality Design i) covers accessibility for all, which will be a relevant policy consideration when considering new tourism proposals.	No change required.
1061 / Bannau Brycheiniog National Park (BBNP) / Objection	Wish to understand approach to development in the countryside, which appears open when compared with PPW, e.g. Policy H4 - Conversion / Rehabilitation of Buildings in the Open Countryside for Residential Use and Policy T1 - New or Extended Tourism Accommodation and Facilities in the Open Countryside	The approach to Policy T1 is to set out a supportive Policy Framework for Sustainable Tourism, as reflected in Strategic Policy S12 – Visitor Economy, which is consistent with national policy (PPW and Future Wales). This advocates an approach for LDPs to plan positively and recognise the importance of tourism to economic prosperity and job creation in both urban and rural areas, balancing this against the need to protect Monmouthshire’s unique and special countryside. Policy T1, therefore, sets out detailed criteria on how proposed tourist facilities and accommodation could be acceptable in Monmouthshire in open countryside locations. The policy is providing the framework to consider such developments consistent with national guidance. As set out in the supporting text to Policy T1, it is anticipated that further SPG on Sustainable Tourism will be produced, to provide further guidance for tourism proposals within Monmouthshire’s open countryside locations. Detailed comments on Policy H4 – ‘Conversion/Rehabilitation of Buildings in the Open Countryside’ are set out in this section of the report.	No change required.
1803 / Councillor Dr Louise Brown / Objection	Point j) needs expanding. Point j) of T1 ‘Have the necessary infrastructure capacity’ such as highway capacity which does not restrict the free flow of traffic along single-track roads with few passing places /restrict the water and sewerage facilities of nearby residential properties by for example, reducing water pressure along single pipe water facilities, which more isolated rural areas have to contend with.	Comments noted. The RLDP should be read as a whole, and it is considered that other detailed planning policies will be applied as well, which infrastructure requirements will be assessed against. Policy ST1 Sustainable Transport Proposals will be applicable with regards to highway safety and travel considerations and NR3 – Protection of Water Sources and the Water Environment. Furthermore, Policy T1 Sustainable Tourism requires that all tourism proposals are evidenced with a ‘Sustainable Tourism Need and Impact Assessment’ (STNIA) and paragraph 18.2.10 sets out information required within this assessment, which includes foul drainage infrastructure and a transport statement.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3562 / Gateway to Wales Action Group / Support	Support.	Support welcomed.	No change required.
3669 / Mathern Estates / Objection	Amend the policy wording to include larger permanent new accommodation.	Comments noted. It is not considered necessary to amend the policy to include larger permanent accommodation in the policy criteria. As reflected in national policy, permanent larger tourist accommodation is not considered to be appropriate in open countryside locations. Permanent accommodation also has the potential to result in proposals to be tantamount to new dwellings in the open countryside. The intention of criteria a) is to ensure that if the location is within the open countryside the size and temporary nature should be designed so that the accommodation/facilities cannot be occupied for a prolonged period of time. Policy T1 has been written to have a wide range of acceptable criteria and therefore it is considered that in some instances permanent larger tourist accommodation could be acceptable under either of the criteria b), c), d) e) or f). This includes new build tourist facilities to support agricultural diversification (b); conversion of existing building to residential/holiday let use (c); geographical exceptions, whereby a geographical location could justify a proposal, such as a dis-used quarry (d); the location adjacent to an existing visitor attraction or ancillary to an existing established hotel (e); and if the proposal demonstrates significant economic benefit to Monmouthshire (f). If planning application proposals meet any of the criteria of (a)- (f) the scale and permanency of the proposal would then be considered under criteria h) along with the full policy criteria (g)- (l) requirements. As set out in appendix 11, the intention is to develop further Sustainable Tourism SPG which will provide further detailed guidance for tourism proposals within the County.	No change required.
2739 / Janine Amos / Objection	Building greenfield sites will not improve the visitor experience. Building within historic town has not been maximised.	Comments noted. The RLDP recognises that tourism plays a key role in the local economy of Monmouthshire. This is in conjunction with other Council strategies, such as Monmouthshire's Destination Management Plan and regeneration projects, which also put forward strategies and promote grant funding opportunities to support and promote tourism within Monmouthshire.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		The RLDP also sits alongside the Council's Economy, Employment and Skills Strategy (EESS), which sets out the Council's direction of travel and action plan for delivering job growth, including the tourism industry within the County. The need to sustain and enhance the County's towns and local centres as vibrant and attractive centres, serving the needs of their population and those of their surrounding hinterlands is also a key objective of the RLDP and is reflected in the Plan's policy framework. Policy T1 sets out supportive framework for tourism proposals in open countryside locations. The criteria is detailed and ensures that proposals need to comprehensively demonstrate sustainability principles if a greenfield location is necessary for the proposal.	
3249 / Mrs Lisa Riddington / Support	Supports increasing camping and touring facilities in the county as considerable lack of caravan sites present currently and economic advantages of tourists from these sites would be significant. Would like to see use of Motorhomes and Caravans in car parks similar to Powys.	Support comments noted and welcomed. Parking motorhomes in private car parks is not explicitly supported in the RLDP, however there is legislation under the Caravan sites Act that allows parking of motorhomes/caravans on private land for a certain number of days/nights per year without the need for planning consent. It would be for the private owner of the land to promote this use/facilitate the parking of motorhomes overnight. The RLDP provides the supportive policy framework should planning permission be required.	No change required.
3374 / Mrs Delysia Mary Evans / Comment	Suggests the visitor economy policies will not have any impact on Chepstow without significant investment into the regeneration of the town, and its infrastructure.	Comments noted. Policy T1 and Strategic Policy S12- Visitor Economy provides the supportive planning policy framework, which supports sustainable forms of tourism in the county. This is in conjunction with other Council strategies, such as Monmouthshire's Destination Management Plan and regeneration projects, which also put forward strategies and promote grant funding opportunities to support and promote tourism within Monmouthshire. The RLDP also sits alongside the Council's Economy, Employment and Skills Strategy (EESS), which sets out the Council's direction of travel and action plan for delivering job growth, including the tourism industry within the County. The need to sustain and enhance the County's towns and local centres as vibrant and attractive centres, serving the needs of their population and those of their surrounding hinterlands is also a key objective of the RLDP and is reflected in the Plan's policy framework. Monmouthshire County Council is working in partnership	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		with Chepstow Town Council to produce a Transforming Chepstow Masterplan which will guide the future regeneration of the Town and assist in enhancing the centre's vitality, viability and attractiveness.	
3886 / Mrs Nerys Wilson / Comment	With limited amenities any visitor services should be carefully planned to avoid strain on local resources.	Strategic Policy S12- Visitor Economy provides the supportive planning policy framework, which supports sustainable forms of tourism in both urban and rural areas. National policy PPW12 is also supportive of the tourism industry in Wales and recognises that in rural areas the tourism industry is essential to contributing to the local economy and local communities. Policy T1 sets out supportive framework for tourism proposals in open countryside locations. The criteria set out in T1 is detailed and ensures that proposals need to comprehensively demonstrate all sustainability principles are justified to ensure impact upon the surrounding environment is fully considered.	No change required.

Policy T2 – Protection of Existing Tourism Facilities

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3562 / Gateway to Wales Action Group / Support	Support.	Support noted.	No change required.
3824 / Sentiem / Support	Support the protection of existing tourism facilities and believe that the loss of the Abbey Hotel as a tourism offering would adversely affect the range and quality of tourism facilities available within the locality and Monmouthshire as a whole. The existing hotel building needs to be replaced with a sympathetic well-designed scheme to provide a platform for decades of important hospitality and tourism investment.	Support noted.	No change required.