



Monmouthshire Replacement Local Development Plan

2018-2033

Report Of Consultation: Appendix 12
Deposit RLDP Representation Responses

Volume 15 – Community Infrastructure

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Community Infrastructure

Strategic Policy S15 – Community and Recreation Facilities

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1209 / Aneurin Bevan University Health Board / Support	Welcome the supportive approach to the development of new community facilities. The Health Board is currently preparing an Outline Business Case for a new Monmouth and Well Being Centre. This should be a key consideration for community infrastructure and is one of the local priorities for the Health Board and is outlined in the Primary Care Estates Strategy.	Support welcomed.	No change required.
1803 / Councillor Dr Louise Brown / Objection	S15- Community and Recreation Facilities- the policy does not include the list of such facilities and so may make the policy weaker?	Comments noted. Policy S15 is a strategic policy intended to be a broad to provide an overarching supportive policy framework. Although a list is not included within the policy, reference to examples of what may consist of community and recreation facilities is included within the supportive text, paragraph 21.1.3. This is not an exhaustive list, but rather to give the reader clarity on the type of facilities this policy is referring to.	No change required.
2497 / Councillor Paul Pavia / Objection	Housing Allocation HA3 Mounton Road conflicts with policy objectives.	Comments noted. In reference to building on greenfield open space, 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. These greenfield land sites promoted for development are owned by private landowners and these fields are not publicly accessible. As part of the allocation for HA3 a large public community parkland recreation facility is proposed in the strategic masterplan. This will increase access to open space and recreation in the community. For further detailed comments on the housing allocation HA3 see the responses provided under reference HA3.	No change required.
3118 / Councillor Meirion Howells / Support	I support that the Council is committed to protecting and enhancing community and recreation facilities, including open spaces, allotments and community growing areas	Support welcomed.	No change required.

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	and Areas of Amenity Importance to meet the needs of residents over the Plan period.		
1367 / Abergavenny and District Civic Society / Support	No comments provided.	No response required.	No change required.
2532 / Cwmpas Community Housing / Objection	Community led affordable housing has indirect relevance and contribution to the policy. Direct and overt reference to community led housing could provide a positive contribution in furthering the diverse means by which affordable housing can be delivered in Monmouthshire.	Comments noted. Policy S15 is a strategic policy intended to be a broad policy to provide an overarching supportive policy framework. Although a list is not included within the policy, reference to examples of what may consist of community and recreation facilities is included within the supportive text, paragraph 21.1.3. This is not an exhaustive list, but rather to give the reader clarity on the type of facilities this policy is referring to. With reference to specifically referring to Community led affordable housing, this is deemed to be more appropriate to be considered under the housing policies in the Plan.	No change required.
3562 / Gateway to Wales Action Group / Support	Support.	Support welcomed.	No change required.
1301 / Melin Homes / Support	Supportive of the approach taken towards community facilities and recreation. Note the how CS0224 - Cwm Pentref demonstrates how master planning can deliver sustainable places based around community facilities.	Support welcomed. 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.
1663 / Richborough / Comment	Support reference to uses being permitted both within and adjoining settlement boundaries given the wide range of uses covered by the policy, state it is important that flexibility is applied in the interpretation of Policy S15 and other supporting policies such as CI3. The nature and specific circumstances of particular	Support welcomed. Policy S15 is a strategic policy intended to be a broad policy to provide an overarching supportive policy framework to support proposals for community use and resist the unjustified loss of them. With reference to Policy CI3, this policy is more specific to safeguard recreation facilities and open spaces within the County, however they will be applied on a case-by-case basis.	No change required.

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	uses much be considered, particularly where there may be a crossover between the function different facilities serve.		
1683 / Llanarth Estates / Support	Supportive of the approach taken towards community facilities and recreation. Note the how CS0224 - Cwm Pentref demonstrates how master planning can deliver sustainable places based around community facilities.	Support welcomed. 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 community infrastructure and open space policies.	Support welcomed.	No change required.
2951 / Tirion Homes / Support	Supportive of the approach taken towards community facilities and recreation. Note the how CS0224 - Cwm Pentref demonstrates how master planning can deliver sustainable places based around community facilities.	Support welcomed. 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.
2952 / Candleston Homes / Support	Supportive of the approach taken towards community facilities and recreation. Note the how CS0224 - Cwm Pentref demonstrates how master planning can deliver sustainable places based around community facilities.	Support welcomed. 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	Supportive of the approach taken towards community facilities and recreation. Note the how CS0224 - Cwm Pentref demonstrates how master planning can	Support welcomed. 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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	deliver sustainable places based around community facilities.		
1410 / Mr Kevin Hall / Objection	Keep building and we will have not open spaces left we keep getting told you are getting all this yet we had all that to start you are just taking it all away.	The premise of Policy S15 is to provide supportive policy framework for new community and recreation facilities, including public open spaces, and to protect existing facilities and open spaces, this supportive policy framework helps to meet Objective 8 'Health and Well-being' and Objective 12 'Communities' of the RLDP. 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. These greenfield land sites promoted for development are owned by private landowners and these fields are not publicly accessible.	No change required.
2595 / Mrs Elda Fouch / Objection	No suitable infrastructure policies in place to support new housing developments.	Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development providing the overarching framework for all types of development. In addition to Strategic Policy S6, 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. In relation to S15, this provides the supportive policy framework to support the provision of community infrastructure, such as village halls, schools and recreations facilities and new public open spaces and safeguards them from their unjustified loss.	No change required.
2616 / Mrs Sarah Turner / Objection	Concern that open space is being built on.	Comments noted. 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. These greenfield land sites for development are owned by private landowners and are not publicly accessible, although in some cases there may be PROW across the land. As part of the requirements for new development the RLDP provides framework to ensure public open space is provided. This will increase access to open space and recreation for the community.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
2627 / Mrs Deborah O'Brien / Objection	We need to retain as much of the open space that Chepstow as left for wildlife and nature.	<p>Comments noted. 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. These greenfield sites promoted for development are owned by private landowners and are not publicly accessible.</p> <p>The RLDP sets out policy framework to ensure that new development is delivered as sustainably as possible and will minimise the impact upon climate change and impact upon the surrounding biodiversity, this includes net zero carbon homes, ULEV charging points, deliver net benefit for biodiversity and eco resilience and provision of public open space along with community growing opportunities. These requirements are set out in Policy S8 of the Plan, as well as within detailed policies throughout the Plan.</p> <p>In relation to S15, this provides to supportive policy framework for the provision of community infrastructure, such as village halls, schools and recreations facilities and new public open spaces and safeguards them from their unjustified loss.</p>	No change required.
2633 / Mr Martyn Reed / Objection	LDP needs upgrade local infrastructure in line with development and prior to development.(Shops/schools/doctor surgeries and transport links) Penalties for failure to meet targets for upgrading local infrastructure should be included.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development providing the overarching framework for all types of development. In addition to Strategic Policy S6, 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.</p> <p>In relation to S15, this provides to supportive policy framework for the provision of community infrastructure, such as village halls, schools and recreations facilities and new public open spaces and safeguards them from their unjustified loss</p>	No change required.
2769 / Dr Peter Thompson / Objection	There are spaces set aside as children's play areas. The equipment provided appears minimal in a very small space and not inviting.	Comments noted. Although previously the approach was to provide small play areas in new residential developments this approach has recently changed as it was recognised that these small play areas were devoid of real play value. A cabinet report was endorsed by Council in January 2020 for preference to direct financial contributions for improvements to existing destination play areas in the locality	No change required.

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		rather than create lots of small new play areas. This is set out in paragraph 21.3.7 of the Plan.	
2942 / Mrs Nicola Johnson / Objection	Objects to proposals that remove greenspaces.	<p>Comments noted. 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. These greenfield sites promoted for development are owned by private landowners and are not publicly accessible.</p> <p>As part of the requirements for new development the RLDP provides framework to ensure public open space is provided. This will increase access to open space and recreation for the community.</p>	No change required.
3319 / Nr A Andrew Hubert von Staufer / Comment	We have to consider land use, topography and amenity over a very much larger catchment area if we are to make any useful impact on local fortunes. We live in a hub for tourism that has to be considered in the whole.	Comments noted. National Policy sets out plans for a South East Wales Regional Strategic Development Plan (SDP) which is due to be prepared in the near future. This RLDP however is restricted to the administrative planning boundary of Monmouthshire and therefore considers and addresses local issues and objectives.	No change required.
3323 / Mrs Angela Harries / Objection	What open space, all we will have left is Blackrock Road, or are you intending to develop that site as well in the future?	<p>Comments noted. 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. These greenfield land for development is owned by private landowners and are not publicly accessible. As part of the requirements for new development the RLDP provides framework to ensure public open space is provided. This will increase access to open space and recreation for the community.</p> <p>Black Rock picnic area is separated from the defined settlement boundary of Portskewett/Sudbrook.</p>	No change required.
3339 / Mrs Charlotte James / Support	I fully support anything that benefits community infrastructure and preserves open spaces but I don't see these being implemented given past history.	Support welcomed. Policy S15 is a strategic policy intended to be a broad policy to provide an overarching supportive policy framework. Further detailed policies to safeguard and protect the County's open spaces and areas of amenity importance (AAI) are set out in policies CI1, CI2, CI3 and CI4.	No change required.

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3340 / Mrs Cheryl Cummings / Support	No comment provided.	No response required.	No change required.
3367 / Mr Dawson Williams / Objection	There is no infrastructure in place to cope with the extra houses, schools, doctors, dentists etc cannot cope already.	<p>Strategic Policy S6 relates to infrastructure requirements essential to delivering sustainable development providing the overarching framework for all types of development. In addition to Strategic Policy S6, 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 Plan's allocations. The IDP is included within Appendix 8 of the RLDP.</p> <p>In relation to S15, this provides to supportive policy framework for the provision of community infrastructure, such as village halls, schools and recreations facilities and new public open spaces and safeguards them from their loss.</p>	No change required.
3377 / Mrs Edmunds / Objection	What community ?	It is not clear what this comment relates to, therefore the Council is unable to respond.	No change required.
3390 / Mr Craig / Objection	Improve and regenerate the existing community areas instead of making more.	The premise of Policy S15 is to provide supportive policy framework for new community and recreation facilities, including public open spaces, and to protect existing facilities and open spaces, this supportive policy framework helps to meet Objective 8 'Health and Well-being' and Objective 12 'Communities' of the RLDP. The policy is supportive of regenerating and improving existing community areas.	No change required.
3436 / Mr Christopher Banner / Support	You will build on these open spaces.	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.	No change required.

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		<p>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. These greenfield land for development is owned by private landowners and are not publicly accessible although in some cases there may be PROW across the land. As part of the requirements for new development, the RLDP provides framework to ensure public open space is provided. This will increase access to open space and recreation for the community.</p>	
3442 / Mr Gareth Yates / Objection	<p>The local Leisure centre is falling down with awful facilities yet no improvements have been made with all the previous developments.</p>	<p>The RLDP provides supportive policy framework to support improvements to the County's leisure centres.</p>	<p>No change required.</p>
3442 / Mr Gareth Yates / Objection	<p>All developments lead to loss of open space.</p>	<p>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.</p> <p>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. These greenfield sites promoted for development are owned by private landowners and are not publicly accessible although in some cases there may be PROW across the land. As part of the requirements for new development, the RLDP provides framework to ensure public open space is provided. This will increase access to open space and recreation for the community.</p> <p>In relation to S15, this provides to supportive policy framework for the provision of community infrastructure, which includes new public open spaces and safeguards them from their loss.</p>	<p>No change required.</p>

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3443 / Mr Gary RockliffeFidler-Fidler / Objection	Gap between green space and infrastructure investment is unbalanced.	<p>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.</p> <p>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. These greenfield sites promoted for development are owned by private landowners and are not publicly accessible although in some cases there may be PROW across the land. As part of the requirements for new development, the RLDP provides framework to ensure public open space is provided. This will increase access to open space and recreation for the community.</p> <p>In relation to S15, this provides to supportive policy framework for the provision of community infrastructure, which includes new public open spaces and safeguards them from their loss.</p>	No change required.
3444 / Mr Graham Parker / Objection	All areas must maintain open spaces and create more spaces. This is essential to local residents’ health and wellbeing.	<p>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.</p> <p>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. These greenfield land for development is owned by private landowners and are not publicly accessible although in some cases there may be PROW across the land. As part of the requirements for new development, the RLDP provides framework to ensure public open space is provided. This will increase access to open space and recreation for the community.</p>	No change required.

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		<p>In relation to S15, this provides to supportive policy framework for the provision of community infrastructure, which includes new public open spaces and safeguards them from their loss.</p>	
3493 / Mrs Julie Carr / Objection	Building on a meadow in Usk bad for wildlife.	<p>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.</p> <p>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. These greenfield land for development is owned by private landowners and are not publicly accessible.</p> <p>The RLDP sets out policy framework to ensure that new development is delivered as sustainably as possible and will minimise the impact upon climate change and impact upon the surrounding biodiversity, this includes net zero carbon homes, ULEV charging points, deliver net benefit for biodiversity and eco resilience, and provision of public open space along with community growing opportunities. These requirements are set out in Policy S8 of the Plan, as well as within detailed policies throughout the Plan.</p> <p>In relation to S15, this provides to supportive policy framework for the provision of community infrastructure, such as village halls, schools and recreations facilities and new public open spaces and safeguards them from their loss.</p>	No change required.
3504 / Ms Alison Grenyer / Objection	Stop using open spaces as building sites.	<p>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</p>	No change required.

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		<p>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. These greenfield land for development is owned by private landowners and are not publicly accessible.</p> <p>The RLDP sets out policy framework to ensure that new development is delivered as sustainably as possible and will minimise the impact upon climate change and impact upon the surrounding biodiversity, this includes net zero carbon homes, ULEV charging points, deliver net benefit for biodiversity and eco resilience, and provision of public open space along with community growing opportunities. These requirements are set out in Policy S8 of the Plan, as well as within detailed policies throughout the Plan.</p> <p>In relation to S15, this provides to supportive policy framework for the provision of community infrastructure, such as village halls, schools and recreations facilities and new public open spaces and safeguards them from their loss.</p>	
3528 / Mr John Bennett / Objection	Community infrastructure cannot not support more families. The doctors/dentist isn't big enough.	<p>The premise of Policy S15 is to provide supportive policy framework for new community and recreation facilities, including public open spaces, and to protect existing facilities and open spaces, this supportive policy framework helps to meet Objective 8 'Health and Well-being' and Objective 12 'Communities' of the RLDP. The policy is supportive of regenerating and improving existing community areas.</p> <p>In reference to doctors/dentist these are out of the scope of the planning system. 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.</p>	No change required.
3565 / Mrs Angela Sandles / Support	The importance of open spaces for physical and mental health cannot be over emphasised, and it is highlighted in all areas of the plan.	Support welcomed.	No change required.
3634 / Dr Greg Palka / Objection	The community infrastructure and open space policies (Policies S15, CI1, CI2, CI3, and CI4) raise concerns regarding their	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	No change required.

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	<p>implementation in Chepstow, where proposed developments threaten to undermine their core objectives. Chepstow development fail to align with these principles. Policy CI1, is undermined by proposals that reduce the town's "green lungs," also contravene the Well-being of Future Generations (Wales) Act 2015, which emphasises long-term environmental and community sustainability. Policy CI2 - The developments fail to address the need for infrastructure improvements. Policy CI4, the plans in Chepstow threaten existing amenities by encroaching on community spaces.</p> <p>For these policies to be effective, stronger safeguards must be introduced to ensure that green spaces are preserved, infrastructure is sustainably developed, and new projects genuinely enhance the well-being of local communities.</p>	<p>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</p> <p>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. These greenfield sites promoted for development are owned by private landowners and are not publicly accessible.</p> <p>The RLDP sets out policy framework to ensure that new development is delivered as sustainably as possible and will minimise the impact upon climate change and impact upon the surrounding biodiversity, this includes net zero carbon homes, ULEV charging points, deliver net benefit for biodiversity and eco resilience, and provision of public open space along with community growing opportunities. The proposed allocation HA3 Land at Mounton Road for example, proposes a community parkland, which will enhance the open space option to Chepstow's residents. These requirements are set out in Policy S8 and HA3 of the Plan, as well as within detailed policies throughout the Plan.</p> <p>In relation to S15, this provides to supportive policy framework for the provision of community infrastructure, such as village halls, schools and recreations facilities and new public open spaces and safeguards them from their loss.</p>	
3702 / Keith Plow / Support	Community starts in the home/street/schools - lets support our total social environment, that's being natural human beings.	Support welcomed.	No change required.
3745 / Mrs Jenny Carpenter / Objection	Community infrastructure is lacking in most rural areas. This plan mentioned retention and safeguarding of existing infrastructure but no provision for enhancement.	The Policy is supportive of provision and enhancement as set out in the wording of the Policy 'Development proposals that provide and/or enhance community and recreation facilities will be permitted within or adjoining settlement boundaries subject to detailed planning considerations.'	No change required.

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3804 / Mr Luke Thompson / Support	We need improved local amenities and community spaces.	The Policy is supportive of provision and enhancement as set out in the wording of the Policy ‘Development proposals that provide and/or enhance community and recreation facilities will be permitted within or adjoining settlement boundaries subject to detailed planning considerations.’	No change required.
3808 / Ms M K Annandale / Objection	All land use needs to be rethought out not to recreate previous mistakes. What about the promised market? You want tourism, shopping etc we need car parks. Convenient herringbone parking that gives energy to the town centre. Current system not working. Focus on helping current businesses serve the current community instead of wrecking shopping with ill thought out and badly timed works to the street that has made everyone go shopping elsewhere with no help for the poor businesses trying to serve us. You just want to add more community in a dangerous flood zone that will be ill served by the current infrastructure as it is.	<p>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</p> <p>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. These greenfield land for development is owned by private landowners and are not publicly accessible.</p> <p>The RLDP sets out policy framework to ensure that new development is delivered as sustainably as possible and will minimise the impact upon climate change and impact upon the surrounding biodiversity, this includes no built development on flood risk area, net zero carbon homes, ULEV charging points, deliver net benefit for biodiversity and eco resilience, and provision of public open space along with community growing opportunities.</p>	No change required.
3828 / Mrs Sharon Gale / Objection	There is perfectly good open space at Dixton road. Rather than covering it in concrete let’s keep it and help the plan!!	<p>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</p> <p>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</p>	No change required.

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		<p>requirements. These greenfield land for development is owned by private landowners and are not publicly accessible. The proposed allocation HA4 Land at Leasbrook for example, proposes a community open space, which will enhance the open space option to Monmouth's residents. These requirements are set out in Policy S8 and HA4 of the Plan, as well as within detailed policies throughout the Plan.</p>	
3853 / Mrs Melanie Nicholas / Objection	Not enough open spaces now so why cover them in houses?	<p>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</p> <p>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. These greenfield land for development is owned by private landowners and are not publicly accessible. The proposed residential proposes new community open space, which will enhance the open space options to local communities.</p>	No change required.
3867 / Mr /Mrs White / Objection	If green fields are not violated, there will be plenty of open spaces.	<p>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</p> <p>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. These greenfield land for development is owned by private landowners and are not publicly accessible. The proposed residential development</p>	No change required.

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		includes new community open space, which will enhance the open space options to local communities.	
3873 / Mr V G Danks / Objection	No real details so just a wish list.	It is not clear what this comment relates to, nevertheless, the detail is set out within the RLDP and associated evidence base and background papers.	No change required.
3886 / Mrs Nerys Wilson / Comment	New community infrastructure should be sensitive to the village (Shirenewton's) conservation status.	Comments noted. The RLDP sets out policy framework to ensure that new development is delivered as sustainably as possible and will minimise the impact on its surrounding built environment. The proposed allocation HA18 Land west of Redd Lands for example is required to make provision for public open space and play provision. These requirements are set out in Policy S8 of the Plan, as well as within the Infrastructure Delivery Plan as set out in Appendix 8. Placemaking policies PM1 and HE1 will ensure proposed development is sensitive to Shirenewton's conservation status.	No change required.
3896 / Mrs Pamela Williams / Objection	Insufficient plans in place to future proof our area.	It is not clear what this comment relates to, nevertheless, the detail is set out within the RLDP and associated evidence base and background papers, which sets out the Plan for new development and protection policies for Monmouthshire.	No change required.
3925 / Mr Richard Lansberry / Support	Chepstow surely can't get any worse than it currently is. It's such a shame that's it's been allowed to go into such a poor state as a retail and destination high street. Please MCC make something positive happen in Chepstow.	The Policy is supportive of provision and enhancement on new community and recreation facilities as set out in the wording of the Policy 'Development proposals that provide and/or enhance community and recreation facilities will be permitted within or adjoining settlement boundaries subject to detailed planning considerations.' Furthermore, Strategic Policy S14 provide a positive planning policy framework to enhance the vitality and vibrancy for retail and commercial centres across the County, including Chepstow	No change required.
3935 / Mr Robert Nolan / Objection	Is there an infrastructure? Significant lack of public transport facilities, infrequent and ineffective bus networks and lack of access to rail transport due to position of nearest train stations.	The premise of Policy S15 is to provide supportive policy framework for new community and recreation facilities, including public open spaces, and to protect existing facilities and open spaces, this supportive policy framework helps to meet Objective 8 'Health and Well-being' and Objective 12 'Communities' of the RLDP. The Policy also safeguards existing community facilities from unjustified loss.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3965 / Mr Steve Jones / Support	No comments provided.	No response required.	No change required.
3972 / Mrs Sue Young / Objection	We already need more GP and Dentist capacity. Will the leisure centre be able to increase their hours again?	In reference to doctors/dentist these are out of the scope of the planning system. 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. Opening hours of the leisure centre is also out of the scope of the RLDP.	No change required.
3980 / Mr Thomas Hooper / Objection	No comments provided.	No response required.	No change required.
3989 / Miss Tracey Meaker / Objection	Open space in that area would be gone.	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 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. These greenfield land for development is owned by private landowners and are not publicly accessible. The proposed residential development includes new community open space, which will enhance the open space options to local communities.	No change required.
3995 / Mrs Victoria Clark / Objection	Won't have any open spaces/green land left soon.	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	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		<p>nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity, which is reflected in the policy framework</p> <p>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. These greenfield land for development is owned by private landowners and are not publicly accessible. The proposed residential development includes new community open space, which will enhance the open space options to local communities.</p>	

Policy CI1 – Retention of Existing Community Facilities

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1803 / Councillor Dr Louise Brown / Objection	<p>The policy needs to make it clear that rather than see old pubs being left to deteriorate so that the owners can get planning permission for residential. Residential use for a pub or its car park should not be permitted. If the pub has been marketed the policy needs to allow the community to purchase and run it as the first option and not allow any residential use. It should be a case of if it has been marketed unsuccessfully then there needs to be evidence it has been offered first to the community to run the pub. Centrally based pubs need to be retained and the argument that there are pub facilities which are on the outside of the centre should not be used, similar to the town centre or in this case village centre first approach.</p>	<p>Comments noted. The policy is in place to protect the loss of the use of community uses, such as public houses and the policy criteria is strict to ensure the assessment is thorough and justified if a change of use was considered appropriate.</p> <p>It is considered that while being marketed (which requires a period minimum of 12 months as set out in paragraph 21.2.5) there is opportunity for community groups to purchase public houses. Whom may purchase private property is out of the scope of the planning system, and the local plan is not able to prioritise that it is offered to a local community group first.</p>	No change required.
1002 / Theatres Trust / Objection	<p>Welcome this policy and the protection it provides to existing facilities, however, suggest an amendment to wording to make clear that the policy also applies to cultural facilities such as Monmouthshire's theatres.</p>	<p>Support welcomed. It is considered that Policy CI1 could also reference 'cultural facilities' and therefore it is agreed to include reference to cultural facilities within the policy wording.</p>	<p>Update the following sentence within Policy CI1 to add reference to cultural facilities: 'The change of use or conversion of neighbourhood or village shops, halls, public houses, cultural facilities and other facilities to other uses will only be permitted where all of the</p>

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
			following criteria are met:’
3562 / Gateway to Wales Action Group / Support	Support.	Support welcomed.	No change required.

Policy CI2 – Provision of Formal and Informal Open Space and Allotments / Community Growing Areas

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1209 / Aneurin Bevan University Health Board / Objection	Reference to play areas could be strengthened by including 'increasing quality opportunities for play and the creation of 'play friendly communities' which recognises that play takes place in an informal way which can be encouraged by the design of the built environment and is not confined to play facilities. Suggest the involvement of communities including children and young people in shaping places is a requirement for developers and an SPG on child-friendly approaches to place-making be included to maximise the potential for the best start in life.	Comments noted. It is considered reference to play quality would be appropriate to be included in Placemaking and Design SPG, which will be prepared to support the RLDP within 12 months of adoption of the Plan – this is set out in Appendix 11 of the Plan.	No change required.
1803 / Councillor Dr Louise Brown / Objection	There is no reason why all new housing estates should not include allotments to allow for food resilience for local communities and the health and well-being of growing produce.	Comments noted. The policy provides the supportive framework to require community growing as part of new development proposals. This is also set out in Policy S8 of the Plan.	No change required.
1255 / Home Builders Federation (HBF) / Objection	Refers to paragraph 21.3.8 noting a change of wording to provide support for the principle of stacking to allow a range of uses within informal open space. Suggests instead of saying 'developers are encouraged' should instead state 'the Council will support' the multi-use of informal open space to help maximise land use and help viability. Also requests a wording change relating to the final sentence the words 'recreational facilities' has not been used in Policy CI2 which the	Comments noted. It is not considered appropriate to amend 'developers are encouraged' with 'the Council will support the multi-use of informal open space.' It is considered the suggested change to the wording 'recreational facilities' should be changed to make this clearer it relates to no formal open space uses within SuDS areas.	Replace wording to Paragraph 21.3.8 from 'Recreational facilities' with 'Formal open space uses, such as sports pitches and equipped play areas should not be included within areas of SuDS.'

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	text supports. HBF suggests clearer wording - presumes this means ' no formal open space' within SuDS.		
2532 / Cwmpas Community Housing / Objection	Community led affordable housing has indirect relevance and contribution to the policy. Direct and overt reference to community led housing could provide a positive contribution in furthering the diverse means by which affordable housing can be delivered in Monmouthshire.	Comments noted. Community led affordable housing is considered to be more appropriate to be considered under the housing policies (Chapter 12) in the Plan.	No change required.
3562 / Gateway to Wales Action Group / Support	Support.	Support noted.	No change required.
1301 / Melin Homes / Support	Supportive of measures that aid the local production of food. This is an important component of their approach to CS0224 Cwm Pentref new settlement, which seeks to champion local growers and producers both on and off site.	Support welcomed. 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.
1503 / Redrow Homes (South Wales) Limited / Objection	State the requirements for open space provision set out in Policy CI2 are considerably above the Field in Trust standards and do not allow consideration of existing open space provision. Request amendments to Policy CI2 to state 'Subject to identified need new development proposals will be assessed against the Field in Trust's standards.' In addition, request playing pitches is deleted out of the table and the sub total updated to 2.15ha, Natural and semi-natural space updated to 1.8ha with a sub total update to 3.2ha and	<p>Comments noted. It is noted that the Fields In Trust (FIT) Standard has recently been updated in November 2024, which replaces the 2015 version. The Open Space Study was undertaken using the previous 2015 FIT Standard.</p> <p>Policy CI2 and the Open Space Study will therefore be updated to the current 2024 Standard and the open space typologies will be updated, which include: Outdoor Sports (1.6ha per 1000 population), Play Space (0.55ha per 1000 population), Informal Open Space (3.2ha per 1000 population), and Allotments and Community Growing (0.3ha per 1000 population).</p> <p>The Open Space Study (updated 2025) will include all existing open space provision within Monmouthshire's settlements. It is intended for the Open Space Study to be</p>	Update Policy CI2 and the supporting Open Space Study to the updated 2024 FIT standard. This will be updated to : Outdoor Sports (1.6ha per 1000 population), Play space (0.55ha per 1000 population), Informal Open Space (3.2ha per 1000 population), and Allotments and

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	allotments and community growing deleted.	<p>updated annually alongside the monitoring of the RLDP, in order to provide the latest existing open space benchmark for each settlement.</p> <p>With regards to allotments and community growing provision, there is a corporate objective to increase allotment provision and community food growing, as set out in the Council's Corporate and Community Plan (2022-2028) and the Council's Local Food Strategy (2024) and therefore it is considered appropriate to strive for new provision from new development proposals, as part of Policy CI2.</p>	<p>Community Growing (0.3ha per 1000 population).</p> <p>Change wording in paragraph 21.3.2 from 'playing fields, outdoor sport courts and children's play areas' to 'outdoor sports and play space'.</p> <p>Change wording in paragraph 21.3.3 to remove reference to 'The FIT standard sets out the median level of provision for allotments, community gardens and urban farms in Wales 0.3 hectares per 1000 population. The Council will use this standard for such provision' and replace with 'There is a corporate objective to increase allotment provision and community food growing, as set out in the Council's Corporate and Community Plan (2022-2028) and the Council's Local Food Strategy (2024) and,</p>

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
			therefore, it is considered appropriate to strive for new provision of 0.3 ha per 1,000 population, as part of Policy CI2.'
1683 / Llanarth Estates / Support	Supportive of measures that aid the local production of food. This is an important component of their approach to CS0224 Cwm Pentref new settlement, which seeks to champion local growers and producers both on and off site.	Comments noted.	No change required.
2951 / Tirion Homes / Support	Supportive of measures that aid the local production of food. This is an important component of their approach to CS0224 Cwm Pentref new settlement, which seeks to champion local growers and producers both on and off site.	Support welcomed. 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.
2952 / Candleston Homes / Support	Supportive of measures that aid the local production of food. This is an important component of their approach to CS0224 Cwm Pentref new settlement, which seeks to champion local growers and producers both on and off site.	Support welcomed. 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	Supportive of measures that aid the local production of food. This is an important component of their approach to CS0224 Cwm Pentref new settlement, which seeks to champion local growers and producers both on and off site.	Support welcomed. 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.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3886 / Mrs Nerys Wilson / comment	Community infrastructure must be carefully planned to meet the needs of local residents however should not overwhelm existing services	Comments noted. The policy provides the supportive framework, with the aim to meet residents' needs for open spaces, recreation and growing facilities. The standard provides a benchmark and can be used to assist in seeking financial obligations (S106 agreements) from developers.	No change required.

Policy CI3 – Safeguarding Existing Recreational Facilities, Public Open Spaces and Allotments / Community Growing

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1803 / Councillor Dr Louise Brown / Objection	Remove b) as this allows for a lowering of green space provision which is undesirable and the more available the better, this should not be permitted.	Comments noted. It is considered however that for the purpose of CI3 the criteria is sufficient and reasonable, which allows proposals to be considered for other uses if there is an excess in the area.	No change required.
3562 / Gateway to Wales Action Group / Support	Support.	Support noted.	No change required.
1663 / Richborough / Comment	Important that flexibility is applied in the interpretation of Policy CI3, particularly where there is a crossover between the function of certain facilities.	Comments noted.	No change required.
3886 / Mrs Nerys Wilson / Comment	Open spaces should be preserved and enhanced	Comments noted. Policy CI3 provides the policy to safeguard open spaces, as does CI4 for spaces that are identified as 'Areas of Amenity Importance.'	No change required.

Policy CI4 – Areas of Amenity Importance

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1677 / Councillor Frances Taylor / Objection	<p>An Area of Amenity Importance Review (Oct 2024), provided with the RLDP consultation evidence base, proposes removal of several Areas of Amenity Importance (AAI) status allocated in the Adopted LDP, to both The Land to the North of Magor and Undy and the Land at Pennyfarthing Lane. They have both been removed as AAI from the Proposals Map. Relegating the status of this land to general open space or open countryside does not provide protection in the RLDP from development. As illustrated above. The officer led review of AAI feels very subjective and is just that, an officer view. It concludes that the buffer zones around Magor with Undy are not of high recreational value. This takes no account of resident views or experience, the view of the Town Council or indeed local member views and it is not acceptable. The community has plans to turn these sites into publicly accessible, useable recreational space and requests that their AAI status is reinstated and in the case of Land to the North of Magor and Undy, is extended up to the M4 boundary.</p>	<p>The AAI designation in the Adopted LDP to the north of Magor and Undy (reference AAI0179 Cowleaze) had a boundary that aligned broadly with the M4 safeguarding route. As there is no longer a need to protect the M4 safeguarding route, the boundary of the AAI was considered to be arbitrary and did not follow a particular defined boundary. A large proportion of this AAI was located outside of the development boundary in an area of open countryside. While it may have some informal use, it does not have a formal recreation use and due to its location does not meet the criteria to be designated as an Area of Amenity Importance as per the methodology set out in the AAI Review. In addition to this, the majority of the land is privately owned and is not accessible to the public. Paragraph 1.6 of the AAI Review refers to privately owned spaces, noting that such spaces are not accessible to the public and have been excluded from AAI as they do not fulfil the criteria for designation as AAI. Amendments have, therefore, been made to the boundary to exclude the northernmost section that is located outside the development boundary.</p> <p>The smaller Adopted LDP designation (AAI0180) at Pennyfarthing Lane has been deleted for different reasons as detailed in the Magor with Undy table in the AAI Background Paper, this being that it is not a usable space and does not meet the criteria for designation as AAI. The area will, however, contribute to general open space requirements, and any future proposals that would affect this area of open space would be considered against Policy CI3 Safeguarding Existing Recreational Facilities, Public Open Spaces and Allotments/Community Growing.</p> <p>The RLDP does give areas located outside of settlement boundaries in the open countryside protection from development, although it is recognised that there are exceptional circumstances where new built development may be acceptable, in accordance with national planning policy guidance. Policy OC1 sets out strict criteria for assessing any such proposals.</p> <p>It is, therefore, not considered appropriate to designate these areas as areas of amenity importance in the RLDP.</p>	No change required.

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1803 / Councillor Dr Louise Brown / Support	The policy clearly states it should not be permitted and some of the other policies need to adopt a similar approach.	Support welcomed, the policy is considered to be succinct and clear in the approach.	No change required.
1138 / Raglan Community Council / Objection	Objection to the deletion of the AAI in Raglan north of Monmouth Road. The AAI review provides no justification for the exclusion of privately owned areas.	<p>The Areas of Amenity Importance (AAI) Review refers to areas which do not fulfil the criteria for designation as areas of amenity importance. Such areas include spaces that are privately owned and not accessible to the public, including areas of garden curtilage, private grounds and paddocks (see paragraph 1.6). An assessment of sites that were previously designated in the LDP has been undertaken in accordance with the steps set out in Section 2 of the AAI methodology.</p> <p>With specific regard to land north of Monmouth Road, Raglan, the site has recently been granted planning permission (subject to signing of a S106 agreement) for 21 dwellings together with associated landscaping, infrastructure and ancillary works. While the LDP AAI is proposed to be deleted the site was privately owned with no public access. The development of the site for housing will enable public access to the open space provided within the site which will benefit the local community. The open space provided throughout and to the north of the site will be considered for formal designation as an AAI in future Plans.</p>	No change required.
1984 / Raglan Village Action Group / Objection	The deletion of the AAI in Raglan, north of Monmouth Road is objected to. The review provides no justification for the exclusion of privately owned areas that, in the case of Raglan, were designated due its openness, amenity value and importance to the Conservation Area and views and links between the castle.	<p>Paragraph 1.6 of the Areas of Amenity Importance Review refers to the removal of spaces that are privately owned and not accessible to the public including areas of garden curtilage, private grounds and paddocks. An assessment of sites that were previously designated in the LDP has been undertaken in accordance with the steps set out in Section 2 of the AAI methodology.</p> <p>Regarding this site in particular, the site has recently been granted planning permission (subject to signing of a S106 agreement). While the LDP AAI is proposed to be deleted the site was privately owned with no public access. The development of the site for housing will enable public access to the open space provided within the site which will benefit the local community. The open space provided throughout and to the north of the site will be considered for formal designation as an AAI in future Plans.</p>	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.
1663 / Richborough / Objection	As worded CI4 is very brief. Refer to paragraph 21.5.4 clarifying that proposals that are complimentary to the use/function of the AAI and would not lead to their loss may be considered appropriate. Refer to examples such as active travel routes and drainage infrastructure. Such recognition is important to avoid being unduly restrictive when considering the potential use of such areas. State this should be clearer in the policy wording itself.	In accordance with the Welsh Government Development Plans Manual (2020), the policy wording is considered to be appropriately succinct and provides a clear message regarding the Council's policy position on this matter. The supporting paragraph which provides additional clarification regarding complementary proposals that would not lead to the loss of an AAI, is considered to be appropriate and sets out additional detail to be considered on a case-by-case basis. It is, therefore, not considered appropriate to amend the policy wording in this respect.	No change required.
1663 / Richborough / Comment	Note that the Proposals Map includes a new AAI on land that forms part of the strategic allocation east of Caldicot. The land to the west of the disused railway line is identified for designation on the basis of its size, contribution to local amenity and location within the development boundary. Whilst don't object to the identification of the land as AAI it does demonstrate the importance of ensuring Policy CI4 is not interpreted in an overly restrictive way. While no development is proposed in this location as part of the allocation it is however, likely to also accommodate drainage infrastructure and new/improved active travel route.	This area has been included as a newly designated Area of Amenity Importance in the RLDP and already benefits from public access due to public rights of way across the site. Uses such as drainage infrastructure and active travel routes may be appropriate providing, they are complementary to the use/function of the AAI and would not lead to the loss of an AAI as set out within supporting paragraph 21.5.4. Any such proposals will be considered on a case-by-case basis. It is, therefore, not considered appropriate to amend the policy wording in this respect.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1779 / Mrs Sandra Lloyd / Objection	Objects to the removal of Area of Amenity Importance (AAI) status allocation to land north of Magor and undy, and the land at Pennyfarthing lane. Magor Undy already has a general deficiency in open space and that land should be protected and turned into publicly accessible, usable, recreational open space.	<p>The AAI designated in the Adopted LDP to the north of Magor and Undy (reference AAI0179 Cowleaze) had a boundary that aligned broadly with the M4 safeguarding route. As there is no longer a need to protect the M4 safeguarding route, the boundary of the AAI was considered to be arbitrary and did not follow a particular defined boundary. A large proportion of this AAI was also located outside of the development boundary in an area of open countryside. While it may have some informal use, it does not have a formal recreation use and due to its location does not meet the criteria to be designated as an Area of Amenity Importance as per the methodology set out in the AAI Review. In addition to this the majority of the land is privately owned and not accessible to the public. Paragraph 1.6 of the AAI Review refers to privately owned spaces, noting that such spaces are not accessible to the public and have been excluded from AAI as they do not fulfil the criteria for designation as AAI. Amendments have, therefore, been made to the boundary to exclude the northernmost section that is located outside the development boundary.</p> <p>While it is acknowledged there is a deficiency in Magor Undy in both formal and informal open space, this is not a reason to include land that does not meet the criteria for AAI designation. The RLDP provides a positive policy framework to enable the provision of new areas of open space, and to safeguard existing areas (policies CI2 and CI3 refer respectively). Additional detail is set out in the Open Space Study.</p> <p>It is, therefore, not considered appropriate to designate these areas as areas of amenity importance in the RLDP.</p>	No change required.
3464 / Mr Colwyn Knight / Objection	Object strongly to the omission of Open Amenity Space at the field north of Monmouth Road. Whilst this has been wrongly allocated for development (DM/2023/01019), it should remain as OAS, subject to the Appeal and/or Judicial Review of this Application. Please find attached a copy of the letter to Rachel Lewis (MCC), dated 16 Nov 2023 in relation to this importance that the Council has	<p>Paragraph 1.6 of the Areas of Amenity Importance Review refers to the removal of spaces that are privately owned and not accessible to the public including areas of garden curtilage, private grounds and paddocks. An assessment of sites that were previously designated in the LDP has been undertaken in accordance with the steps set out in Section 2 of the AAI methodology.</p> <p>Regarding this site in particular, the site has recently been granted planning permission (subject to signing of a S106 agreement). To date there has been no Judicial Review on the site. The application was not called in for determination by Welsh Ministers given that it was not considered to be of more than of local importance. In any event, arguably the development of the site will offer public</p>	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	<p>placed on this field as Open Amenity Space historically. The letter details previous correspondence and an enforcement notice where MCC Planning department (2012/13) has stated that if planning is granted it would set a serious precedent and would cause demonstrable harm to the amenity of the area and the Conservation Area. The appeal against the enforcement notice was dismissed. Request that the land is kept as an area of open amenity space given the precedent.</p>	<p>access which is not currently available and once developed the open space throughout and to the north of the site will be considered for formal designation as an AAI in future Plans.</p>	
<p>3632 / Mr George RV Ashworth / Objection</p>	<p>The deletion of the AAI in Raglan north of Monmouth Road is objected to. It has been deleted solely on the basis of being in private ownership. The AAI review provides no justification for the exclusion of privately owned areas. To hide such an important and unjustified policy decision in a background paper calls into question the RLDP's soundness.</p>	<p>Paragraph 1.6 of the Areas of Amenity Importance Review refers to the removal of spaces that are privately owned and not accessible to the public including areas of garden curtilage, private grounds and paddocks. An assessment of sites that were previously designated in the LDP has been undertaken in accordance with the steps set out in Section 2 of the AAI methodology.</p> <p>Regarding this site in particular, the site has recently been granted planning permission (subject to signing of a S106 agreement). While the LDP AAI is proposed to be deleted the site was privately owned with no public access. The development of the site for housing will enable public access to the open space provided within the site which will benefit the local community. The open space provided throughout and to the north of the site will be considered for formal designation as an AAI in future Plans.</p> <p>In accordance with the Welsh Government Development Plans Manual (2020), reference to supporting evidence/background information, where relevant, is appropriate to make Plans more coherent and user friendly. The RLDP can contain references to supporting evidence and signpost accordingly, furthermore policies should be succinct and clear which is considered to be the case with CI4. The policy has been informed by and reflects the AAI Review. This provides the background to, and justification of, the Council's approach to AAIs within the Deposit RLDP. The AAI is clearly referenced in the Deposit RLDP and should be referred to accordingly</p>	<p>No change required.</p>

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		<p>as supporting evidence to this policy. As such, there is not considered to be any concern with regard to the Plan's soundness.</p> <p>Supporting paragraph 21.5.2 clearly refers to the review of AAI being undertaken as part of the RLDP evidence base, there are consequently no concerns that this affects the soundness of the Plan.</p>	