Monmouthshire Replacement Local Development Plan

2018-2033

Report Of Consultation: Appendix 12

Deposit RLDP Representation Responses

Volume 19 – Maps and General Representations

Contents

Maps

Maps

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3899 / Mr Paul Smith / Objection	Absence of SINCs on proposals, inset and constraints maps.	Objection noted. SINCs do not have statutory protection unless they are also SSSIs or Local Nature Reserves, which are both shown on the Constraints map. SINCs also fluctuate and evolve; new SINCs are identified, others are destroyed. SINCs, therefore, are not deemed appropriate to be included on the Constraints map.	No change required.

Miscellaneous Representations

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1031 / The Coal Authority / Support	Current records do not indicate the presence of any coal mining features at surface or shallow depth, which pose a risk to surface stability, within the Monmouthshire area. Therefore have no specific comments to make on the RLDP.	Comment noted.	No change required.
1299 / Gloucestershire County Council / Comment	Would welcome reference to Gloucestershire County Council in its capacity as Minerals and Waste Planning Authority in paragraph 2.2.4.	Paragraph 2.2.4 is written in the context of adjoining local planning authority areas and the preparation of their respective development plans. Within this context, it is not considered necessary to reference Gloucestershire County Council in its capacity as Minerals and Waste Planning Authority.	No change required.
1356 / Welsh Government / Objection	Although the areas identified for growth in the Deposit Plan fall outside of the indicative Green Belt boundary and national planning policy allows for extensions to existing settlements within and adjoining the Green Belt of an appropriate scale, there should be no ambiguity about the need to protect land elsewhere.	Comment noted. The need to protect land, where appropriate, is reflected in the Plan's policy framework.	No change required.
1356 / Welsh Government / Support	The Deposit Plan has addressed previously submitted representations required to ensure all development is compliant with TAN15 and flood risk issues. This should be done in compliance with the revised TAN15, anticipated to be published later in 2024.	The Replacement Local Development Plan's (RLDP) site selection process has been informed by national planning policy on flood risk. A Stage 1 and Candidate Site Screening Strategic Flood Consequence Assessment (SFCA) were undertaken to inform the Deposit Plan. Following the publication of the updated TAN15 in March 2025, a Stage 2 Strategic Flood Consequence Assessment has been commissioned.	No change required.

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1356 / Welsh Government / Comment	National planning policy is set out in PPW12 and core elements of implementation in the Development Plans Manual. WG expect the core elements of the Manual, in particular Chapter 5 and the 'De-risking Checklist', to be followed.	The RLDP has been prepared with regard to relevant legislation, national planning policy and regional/local strategies, and the Plan's strategy, policies and proposals have been informed by a robust evidence base in the form of various background reports and supporting studies relating to key local issues for the Plan to address. More specifically, the Deposit Plan has regard to national policies and guidance as set out in PPW12 and associated Technical Advice Notes (TANs). The RLDP and supporting documents refer to relevant sections of PPW12 specific to the issue being discussed and the policy requirements of PPW12 have been considered and incorporated where relevant in the preparation of the Strategic Policies and detailed Development Management policies. The supporting text adds further commentary on the links to national guidance. Each of the Strategic Policies is supported by a policy context section which sets out links to the wider policy framework including PPW12 and TANs. The RLDP is recognised as a key mechanism in delivering the national planning policy priorities. Similarly, the requirements of the Development Plans Manual have been considered throughout the plan preparation process.	No change required.
2031 / Peter Fox OBE MS Senedd Member for the Monmouth Constituency / Objection	Consultation is simplistic in trying to ascertain a support or objection position.	Comment noted and acknowledged. The form was developed to reflect the structure of the RLDP helping respondents engage with relevant sections of the Plan. It was intended to make submitting comments more straightforward and focused. This approach reflects national guidance.	No change required.
2379 / Defence Infrastructure Organisation / Comment	Refer to the MOD Caerwent Training Area indicating it is a significant defence asset. Note it remains effectively as open countryside within the Deposit Plan and state it is important that the RLDP recognises the significance of the Caerwent Training Area to UK Defence and security interests, as a result suggest the inclusion of a policy which supports development of	Comments noted. Although there is not a specific policy in relation to the development of military operational uses it is considered the RLDP and national policy PPW provides supportive planning framework for justified development in open countryside locations. Policy OC1 recognises this and provides design/placemaking criteria for proposals in the open countryside.	No change required.

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	operational uses covering key points relating to military establishments.		
3465 / National Grid Electricity Distribution (NGED) (South West) / Comment	LPAs should also be aware that where high voltage electricity lines are undergrounded National Grid is unable to support any development which could affect the operation of or obstruct the line, including buildings, tree planting, public highway or attenuation features. A 10m wide corridor of open ground is required above the undergrounded cables. Accordingly, the retention of overhead lines in situ provides greater opportunities to deliver an efficient and effective masterplan, with the potential to deliver a range of uses beneath the lines including green infrastructure, public highway, drainage features and some biodiversity net gain measures. Note NGED cannot be held accountable for absence of planned solution to a proposed diversion route or undergrounding in an allocations site's development capacity where the LPA/ developer has not agreed proposals with NGED prior to adoption of the Plan	Comment noted.	No change required.
2497 / Councillor Paul Pavia / Objection	Governance and Public Accountability: significant dissatisfaction with the perceived lack of transparency in the RLDP process. Criticism for the absence of a publicly available Environmental Impact Assessment (EIA). Criticism for the consultation form and process which is seen as insufficient with concerns the	Comment noted and acknowledged. The form was developed to reflect the structure of the RLDP helping respondents engage with relevant sections of the Plan. It was intended to make submitting comments more straightforward and focused. The RLDP has been prepared in accordance with relevant legislation, regulations and guidance, including the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended) and Development Plans Manual. Of note, the RLDP Delivery Agreement (DA) (Revised October 2024) sets out the timetable	No change required.

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	council has failed to meet public obligations under Section 61W of the TCP Act 1990/	for Plan preparation and the Community Involvement Scheme (CIS). The CIS sets out how the Council proposes to proactively involve the community and stakeholders in the preparation of the RLDP in order that a range of views can be considered as part of the process of building a wide consensus on the Plan's strategy and policies. In accordance with the DA, the Council undertook extensive consultation and engagement with stakeholders and our local communities during the public consultation on the Deposit RLDP. This included numerous drop-in engagement events throughout Monmouthshire, as well as virtual events. Further details are set out in the Delivery Agreement. As part of that consultation a range of views and considerations have been captured and addressed in the Consultation Report on the Deposit RLDP. There will be further opportunity for representors to discuss issues raised at the examination of the RLDP.	
1013 / Glamorgan-Gwent Archaeological Trust (GGAT) / Comment	Historic Environment - It must be noted that these areas are a small proportion of the sites recorded in the Historic Environment Record and that there are a number of non-designated historic assets in Monmouthshire.	Comment noted. It is recognised that there are additional non-designated historic assets across Monmouthshire. The RLDP vision appropriately considers the protection and enhancement of the built heritage, countryside, biodiversity, landscape and environmental assets and character of Monmouthshire in the third bullet point. The RLDP objectives include a specific objective (objective 16) that relates to culture, heritage and Welsh language.	No change required.
1013 / Glamorgan-Gwent Archaeological Trust (GGAT) / Comment	Archaeology - should not be seen as a constraint but viewed with the Well being of Future Generations (Wales) Act 2015, contribute substantially to the well-being goals relating to culture and community, and by understanding and enhancement to the remaining goals.	Comment noted. The RLDP vision appropriately considers the protection and enhancement of the built heritage, countryside, biodiversity, landscape and environmental assets and character of Monmouthshire in the third bullet point. The RLDP objectives include a specific objective (objective 16) that relates to culture, heritage and Welsh language.	No change required.
1013 / Glamorgan-Gwent Archaeological Trust (GGAT) / Comment	Historic Environment - It should be taken into consideration that climate change and the effect of climate change such as flooding, desiccation leading to erosion and the impacts of other severe weather	Comment noted.	No change required.

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	events have an impact on the historic environment.		
1013 / Glamorgan-Gwent Archaeological Trust (GGAT) / Comment	Historic Environment - The impact of balancing tourism and education regarding archaeology and the historic environment also need to be considered from an impact viewpoint where increased visitor numbers may have an adverse impact on remains.	Comment noted.	No change required.
1255 / Home Builders Federation (HBF) / Comment	Green Belt - suggest some additional wording to make it clear that it is not the role of the LDP to assess of designate.	Comments noted. It is considered however that the wording within paragraph 3.1.9 it is clear that it is for the SDP to designate green belt land.	No change required.
1255 / Home Builders Federation (HBF) / Objection	The plan will have less than 10 years left on adoption. The Development Plan Manual states that ' when a plan is adopted there should be at least 10 years left of the plan period remaining. '	Several challenges have arisen throughout the preparation of the Replacement Local Development Plan, affecting progress and requiring further consideration at the relevant stage. These challenges include the publication of updated Welsh Government 2018-based population projections, the Covid-19 pandemic, an objection from Welsh Government on the June 2021 Preferred Strategy, and phosphate water quality issues in the River Wye and River Usk catchment areas. It is recognised that there will be less than 10 years remaining of the plan period on adoption, however, Welsh Government is aware of this and has not raised an objection to the Deposit Plan. A housing trajectory accompanies the Plan, which demonstrates that the housing requirement figure can be delivered in the remaining plan period. Given Welsh Government's strong policy position on development being delivered through a plan-led system, the continuation of the RLDP with a shorter than 10-year plan period at adoption is considered to be a pragmatic way forward to deliver on Monmouthshire's core objectives including the delivery of much needed affordable housing, than starting the process again.	No change required.
2548 / Shirenewton Community	Housing sector exists by sustaining a level of profit.	The delivery of affordable housing is a key national priority. The provision of affordable housing is also a key priority for the Council and is appropriately reflected in the RLDP's vision, objectives and policy framework.	No change required.

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Council / Objection		In conformity with Welsh Government guidance set out in the Development Plans Manual (2020), Local Planning Authorities (LPAs) should maximise the delivery of affordable housing based on viability evidence of allocations/sites in their plan. Accordingly, a High- Level Viability Assessment (HLVA) has been undertaken for Monmouthshire, which has informed the preparation of the RLDP. The HLVA demonstrates that on-site provision of 50% affordable homes is achievable throughout most of the County on sites of 20 homes or more. On sites of 5-19 homes, on-site provision of 40% affordable homes is evidenced to be achievable. In addition to the HLVA, site promoters of the proposed site allocations have completed site specific financial viability assessments (FVA) to support their proposals and ensure their sites are viable based on 50% affordable housing requirements, net zero carbon homes and other key requirements, without subsidy. In accordance with Welsh Government guidance set out in the Development Plans Manual (2020), this assists in frontloading the process to inform delivery of site allocations within the Plan.	
2548 / Shirenewton Community Council / Comment	Risk that initial plots on new developments will not be able to function as expected raising the prospect of uncompleted sites and bankrupt developers unable to sell new build.	Adequate and efficient infrastructure is recognised in Planning Policy Wales (2024) as being crucial for economic, social and environmental sustainability. The RLDP recognises the need to ensure that appropriate infrastructure is already in place or can be provided to accommodate the level and locations of growth identified in the RLDP. The provision of a range of services and facilities is essential to delivering sustainable development and to meeting diverse community needs, and the provision of appropriate infrastructure will be supported by the Plan. 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. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and	No change required.

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		planning of the infrastructure required to support the Deposit Plan allocations and strategy. The information set out within the IDP has informed the Preliminary High Level Viability Assessment and individual viability assessments of the RLDP allocated sites.	
2548 / Shirenewton Community Council / Comment	Laying the cost of upgrading services onto developers serves only to increase the market prices of the newbuilds. Where improved utility infrastructure benefits existing communities the associated costs should be met from the Welsh Government.	Comment noted. 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.	No change required.
3562 / Gateway to Wales Action Group / Objection	Question why there isn't a WG response to the September 2023 Preferred Strategy which forms the basis of the Deposit Plan. State without WG's endorsement how can the Inspector judge the legitimacy of the plan.	Reflecting the provisions of the Delivery Agreement, Council endorsed the post-consultation updates to the Preferred Strategy on 26th October 2023. These updates were summarised in paragraph 3.9 of the Council Report as the basis for the ongoing preparation of the Deposit Plan. The Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015 do not require local authorities to endorse the Preferred Strategy post-consultation. However, this non-statutory part of the RLDP process was considered important to provide Elected Members with an update on the key issues raised through the Preferred Strategy consultation and to seek endorsement of the subsequent proposed post-consultation changes to be taken forward to the Deposit RLDP. In terms of the Plan's housing target, there was a further opportunity for stakeholders and communities to submit comments at the Deposit consultation stage of the process. Consideration of the Plan's soundness is set out in the Council's Self-Assessment of the Deposit Plan against the Tests of Soundness which demonstrates that the Deposit Plan and the processes followed to reach this stage are 'sound' and should be referred to accordingly.	No change required.
3562 / Gateway to Wales Action Group / Objection	Refer to brownfield sites stating a freedom of information request was undertaken in September 2023 where it was indicated Monmouthshire kept no record of	The RLDP has been prepared in accordance with the Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015. It is not a requirement in Wales to retain a record of brownfield sites; this is a requirement of the English planning system only.	No change required.

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	brownfield sites, state the Council cannot therefore have assessed if any brownfield sites were suitable for housing development.	A Housing Potential Study has however been prepared to set out where windfall sites of 10 or more homes could potentially arise in the County, this can be viewed as an Appendix to the Housing Background Paper. The Housing Background Paper is available on the Council's website and was available at the time of consultation on the Deposit RLDP. In addition, a specific call for brownfield sites was undertaken in February 2019 to invite such sites to come forward. The Housing Potential Study concludes that there is currently a limited supply of windfall land opportunities. This is predominately due to the rural nature of Monmouthshire where there are limited brownfield and underutilised land and building opportunities.	
3562 / Gateway to Wales Action Group / Objection	Consider the online questionnaire too complicated, does not refer to pages for policies and not accessible to disabled persons. Consider it is not fit for purpose and contrary to the Delivery Agreement requirements.	Comment noted and acknowledged. The form was developed to reflect the structure of the RLDP helping respondents engage with relevant sections of the Plan. It was intended to make submitting comments more straightforward and focused. This approach reflects national guidance. The RLDP has been prepared in accordance with relevant legislation, regulations and guidance, including the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended) and Development Plans Manual. Of note, the RLDP Delivery Agreement (DA) (Revised October 2024) sets out the timetable for Plan preparation and the Community Involvement Scheme (CIS). The CIS sets out how the Council proposes to proactively involve the community and stakeholders in the preparation of the RLDP in order that a range of views can be considered as part of the process of building a wide consensus on the Plan's strategy and policies. In accordance with the DA, the Council undertook extensive consultation and engagement with stakeholders and our local communities during the public consultation on the Deposit RLDP. This included numerous drop-in engagement events throughout Monmouthshire, as well as virtual events. Further details are set out in the Delivery Agreement. As part of that consultation a range of views and considerations have been captured and addressed in the Consultation Report on the Deposit RLDP. There will be further opportunity for representors to discuss issues raised at the examination of the RLDP.	No change required.
3562 / Gateway to Wales Action	Refer to previous objective by Council of creating 15 minute towns in the promotion period of the September 2023 Preferred Strategy whereby all shops and services are	Comment noted. The RLDP allocations are consistent with Welsh Government guidance set out in Planning Policy Wales (PPW) providing sustainable development in locations with a reasonable walking distance to facilities.	No change required.

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Group / Objection	within that walking time frame. State this is note featured in the RLDP but has been used as a marketing tool for promoting sites in a positive light.	The approach to site selection for the Deposit Plan has followed the site search sequence outlined in planning policy, which prioritises sites within or adjoining existing settlements to build on existing connections. The incorporation of placemaking principles to help create sustainable communities is a key objective of the Plan, with the policy framework to support this. Strategic Policy S3 – Sustainable Placemaking & High Quality Design, being of particular relevance.	
3562 / Gateway to Wales Action Group / Objection	Suggest in September 2023 Monmouthshire County Council proposed 3 Candidate Sites for Monmouth and selected HA4 for the sole reason it is a bigger plot. State the CS0274 site was overlooked and is a less sensitive site. State the ISA ranking data was ignored.	In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. Within the context of the settlement hierarchy and having regard to the site search sequence outlined in national planning policy, Land at Leasbrook (HA4) is considered to be a sustainably located edge of settlement site north of Dixton Road and benefits from close proximity to the Dixton Roundabout offering good links further afield when public transport or use of the private car is necessary. Key facilities including Monmouth Town Centre, health care, schools and leisure facilities are all located within a 20-minute walking distance of the site, making it very accessible via existing footways and active travel links. Importantly, the site will deliver the Plan's key policy objectives of delivering 50% affordable housing and net zero carbon homes. The ISA candidate site assessment is the first step for the ISA, the methodology of which involves employing GIS data-sets and measuring ('quantitative analysis') how each candidate site relates to various constraint and opportunity features. Further detailed, qualitative, comparative analysis is carried out through subsequent ISA stages, as seen within the Deposit ISA and its accompanying appendices. The candidate site assessment is proportionately detailed to provide an initial assessment of all reasonable alternative sites. No ranking has been carried out, and as such the application of numerical values to RAG findings to compare sites is not appropriate at this stage. The methodology is robust and fit for purpose, underpinned by GIS tools and spatial datasets. Assumptions and limitations have also been identified. Comments on alternative sites are provided in the relevant section of the Report.	No change required.

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3562 / Gateway to Wales Action Group / Objection	Refer to phosphates and that the phosphate map for Monmouth is in two zones, one side flowing into the River Monnow and the other the River Wye. Suggest when Welsh Government noted due to an upgrade at the sewage works on Redbrook Road that it is OK for Monmouthshire County Council to build in Monmouth think that they meant building in the areas of Monmouth that are not failing phosphate targets. Suggest the HA4 site will result in an increased phosphate run off of an additional 8kg.	Appendix 8 of the plan sets out the Infrastructure Delivery Plan (IDP) which has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County, in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. Dŵr Cymru Welsh Water (DCWW) have been engaged throughout the RLDP process and advised that there are no issues with accommodating the foul flows from the site. A Hydraulic Modelling Assessment (HMA) will be required to determine the point of connection to the water network and public sewerage system and to inform the extent of any necessary water infrastructure and sewerage upgrades to ensure there is no detriment to existing customers supply and that there is sufficient hydraulic capacity to accommodate the site. This information would not be required until the planning application stage. The IDP also includes the latest position in relation to upgrades to the Monmouth Wastewater Treatment Works (WwTW) to include phosphate stripping capability, noting this is included in AMP 7 2020 –2025. The impact of development on water quality will be scrutinised as part of the planning application process in consultation with relevant bodies, including NRW and DCWW, to ensure there are no adverse impacts to the River Wye SAC. Any development proposed will need to be in accordance with the Environmental Permit issued by NRW.	No change required.
3562 / Gateway to Wales Action Group / Objection	Refer to the improvements at the Redbrook Road sewage treatment works and suggest these only benefit the River Wye south of Monmouth. Also make reference to storm overflow in Monmouth which results in the treatment works collecting too much foul water and pushing this out into the River Wye. Suggest HA4 will worsen this.	Appendix 8 of the plan sets out the Infrastructure Delivery Plan (IDP) which has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County, in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. Dŵr Cymru Welsh Water (DCWW) have been engaged throughout the RLDP process and advised that there are no issues with accommodating the foul flows from the site. A Hydraulic Modelling Assessment (HMA) will be required to determine the point of connection to the water network and public sewerage system and to inform the extent of any necessary water infrastructure and sewerage upgrades to ensure there is no detriment to existing customers supply and that there is sufficient hydraulic capacity to accommodate the site. This information would not be required until the planning application stage.	No change required.

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		The IDP also includes the latest position in relation to upgrades to the Monmouth Wastewater Treatment Works (WwTW) to include phosphate stripping capability, noting this is included in AMP 7 2020 –2025. The impact of development on water quality will be scrutinised as part of the planning application process in consultation with relevant bodies, including NRW and DCWW, to ensure there are no adverse impacts to the River Wye SAC. Any development proposed will need to be in accordance with the Environmental Permit issued by NRW.	
3562 / Gateway to Wales Action Group / Objection	Refer to an increase in air pollution and question why the Council does not monitor particulate levels PM2.5 and PM10. Suggest these are more dangerous and low levels of exposure can cause health problems. Suggest a 24 month monitoring programme for PM2.5 and PM10 at the Dixton Roundabout.	Comment noted. The monitoring of particulate levels is undertaken by Environmental Health and sits outside the scope of the Plan. Any air quality impact will be assessed as part of the planning application process.	No change required.
1281 / Barratt David Wilson Homes / Objection	Question whether the assumptions behind Future Wales are now out of date and in need of review themselves. Level of under provision across Wales is a significant concern given the wide ranging social and economic problems that this will inevitably cause from constraining household formation, increasing house prices, repressing economic growth and activity.	In order to be found 'sound' the Replacement Local Development Plan (RLDP) is required to be in general conformity with Future Wales. The proposed growth level of the RLDP therefore strikes a compromise between achieving our local evidence-based objectives that underpin the RLDP and Welsh Government's objection to the level of growth proposed in the 2021 Preferred Strategy, which has since been replaced by a 'green' rating in relation to the Deposit Plan. However, the background evidence informing the preparation of Future Wales is beyond the remit of Monmouthshire County Council and the Replacement Local Development Plan (RLDP). Any concerns with the assumptions behind Future Wales would need to be addressed by Welsh Government.	No change required.
1663 / Richborough / Objection	State reference should also be made to Policy H9 which allows new affordable housing outside of settlement boundaries, subject to specific conditions.	Paragraph 12.5.1 refers to Policy S2 which refers to affordable housing exception sites adjoining settlement boundaries to meet local needs. It is not, therefore considered appropriate to amend the wording of paragraph 12.5.1 as suggested.	No change required.
1428 / BB3 Limited / Support	Positive Aspects of the Draft RLDP: Alignment with National and Regional	Support noted.	No change required.

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	Strategies - Future Wales 2040, Planning Policy Wales (PPW12). Focus on sustainability and placemaking, and, addressing housing needs.		
1428 / BB3 Limited / Comment	Key Areas for Improvement of the Draft RLDP: Clarity on delivery mechanisms (how infrastructure improvements will be funded and delivered), integration of specific policies such as Future Wales Policy 5 (Supporting the Rural Economy), contingency planning (to address potential under-delivery of housing or employment land within the plan period) and community engagement particularly on rural site allocations.	With regards to the provision of infrastructure, in accordance with Welsh Government guidance set out in the Development Plans Manual Wales (2020), an Infrastructure Delivery Plan has been prepared as part of the Deposit RLDP which identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. The Deposit Plan is considered to adequately reflect the policy objectives of Future Wales including Policy 5, which supports the Rural Economy. Details of the relationship between the two documents is set out in the Self-Assessment of the Deposit RLDP, with Appendix 3 specifically looking at this issue. In response to the Deposit Plan consultation, Welsh Government has responded with a 'green rating' and consider the Plan to be in general conformity with Future Wales. With regards to contingency planning for under delivery, the RLDP includes a 15% flexibility allowance which was increased at the Deposit stage from the Preferred Strategy rate of 10%. Similarly, the employment land provision figure includes a buffer allowance to offer a range and choice of sites and a degree of flexibility. The RLDP also includes a monitoring framework, to assess whether the Plan's strategy, policies and proposals are being delivered. The RLDP has been prepared with regard to relevant legislation, national planning policy and regional/local strategies, and the Plan's strategy, policies and proposals have been informed by a robust evidence base in the form of various background reports and supporting studies relating to key local issues for the Plan to address. Consultation with local communities has also been a significant part of the Plan preparation process in accordance with the Delivery Agreement.	No change required.
1410 / Mr Kevin Hall / Objection	A total rethink has to be undertaken how the so called experts can offer up one course of action under the conservatives and now labour are in they flip flop to	The Plan seeks to deliver sustainable and resilient communities by addressing the county's local issues of housing affordability, rebalancing our demography, responding to the climate and nature emergency and supporting/enabling sustainable economic growth. The RLDP has been prepared with regard to relevant legislation, national planning policy and regional/local strategies, and the Plan's	No change required.

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	something completely different but the underlying issues have not changed.	strategy, policies and proposals have been informed by a robust evidence base in the form of various background reports and supporting studies relating to key local issues for the Plan to address.	
1410 / Mr Kevin Hall / Comment	The RLDP keep changing can we get some real out of the box thinking and address all the issues we have before building more and more houses.	The Plan seeks to deliver sustainable and resilient communities by addressing the county's local issues of housing affordability, rebalancing our demography, responding to the climate and nature emergency and supporting/enabling sustainable economic growth. The RLDP has been prepared with regard to relevant legislation, national planning policy and regional/local strategies, and the Plan's strategy, policies and proposals have been informed by a robust evidence base in the form of various background reports and supporting studies relating to key local issues for the Plan to address.	No change required.
1816 / Dr. Gary C. Smith / Comment	Believes set of documents to be clearly written and very comprehensive.	Comment noted.	No change required.
1823 / Mr Michael Bosley / Objection	RLDP designed to exclude ordinary citizens from commenting. Too long and supporting documents hard to find. In order to make meaningful comment require detail that has yet to be finalised.	Comment noted and acknowledged. The form was developed to reflect the structure of the RLDP helping respondents engage with relevant sections of the Plan. It was intended to make submitting comments more straightforward and focused. Copies of the Deposit RLDP, Notice, Deposit Summary, Initial Consultation Report, Candidate Sites Assessment Report, ISA and HRA were available on the Council's website and for public inspection at County Hall Usk and the Council's Community Hubs. The Deposit RLDP animation was also available on the planning policy webpages. All RLDP information and documents including evidence base documents and background papers which have informed the Deposit RLDP, were available on the Council's website, which was updated regularly. A press release was also prepared for the local media. MCC Communications Team posted regularly (via social media platforms) about the Deposit RLDP consultation to encourage people to get involved in the RLDP process/attend the various consultation events. There will be further opportunity for representors to discuss issues raised through the consultation process at the examination of the RLDP.	No change required.

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1857 / Tracey Roberts / Comment	Feels consultation was a forgone conclusion. Information biased towards HA4 and alternative sites not included. Action group requested more viable sites be included.	In accordance with the RLDP Delivery Agreement, the Council undertook extensive consultation and engagement with stakeholders and our local communities during the public consultation on the Deposit RLDP. This included numerous drop-in engagement events throughout Monmouthshire, as well as virtual events. Further details are set out in the Delivery Agreement. As part of that consultation a range of views and considerations have been captured and addressed in the Consultation Report on the Deposit RLDP. There will be further opportunity for representors to discuss issues raised at the examination of the RLDP. As noted in the Candidate Site Assessment Report CS0274 - Land North of Wonastow Road, Monmouth has not been allocated for a mixed use residential and employment site as there is sufficient and more suitable land available for residential development within the primary settlement of Monmouth to accommodate its housing need. The proposed site allocation HA4 – Leasbrook, Monmouth is a sustainably located edge of settlement site performing well against the site search sequence, with excellent links to the comprehensive school, facilities in the town centre and surrounding infrastructure. The site offers the opportunity to create an exemplar residential and GI-led development in a gateway location on the entrance to Monmouth. The site also meets key policy requirements, including 50% affordable housing and net zero carbon homes, demonstrating its viability and deliverability. Further details on the site are set out in the relevant section of the Report in relation to HA4 and addressed in response to representations received on residential and employment allocations.	No change required.
1982 / Mrs Compton / Comment	Objection to changing the original RLDP that was agreed with local residents after consultation. The focus should be on developing the commercial heart of the village (Raglan) and installing a community centre for events and the MUGA field which was promised to the community 8 years ago to create a green space for the village.	The growth level set out in the Replacement Local Development Plan (RLDP) strikes a compromise between achieving our local evidenced-based objectives that underpin the RLDP and the Welsh Government's objection to the level of growth proposed in the 2021 Preferred Strategy, which had a higher growth level than the one proposed in the Deposit Plan. This level of growth has been informed by a wide range of evidence and responds to a number of challenges that have arisen throughout the plan making process including the Welsh Government objection to the level of growth set out in the 2021 Preferred Strategy and phosphate water quality issues in the Rivers Wye and Usk. Welsh Government formally responded to the 2022 Preferred Strategy consultation in January 2023, and again in response to	No change required.

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		the Deposit Plan, with a 'green' rating and noting that the Plan is considered to be in general conformity with Future Wales. The Deposit Plan is therefore considered to represent a sustainable level of growth that addresses our key local issues and objectives including the delivery of affordable homes, sustainable economic growth, rebalancing our demography, while responding to the climate and nature emergency and having regard to Welsh Government's previous concerns regarding alignment with Future Wales. The growth levels proposed for the Secondary Settlements, including Raglan, has been informed by the findings of the Sustainable Settlement Appraisal (SSA) which has grouped settlements into tiers based on their role and function and has informed where development should be spatially located to achieve a sustainable pattern of growth, with site allocations made in accordance with this. The level of growth proposed is considered appropriate to help sustain such settlements and deliver much needed affordable homes. With regards to housing growth, all three Secondary Settlements have a proposed residential allocation identified in the RLDP. It is recognised that Raglan accommodates the employment growth for the Tier Two Secondary Settlements, however, this reflects its strategic location in the County positioned centrally between Abergavenny and Monmouth and with good links to the A40 and the A449, linking north towards Monmouth/Hereford and south towards Newport/Cardiff and Bristol, hence the promotion of such uses via the candidate site process. The RLDP provides the policy framework to facilitate improvements to Raglan's commercial centre and enhancements to community facilities.	
2114 / Mr Martin Andrews / Objection	This opening paragraph should make reference to the traffic problems on the A48 into and out of Chepstow, the unacceptable congestion at peak times leading to poor air quality and frustrated commuters.	Comments noted. Chapter 2 of the RLDP, which includes para 2.1.4, is in relation to context of Monmouthshire's key characteristics and is a descriptive chapter, rather than an analysis of its constraints, such as traffic congestion. The key issues Monmouthshire faces, which includes transport infrastructure, is set out in the following Chapter 3, as well as the Key Issues, Vision and Objective Background paper and Appendix 6 of the RLDP.	No change required.
2226 / Mr Gerry Moss / Comment	The public consultation process is not suitable for the public of Monmouthshire.	Comment noted and acknowledged. The form was developed to reflect the structure of the RLDP helping respondents engage with relevant sections of the	No change required.

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		Plan. It was intended to make submitting comments more straightforward and focused. The RLDP has been prepared in accordance with relevant legislation, regulations and guidance, including the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended) and Development Plans Manual. Of note, the RLDP Delivery Agreement (DA) (Revised October 2024) sets out the timetable for Plan preparation and the Community Involvement Scheme (CIS). The CIS sets out how the Council proposes to proactively involve the community and stakeholders in the preparation of the RLDP in order that a range of views can be considered as part of the process of building a wide consensus on the Plan's strategy and policies. In accordance with the DA, the Council undertook extensive consultation and engagement with stakeholders and our local communities during the public consultation on the Deposit RLDP. This included numerous drop-in engagement events throughout Monmouthshire, as well as virtual events. Further details are set out in the Delivery Agreement. As part of that consultation a range of views and considerations have been captured and addressed in the Consultation Report on the Deposit RLDP. There will be further opportunity for representors to discuss issues raised at the examination of the RLDP.	
2245 / Mrs Janet Patrick / Objection	The road system around Abergavenny is becoming overloaded - the area is at saturation point with housing to the edge of the National Park.	The proposed growth level and spatial distribution set out in the Replacement Local Development Plan (RLDP), represents a sustainable approach to addressing our key local issues and objectives including the delivery of affordable homes, sustainable economic growth, rebalancing our demography, while responding to the climate and nature emergency and having regard to Welsh Government's concerns regarding alignment with Future Wales. Spatially, the growth is considered to be well distributed throughout the County and reflects the findings of the Sustainable Settlement Appraisal (SSA) which has grouped settlements into tiers based on their role and function and has informed where development should be spatially located to achieve a sustainable pattern of growth. The level of growth apportioned to Abergavenny is considered to be consistent with the findings of the SSA, which confirms the dominant role of Abergavenny in the County reflecting the sustainable transport options, including a train station, available to Abergavenny. The traffic implications of the Replacement Local Development Plan's allocations have been assessed via a Strategic Transport Assessment. All allocations will also	No change required.

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		have to undertake a detailed Transport Assessment at the detailed planning application stage and satisfy Policy ST1 – Sustainable Transport Proposals. In addition, the site selection process has had regard to the Bannau Brycheiniog National Park (BBNP) boundary with appropriate mitigation measures incorporated into site specific allocation policies such as HA5 – Land at Penlanlas, which requires the incorporation of lower density development on the northern edge of the site and a buffer-zone to the north-west of the site to integrate it into the landscape and a requirement to preserve or enhance the landscape setting of the BBNP. The RLDP is therefore considered to contain a policy framework to address the concerns raised.	
2245 / Mrs Janet Patrick / Support	I strongly object to any proposal to housing developments to the east especially Chapel Fields area.	The growth level and distribution set out in Policies S1 and S2, represents a sustainable approach to addressing our key local issues and objectives including the delivery of affordable homes, sustainable economic growth, rebalancing our demography, while responding to the climate and nature emergency and having regard to Welsh Government's concerns regarding alignment with Future Wales. Spatially, the growth is considered to be well distributed throughout the County and reflects the findings of the Sustainable Settlement Appraisal (SSA) which has grouped settlements into tiers based on their role and function and has informed where development should be spatially located to achieve a sustainable pattern of growth. The level of growth apportioned to Abergavenny is considered to be consistent with the findings of the SSA, which confirms the dominant role of Abergavenny in the County reflecting the sustainable transport options, including a train station, available to Abergavenny. As set out in the Candidate Site Assessment Report 2024, land promoted under Candidate Site CS0128 – Land at Chapel Farm, has not been allocated for development in the RLDP and is protected as a green wedge under policy GW1 – Green Wedge Designations.	No change required.
2297 / Kirsty and Andy Johns / Support	They welcome the determination to retain the Green Wedge buffer between the northern edge of the town and the adjacent National Park boundary	Support noted.	No change required.

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2324 / Mrs Susan Sandford / Objection	MCC should adopt a strategy that protects natural assets. Not building on agricultural land and erodes landscapes.	Planning Policy Wales (PPW) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity, which is reflected in the policy framework. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, having regard to the concerns raised whilst also providing additional homes and jobs potential. Due to the limited brownfield opportunities in Monmouthshire, greenfield opportunities including agricultural land have had to be considered through the site selection process to meet our key housing and employment requirements. The protection, of Monmouthshire's natural environment, and Landscape is a key objective of the RLDP, with Policy S5 –Green Infrastructure, Landscape and Nature Recovery and Policy LC1 Landscape Character setting out the policy parameters against which proposals will be assessed.	No change required.
2559 / Gayle Spillane / Comment	No more concrete please	The Plan seeks to deliver sustainable and resilient communities by addressing the county's local issues of housing affordability, rebalancing our demography, responding to the climate and nature emergency and supporting/enabling sustainable economic growth. The RLDP has been prepared with regard to relevant legislation, national planning policy and regional/local strategies, and the Plan's strategy, policies and proposals have been informed by a robust evidence base in the form of various background reports and supporting studies relating to key local issues for the Plan to address.	No change required.
2616 / Mrs Sarah Turner / Comment	Critical of drop in session in Portskewett. Feels consultation not meaningful or fair and that residents do not have a voice. Would like to see the site selection process and to see why other sites were not allocated. Severnside and Chepstow have undergone significant development over	The RLDP has been prepared in accordance with relevant legislation, regulations and guidance, including the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended) and Development Plans Manual. Of note, the RLDP Delivery Agreement (DA) (Revised October 2024) sets out the timetable for Plan preparation and the Community Involvement Scheme (CIS). The CIS sets out how the Council proposes to proactively involve the community and stakeholders in the preparation of the RLDP in order that a range of views can be	No change required.

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	the last 2 plan periods, build affordable homes in the Usk/Devauden/Shirenewton area instead.	considered as part of the process of building a wide consensus on the Plan's strategy and policies. In accordance with the DA, the Council undertook extensive consultation and engagement with stakeholders and our local communities during the public consultation on the Deposit RLDP. This included numerous drop-in engagement events throughout Monmouthshire, as well as virtual events. Further details are set out in the Delivery Agreement. As part of that consultation a range of views and considerations have been captured and addressed in the Consultation Report on the Deposit RLDP. There will be further opportunity for representors to discuss issues raised at the examination of the RLDP. The settlement hierarchy reflects the findings of the Sustainable Settlement Appraisal (SSA) and is set out in Strategic Policy S2. The sites allocated in the RLDP reflect this hierarchy. The allocated sites must adhere to the placemaking principles set out in Strategic Policy S8 to help create sustainable affordable housing-led developments that provide well-connected and balanced communities. The SSA confirms the dominant role of the primary settlement of Caldicot reflecting the range of services, facilities and sustainable transport available. The settlements in the south of the County, in particular, exhibit a strong geographical and functional relationship and collectively form the Severnside area centred around the primary settlement of Caldicot and includes Portskewett along with Magor Undy, Rogiet, Caerwent, Sudbrook and Crick. Regarding the location of development, in conformity with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP must be located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier settlements. Caldicot (including Portskewett as part of the Severnside area) is identified as one of the Primary Settlements. As a consequence the site is not considered to be a new settlement. In determining the allocation of sites for development, consideration has been given to such issues as their impact on the physical form of the settlement, placemaking, carbon footprint, landscape setting, affordable housing need, environmental constraints and infrastructure capacity. HA2 will form a new neighbourhood of Caldicot with links to Portskewett to the south/southeast. The inclusion of a primary school will bring benefits for the wider community serving	

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		both the new development and the nearby homes in both Caldicot and Portskewett. The inclusion of a mixed-use neighbourhood centre offers the opportunity to include other community uses such as a health centre, as well as small scale local convenience shop. The site will also include land for employment opportunities. The site includes strategic open space throughout that will be available for use by both the existing and future community, with links to nearby active travel routes. Importantly, the site will deliver key policy objectives of 50% affordable housing and net zero carbon homes.	
2760 / Dr Geoff & Mrs Louise Walker / Objection	Entered as an "Objection" as there is no appropriate category in this consultation format for 'comment' / neither support nor object ". The section /question numbers did not match those of the printed Representation form which we looked at initially.	Comment noted and acknowledged. This approach reflects national guidance.	No change required.
2914 / Michael Hardy / Objection	Queries why previous objections are not to be considered at this stage. The RLDP does not confirm with 'Greater Gwent Nature Recovery Action Plan'.	Previous consultation comments were considered as part of the Deposit Plan preparation - these are set out in the Initial Consultation Report: Preferred Strategy and Candidate Sites Register (October 2024) which set out the LPAs response to previous objections and is available to view on the Planning Policy Website. In terms of the RLDP not conforming with the Greater Gwent Nature Recovery Action Plan' Planning Policy Wales (PPW) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency and nature recovery, as well as housing affordability, rebalancing our demography and economic prosperity, which is reflected in the policy framework. The RLDP provides the policy framework to ensure that when development proposal considerations are made the 'Greater Gwent Nature Recovery Action Plan' provides the guidance and direction to aid nature recovery, as set out in para 10.1.8 and the supportive RLDP policies: Policy S5 – Green Infrastructure, Landscape and Nature Recovery and NR1 – Nature Recovery and Geodiversity.	No change required.

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2915 / Mrs Louise Bebell / Objection	I would like to object to any green field spaces being built on. Too much housing and business developments in our area and we don't have the infrastructure to cope. (Location referred to not identified by Representor)	Planning Policy Wales (PPW) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity, which is reflected in the policy framework. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, having regard to the concerns raised whilst also providing additional homes and jobs potential. Due to the limited brownfield opportunities in Monmouthshire, greenfield opportunities including agricultural land have had to be considered through the site selection process to meet our key housing and employment requirements. The protection, of Monmouthshire's natural environment, and Landscape is a key objective of the RLDP, with Policy S5 –Green Infrastructure, Landscape and Nature Recovery and Policy LC1 Landscape Character setting out the policy parameters against which proposals will be assessed. An Infrastructure Plan (IDP) included in Appendix 8 of the RLDP sets of the key infrastructure requirements that the proposed development will be required to meet, this includes financial contributions towards transport infrastructure provision.	No change required.
2947 / Mr R Lewis / Objection	Community engagement. No evidence of meaningful community engagement regarding the design, scale and impacts of development.	Comments noted. Extensive consultation and engagement were undertaken during the Deposit RLDP consultation stage in accordance with the Delivery Agreement, including the Community Involvement Scheme. Opportunities for engagement with the RLDP consultation process included: Nine Deposit RLDP Drop-in Sessions held during November – December 2024, and Two Virtual engagement and consultation events for those who were unable to attend in person. Engagement also took place with Members through specific workshops, Member drop-in sessions and in reports to appropriate Council meetings, with Town and Community Councils, business and representatives of local school councils.	No change required.

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		MCC Communications Team posted regularly (via social media platforms) about the Deposit RLDP consultation to encourage people to get involved in the RLDP process/attend the various consultation events.	
3016 / Mr Matthew Brown / Comment	Questionnaire could have been structured better - had to keep looking back to specific policy numbers the questions were referring to. Links or cross references would have helped guide people through	Comment noted and acknowledged. This approach reflects national guidance.	No change required.
3101 / Mrs Susan Blake / Objection	Too many changes to the days for waste collection.	The comments relate to operational matters, which are beyond the scope of the Replacement Local Development Plan.	No change required.
3277 / John Craig / Comment	Disappointed that residents had to make representations when the site is clearly the wrong site and that a meeting was declined involving a local action group. Scant regard for residents concerns / this is a tick box exercise.	The RLDP has been prepared in accordance with relevant legislation, regulations and guidance, including the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended) and Development Plans Manual. Of note, the RLDP Delivery Agreement (DA) (Revised October 2024) sets out the timetable for Plan preparation and the Community Involvement Scheme (CIS). The CIS sets out how the Council proposes to proactively involve the community and stakeholders in the preparation of the RLDP in order that a range of views can be considered as part of the process of building a wide consensus on the Plan's strategy and policies. In accordance with the DA, the Council undertook extensive consultation and engagement with stakeholders and our local communities during the public consultation on the Deposit RLDP. This included numerous drop-in engagement events throughout Monmouthshire, as well as virtual events. Further details are set out in the Delivery Agreement. As part of that consultation a range of views and considerations have been captured and addressed in the Consultation Report on the Deposit RLDP. There will be further opportunity for representors to discuss issues raised at the examination of the RLDP.	No change required.
3280 / Colin Scott / Objection	Concern re consultation and that views expressed by the public will be ignored as they have been previously.	The RLDP has been prepared in accordance with relevant legislation, regulations and guidance, including the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended) and Development Plans Manual. Of note, the RLDP Delivery Agreement (DA) (Revised October 2024) sets out the timetable for Plan preparation and the Community Involvement Scheme (CIS). The CIS sets out how the Council proposes to proactively involve the community and	No change required.

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		stakeholders in the preparation of the RLDP in order that a range of views can be considered as part of the process of building a wide consensus on the Plan's strategy and policies. In accordance with the DA, the Council undertook extensive consultation and engagement with stakeholders and our local communities during the public consultation on the Deposit RLDP. This included numerous drop-in engagement events throughout Monmouthshire, as well as virtual events. Further details are set out in the Delivery Agreement. As part of that consultation a range of views and considerations have been captured and addressed in the Consultation Report on the Deposit RLDP. There will be further opportunity for representors to discuss issues raised at the examination of the RLDP.	
3296 / Michelle Holman / Comment	Found online form too difficult to fill in.	Comment noted and acknowledged. The form was developed to reflect the structure of the RLDP helping respondents engage with relevant sections of the Plan. It was intended to make submitting comments more straightforward and focused. This approach reflects national guidance.	No change required.
3319 / Nr A Andrew Hubert von Staufer / Comment	I am happy to be involved in consultation using my own experience and that of some exceptionally well qualified experts with an international track record.	Comment noted.	No change required.
3331 / Mr Brian Davies / Comment	It would be good to get some specific time in-person allocated to those who are directly impacted given that their current residence will be completely surrounded by the proposed developments.	Comments noted. Extensive consultation and engagement were undertaken during the Deposit RLDP consultation stage in accordance with the Delivery Agreement, including the Community Involvement Scheme. Opportunities for engagement with the RLDP consultation process included: Nine Deposit RLDP Drop-in Sessions held during November – December 2024, and Two Virtual engagement and consultation events for those who were unable to attend in person. Engagement also took place with Members through specific workshops, Member drop-in sessions and in reports to appropriate Council meetings, with Town and Community Councils, business and representatives of local school councils. Direct contact was made with statutory consultees and those stakeholders who have asked to be included on the RLDP database, via email or letter (1000+ contacts) (contact and language preference are as indicated by the stakeholder through consultation). Site notices were displayed regarding proposed land allocations at Deposit stage and letters sent to adjacent properties within 100	No change required.

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		meters of relevant site boundaries (excluding Candidate Sites submitted as these relate to submissions for consideration rather than proposals). MCC Communications Team posted regularly (via social media platforms) about the Deposit RLDP consultation to encourage people to get involved in the RLDP process/attend the various consultation events. There will be further opportunity for representors to discuss issues raised through the consultation process at the examination of the RLDP.	
3341 / Mr Chris Giles / Objection	Object to the houses being proposed to be built. The road infrastructure is not suitable for this amount of new houses, as well as local doctors, dentists and schools not being suitable. (Location referred to not identified by Representor)	Site referred to is not clearly identified, therefore, the Council is unable to respond to this representation. The comments regarding infrastructure, healthcare and education have been addressed in response to representations received on Policy S6 and individual residential allocations.	No change required.
3355 / Miss Clare Nurden / Objection	They don't need to build, if they do then we need more shops an bigger doctors surgeries (Location referred to not identified by Representor).	Comment noted. It is not clear which policy is being referred to. Therefore, the Council is unable to respond to this representation.	No change required.
3362 / Mr David Charles / Objection	I am objecting to the pre planning application to build a health centre in Osbaston. Although a health centre would be good for people in Monmouth it is wrong location. The proposed site is currently under water, as it is a flood plain. This will be catastrophic for Osbaston School and the residents of Forge Road. The cost of building on this location will be astronomical. Osbaston has poor infrastructure pavements never built, street lighting virtually non-existent and roads unable to cope with extra traffic.	This comment does not relate to any allocated sites in the RLDP and instead relates to a pre-application consultation undertaken by a site promoter. Therefore, the Council is unable to respond to this representation.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3363 / Mr David Hawker / Objection	Have not been given reasonable time to study the plan. Undemocratic.	The RLDP has been prepared in accordance with relevant legislation, regulations and guidance, including the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended) and Development Plans Manual. Of note, the RLDP Delivery Agreement (DA) (Revised October 2024) sets out the timetable for Plan preparation and the Community Involvement Scheme (CIS). The CIS sets out how the Council proposes to proactively involve the community and stakeholders in the preparation of the RLDP in order that a range of views can be considered as part of the process of building a wide consensus on the Plan's strategy and policies. In accordance with the DA, the Council undertook extensive consultation and engagement with stakeholders and our local communities during the public consultation on the Deposit RLDP. This included numerous drop-in engagement events throughout Monmouthshire, as well as virtual events. Further details are set out in the Delivery Agreement. As part of that consultation a range of views and considerations have been captured and addressed in the Consultation Report on the Deposit RLDP. There will be further opportunity for representors to discuss issues raised at the examination of the RLDP.	No change required.
3363 / Mr David Hawker / Objection	Notified on 15th November 2024. Have not been given opportunity to study plan and make comments.	Comments noted. The RLDP has been prepared in accordance with relevant legislation, regulations and guidance, including the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended) and Development Plans Manual. Of note, the RLDP Delivery Agreement (DA) (Revised October 2024) sets out the timetable for Plan preparation and the Community Involvement Scheme (CIS). The CIS sets out how the Council proposes to proactively involve the community and stakeholders in the preparation of the RLDP in order that a range of views can be considered as part of the process of building a wide consensus on the Plan's strategy and policies. Extensive consultation and engagement were undertaken during the Deposit RLDP consultation stage in accordance with the Delivery Agreement, including the Community Involvement Scheme. Opportunities for engagement with the RLDP consultation process included: Nine Deposit RLDP Drop-in Sessions held during November – December 2024, and Two Virtual engagement and consultation events for those who were unable to attend in person.	No change required.

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		Engagement also took place with Members through specific workshops, Member drop-in sessions and in reports to appropriate Council meetings, with Town and Community Councils, business and representatives of local school councils. MCC Communications Team posted regularly (via social media platforms) about the Deposit RLDP consultation to encourage people to get involved in the RLDP process/attend the various consultation events. As part of that consultation a range of views and considerations have been captured and addressed in the Consultation Report on the Deposit RLDP. There will be further opportunity for representors to discuss issues raised at the examination of the RLDP.	
3377 / Mrs Edmunds / Objection	Who is getting paid a lot of money to let this site go ahead	Site referred to is not clearly identified, therefore, the Council is unable to respond to this representation.	No change required.
3377 / Mrs Edmunds / Objection	Need more police services	Comment noted. This is outside the scope of the RLDP.	No change required.
3388 / Mrs Andrea Nolan / Objection	Lack of transparency in the decision-making process and inadequate engagement with announcements done in short notice, and relevant meeting minutes removed from public realm. Criticised lack of communication on site viability decisions and weighing criteria during selection	Comments noted. The RLDP has been prepared in accordance with relevant legislation, regulations and guidance, including the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended) and Development Plans Manual. Of note, the RLDP Delivery Agreement (DA) (Revised October 2024) sets out the timetable for Plan preparation and the Community Involvement Scheme (CIS). The CIS sets out how the Council proposes to proactively involve the community and stakeholders in the preparation of the RLDP in order that a range of views can be considered as part of the process of building a wide consensus on the Plan's strategy and policies. Extensive consultation and engagement were undertaken during the Deposit RLDP consultation stage in accordance with the Delivery Agreement, including the Community Involvement Scheme. Opportunities for engagement with the RLDP consultation process included: Nine Deposit RLDP Drop-in Sessions held during November – December 2024, and Two Virtual engagement and consultation events for those who were unable to attend in person.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		Engagement also took place with Members through specific workshops, Member drop-in sessions and in reports to appropriate Council meetings, with Town and Community Councils, business and representatives of local school councils. MCC Communications Team posted regularly (via social media platforms) about the Deposit RLDP consultation to encourage people to get involved in the RLDP process/attend the various consultation events. As part of that consultation a range of views and considerations have been captured and addressed in the Consultation Report on the Deposit RLDP. There will be further opportunity for representors to discuss issues raised at the examination of the RLDP.	
3390 / Mr Craig / Objection	Object to the whole project. The shortsightedness of it. The disregard for every value and the destruction of the environment.	Comment noted. It is not clear which policy is being referred to. Therefore, the Council is unable to respond to this representation.	No change required.
3409 / Mrs Isobel Hoare / Objection	No more houses should be built in flood plains after recent devastating flooding on housing.	Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. With regard to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDs) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text.	No change required.
3436 / Mr Christopher Banner / Objection	This survey is designed to make answering these questions difficult or to stop people completing this.	Comment noted and acknowledged. The form was developed to reflect the structure of the RLDP helping respondents engage with relevant sections of the Plan. It was intended to make submitting comments more straightforward and focused. This approach reflects national guidance.	No change required.

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3438 / Docter Alan Hudson / Comment	I would support the reinstatement of the minor injuries unit at Chepstow Hospital before building more houses/homes.	Comments noted. The mechanisms for improved health infrastructure sit outside of the planning process. The Council is, however, fully engaged with the health board (ABUHB) to help deliver service improvements in Chepstow and across the County as a whole.	No change required.
3442 / Mr Gareth Yates / Objection	The entire plan does not suit the needs of the local community. Local schools, dentist and doctors are already over subscribed. The roads are crumbling and inadequate for existing population, with Magor and Chepstow already grid locked.	The Plan seeks to deliver sustainable and resilient communities by addressing the county's local issues of housing affordability, rebalancing our demography, responding to the climate and nature emergency and supporting/enabling sustainable economic growth. The RLDP has been prepared with regard to relevant legislation, national planning policy and regional/local strategies, and the Plan's strategy, policies and proposals have been informed by a robust evidence base in the form of various background reports and supporting studies relating to key local issues for the Plan to address. An Infrastructure Delivery Plan has been prepared as part of the Deposit RLDP which identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. It sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans site allocations.	No change required.
3444 / Mr Graham Parker / Objection	Object to the Deposit plan as it is doesn't address the main issues in Monmouthshire, no infrastructure is in place to support these developments. Negative impacts on existing residents.	The Plan seeks to deliver sustainable and resilient communities by addressing the county's local issues of housing affordability, rebalancing our demography, responding to the climate and nature emergency and supporting/enabling sustainable economic growth. The RLDP has been prepared with regard to relevant legislation, national planning policy and regional/local strategies, and the Plan's strategy, policies and proposals have been informed by a robust evidence base in the form of various background reports and supporting studies relating to key local issues for the Plan to address. An Infrastructure Delivery Plan has been prepared as part of the Deposit RLDP which identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. It sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans site allocations.	No change required.
3456 / Amanda Harwood / Objection	This comment relates to the proposals in and around Monmouth. Infrastructure, including roads, proper drainage, doctors surgeries, dentists,	Planning Policy Wales (2024) notes that where new housing is proposed developers, will be expected to provide community benefits which are reasonably related in scale and location to the development, taking account of viability ensuring such community benefits would not be unrealistic or unreasonably impact	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	schools, useful shops and a public transport service, need to be in place, before further expansion of new housing should be considered. Building on the flood plains effects residents outside Monmouth, living in the surrounding hamlets and villages.	on a site's delivery. Reflecting this approach, allocated sites site-specific infrastructure requirements are set out within the individual site allocation policies and the Infrastructure Delivery Plan (IDP). The IDP identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites and is included within Appendix 8 of the RLDP. The IDP has been informed by, and emerged in liaison with, both internal and external stakeholders responsible for the provision of infrastructure across the County in order to ensure that stakeholders are engaged in the provision and planning of the infrastructure required to support the Deposit Plan allocations and strategy. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the impacts it would have, have been appropriately considered in all relevant planning decisions. With regard to surface water run-off from development, surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDs) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text.	
3459 / David Gill / Comment	Comments regarding suggested general improvements are noted including removing business rates on empty businesses after 2 months, allowing medium term development of a residential caravan park or modular young people's short-term homes, publish a sustainability score for recycling, look at Swansea/DVLA LFE for innovative decisions to attract businesses, use local talent and artisans.	These comments relate to matters that sit outside the scope of the Plan.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3477 / Aaron Turley / Comment	Comments on disappointment re the consultation period with people neighbouring the proposal site not being informed, or not being informed until after the period had started with the site notice letter not being sufficient enough. Then adds dislike for the form itself, lack of support for elderly, and an inadequate word limit	Comment noted and acknowledged. The form was developed to reflect the structure of the RLDP helping respondents engage with relevant sections of the Plan. It was intended to make submitting comments more straightforward and focused. This approach reflects national guidance. Copies of the Deposit RLDP, Notice, Deposit Summary, Initial Consultation Report, Candidate Sites Assessment Report, ISA and HRA were available on the Council's website and for public inspection at County Hall Usk and the Council's Community Hubs. The Deposit RLDP animation was also available on the planning policy webpages. All RLDP information and documents including evidence base documents and background papers which have informed the Deposit RLDP, were available on the Council's website, which was updated regularly. A press release was also prepared for the local media. Extensive consultation and engagement were undertaken during the Deposit RLDP consultation stage in accordance with the Delivery Agreement, including the Community Involvement Scheme. Direct contact was made with statutory consultees and those stakeholders who have asked to be included on the RLDP database, via email or letter (1000+ contacts) (contact and language preference are as indicated by the stakeholder through consultation). Site notices were displayed regarding proposed land allocations at Deposit stage and letters sent to adjacent properties within 100 meters of relevant site boundaries (excluding Candidate Sites submitted as these relate to submissions for consideration rather than proposals). MCC Communications Team posted regularly (via social media platforms) about the Deposit RLDP consultation to encourage people to get involved in the RLDP process/attend the various consultation events. There will be further opportunity for representors to discuss issues raised through the consultation process at the examination of the RLDP.	No change required.
3496 / Mr John Valentine / Objection	I would like to see far more detail in the proposals for improvement of services and infrastructure before commencement of the plan.	An Infrastructure Delivery Plan has been prepared as part of the Deposit RLDP which identifies the key infrastructure needed, anticipated timescales of delivery and potential funding streams to support the delivery of allocated sites. It sets out the key issues, constraints, policy and infrastructure requirements needed to deliver the Plans site allocations.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3497 / Mrs Abigail Harden / Comment	LDP an opportunity to lead the way in forging a future where local network is the heart of the council actions. Nutritious affordable food will be of huge benefit to health to locals and relieving pressure on NHS, protecting environment and creating new habitat land, increasing employment and boosting the economy and reducing waste. Plan is a start, but not enough.	Comments noted. The Plan provides the supportive policy framework for community food growing and this is set out in: Policy S15 - Community and Recreation Facilities; as well as CI2 – Provision of formal and informal open space and allotments/community growing areas – which seeks its provision with new development proposals; and Policy CI3 - Safeguarding existing recreational facilities, public open spaces and allotments/community growing, which aims to protect existing allotment/community growing areas. Alongside the supportive policy framework in the RLDP the Council has adopted a Local Food Strategy (2024) which sets out objectives and ways to deliver community growing projects.	No change required.
3500 / Mr Aaron / Objection	I would like to highlight how appalling the consultation period has been for the proposed land development. The layout of the online portal to file a comment is also very convoluted. There is also no support offered/supplied for elderly none technical residence. There should have been an option to meet with a planning officer and state your objection verbally for these residents. No option was available for drop in session outside of the 2-7pm making it highly problematic for residence to attend with childcare / shift work commitments.	Comments noted and acknowledged. Extensive consultation and engagement was undertaken during the Deposit RLDP consultation stage in accordance with the Delivery Agreement, including the Community Involvement Scheme. Direct contact was made with statutory consultees and those stakeholders who have asked to be included on the RLDP database, via email or letter (1000+ contacts) (contact and language preference are as indicated by the stakeholder through consultation). Site notices were displayed regarding proposed land allocations at Deposit stage and letters sent to adjacent properties within 100 meters of relevant site boundaries (excluding Candidate Sites submitted as these relate to submissions for consideration rather than proposals). Opportunities for engagement with the RLDP consultation process included: Nine Deposit RLDP Drop-in Sessions held during November – December 2024, and Two Virtual engagement and consultation events for those who were unable to attend in person. Engagement also took place with Members through specific workshops, Member drop-in sessions and in reports to appropriate Council meetings, with Town and Community Councils, business and representatives of local school councils. MCC Communications Team posted regularly (via social media platforms) about the Deposit RLDP consultation to encourage people to get involved in the RLDP process/attend the various consultation events. There will be further opportunity for representors to discuss issues raised through the consultation process at the examination of the RLDP.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3514 / Mr Martyn Brown / Objection	To focus on local priorities established through meaningful dialogue not a flow down of party political dogma.	The Plan seeks to deliver sustainable and resilient communities by addressing the county's local issues of housing affordability, rebalancing our demography, responding to the climate and nature emergency and supporting/enabling sustainable economic growth. The RLDP has been prepared with regard to relevant legislation, national planning policy and regional/local strategies, and the Plan's strategy, policies and proposals have been informed by a robust evidence base in the form of various background reports and supporting studies relating to key local issues for the Plan to address.	No change required.
3514 / Mr Martyn Brown / Objection	They do not prioritise the needs of local people but are driven politically especially the expenditure on the Welsh language which denies people money for services the county deserves.	In accordance with national guidance, an important element of Sustainable Placemaking in Wales involves consideration of the needs and interests of the Welsh language. The Welsh language is part of the social and cultural fabric of Wales. The Council seek to ensure the protection and enhancement of Monmouthshire's cultural heritage which will be promoted through the RLDP. National planning policy provides advice regarding the consideration of the Welsh language in development and will be taken into account in the determination of planning applications, where appropriate. The Monmouthshire Welsh Education Strategic Plan (WESP) provides detail on the promotion of greater opportunities for children, residents of all ages and the workforce to learn and speak Welsh	No change required.
3515 / Mr Philip Cotterell / Objection	They also object to the phrasing of the questions as the correspondence they received does not provide the information.	Comment noted and acknowledged. The form was developed to reflect the structure of the RLDP helping respondents engage with relevant sections of the Plan. It was intended to make submitting comments more straightforward and focused. Copies of the Deposit RLDP, Notice, Deposit Summary, Initial Consultation Report, Candidate Sites Assessment Report, ISA and HRA were available on the Council's website and for public inspection at County Hall Usk and the Council's Community Hubs. The Deposit RLDP animation was also available on the planning policy webpages. All RLDP information and documents including evidence base documents and background papers which have informed the Deposit RLDP, were available on the Council's website, which was updated regularly. A press release was also prepared for the local media.	No change required.

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		MCC Communications Team posted regularly (via social media platforms) about the Deposit RLDP consultation to encourage people to get involved in the RLDP process/attend the various consultation events. There will be further opportunity for representors to discuss issues raised through the consultation process at the examination of the RLDP.	
3521 / Mrs Mandy East / Objection	Not enough infrastructure to accommodate more housing - roads drainage, sewage, schools, nurseries & doctors. Increased development spoiling landscape and increasing flooding. Developments will be detrimental to health and wellbeing, as well as property values. (Location referred to not identified by Representor)	Site referred to is not clearly identified, therefore, the Council is unable to respond to this representation. The comments regarding infrastructure, education, healthcare, landscape and flooding have been addressed in response to representations received on Policies S4, S5, S6 and individual residential allocations.	No change required.
3527 / Miss Jessica Harrill / Objection	Go somewhere else. There are plenty of abandoned buildings and non beauty areas that can be built on. Leave farm land alone. Already too many people in the area. Ruining the green life in the area. (Location referred to not identified by Representor)	Site referred to is not clearly identified, therefore, the Council is unable to respond to this representation. The comments regarding landscape and development on farmland have been addressed in response to representations received on Policies OC1, S5 and individual residential and employment allocations.	No change required.
3533 / Mr Thomas Adams / Objection	The council should have a period of introspection to address it's own priorities. A review of recent 'projects' and considered address of other major outstanding concerns.	Comment noted.	No change required.
3543 / Mr Paul Dalton / Objection	Concerns re how clearly the RLDP has been written.	Comment noted and acknowledged. The RLDP has been prepared in accordance with relevant legislation, regulations and guidance, including the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended) and Development Plans Manual.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3546 / Stephanie Owen / Objection	The village does not have the infrastructure to support these houses. There is not enough schools/doctors and the roads are gridlocked (Location referred to not identified by Representor).	Site referred to is not clearly identified, therefore, the Council is unable to respond to this representation. The comments regarding infrastructure, education and healthcare have been addressed in response to representations received on Policies S6, ST1 and individual residential allocations.	No change required.
3548 / Miss Alison Wright / Objection	There needs to be a better push to deal with empty properties and to build more flats/smaller properties as there is a shortage. Look at brownfield sites before building on farmland that is prone to flooding.	In accordance with Planning Policy Wales (2024) LPAs should plan for a mix of market and affordable housing types to meet the housing requirement and specifically consider the differing needs of their communities. Additionally, localised issues must also be considered and a local policy approach can be applied where justified to support the viability of communities. Reflecting this the RLDP includes Policy H8 relating to Housing Mix. The provision of a range and choice of homes, both market and affordable, in housing developments is considered essential in addressing the County's affordability issues and delivering sustainable and resilient communities that support the well-being of current and future generations. Ensuring a mix of good quality homes of different types and sizes can help not only to meet the needs of the community but can also help to contribute to balanced communities. Low Cost Home Ownership (LCHO) can provide opportunity for first time buyers through starter homes, there is also a need to provide additional smaller market units for those that do not meet the criteria of LCHO properties but cannot necessarily afford the typical homes on the market in Monmouthshire. The provision of small to medium homes of three bedrooms or fewer will increase the choice of homes for single households, smaller families, young couples/mixed young households as well as older households who would like to downsize, which will help retain these cohorts within Monmouthshire. While there is a preference for maximising opportunities for development on previously developed land, it is recognised in paragraph 3.1.6 and the RLDP Objectives that brownfield opportunities are limited in Monmouthshire. For further information please see the relevant Candidate Site Assessment Proformas. Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. This seeks to ensure that the likelihood of flooding and the	No change required.

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		impacts it would have, have been appropriately considered in all relevant planning decisions. Surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDs) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text.	
3550 / Mrs Amanda Graham / Objection	The plan initiation is retrospective, 2018 onward. The over development of parts of Monmouthshire with too much unaffordable housing and little care for lack of infrastructure and loss of green space predates 2018 by many years. This is especially true in the lost villages of Magor and Undy.	The Replacement Local Development Plan (RLDP) covers the 15-year plan period 2018 – 2033. It is recognised that we are now seven years into the plan period, however, this is due to several challenges that have arisen throughout the preparation of the Replacement Local Development Plan, affecting progress and requiring further consideration at the relevant stage. These challenges include the publication of updated Welsh Government 2018-based population projections, the Covid-19 pandemic, an objection from Welsh Government on the June 2021 Preferred Strategy, and phosphate water quality issues in the River Wye and River Usk catchment areas. The RLDP is, however, considered to provide the policy framework to address the county's key issues for the remaining plan period and provide the foundations for beyond it. The provision of affordable housing is a core issue of the Plan, reflected in the 50% affordable housing requirement on new residential allocations. Similarly, the provision and protection of open space is recognised by the RLDP with the areas of amenity importance identified on the Proposals Map protected from development, including those within the Magor and Undy area.	No change required.
3550 / Mrs Amanda Graham / Objection	This is a very unhelpful document. The consultation is flawed. The plan is very misleading and vastly understates the extent of development in Magor and Undy which has already happened or is under construction. Difficult to find references. Repetitive. Not inclusive of all areas - No	Comment noted and acknowledged. The form was developed to reflect the structure of the RLDP helping respondents engage with relevant sections of the Plan. It was intended to make submitting comments more straightforward and focused.	No change required.

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	maps of Magor and Undy. Riddled with jargon and over long sections. It doesn't address the retrospective of the years since 2018. I suspect many will have not have contributed to this ridiculously long and unfriendly questionnaire. This in itself makes this a flawed and non inclusive consultation.		
3568 / Mrs Anne Moss / Objection	I do feel that the public consultation process for the RLDP is not suitable for the vast majority of the voting public of Monmouthshire. It seems to be a process that is designed to discourage comment from concerned members of society and is aimed much more at people who make their living ploughing through the detail of such RLDP type proposals.	Comment noted and acknowledged. The RLDP has been prepared in accordance with relevant legislation, regulations and guidance, including the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended) and Development Plans Manual. Of note, the RLDP Delivery Agreement (DA) (Revised October 2024) sets out the timetable for Plan preparation and the Community Involvement Scheme (CIS). The CIS sets out how the Council proposes to proactively involve the community and stakeholders in the preparation of the RLDP in order that a range of views can be considered as part of the process of building a wide consensus on the Plan's strategy and policies. In accordance with the DA, the Council undertook extensive consultation and engagement with stakeholders and our local communities during the public consultation on the Deposit RLDP. This included numerous drop-in engagement events throughout Monmouthshire, as well as virtual events. Direct contact was made with statutory consultees and those stakeholders who have asked to be included on the RLDP database, via email or letter (1000+ contacts) (contact and language preference are as indicated by the stakeholder through consultation). Site notices were displayed regarding proposed land allocations at Deposit stage and letters sent to adjacent properties within 100 meters of relevant site boundaries (excluding Candidate Sites submitted as these relate to submissions for consideration rather than proposals). MCC Communications Team posted regularly (via social media platforms) about the Deposit RLDP consultation to encourage people to get involved in the RLDP process/attend the various consultation events. Further details are set out in the Delivery Agreement. As part of that consultation a range of views and considerations have been captured and addressed in the Consultation Report on the Deposit RLDP. There will be further opportunity for representors to discuss issues raised at the examination of the RLDP.	No change required.

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		The form was developed to reflect the structure of the RLDP helping respondents engage with relevant sections of the Plan. It was intended to make submitting comments more straightforward and focused.	
3570 / Mr Anthony John Hall / Objection	The glossy publication called "Managing Settlement Form" has no relevance to our family. Cancel it.	The Replacement Local Development Plan seeks to address the key issues faced by the county of Monmouthshire in its entirety. Further detail on the Key Issues, Vision and Objectives can be found in points.3,.4, and.5 of the Deposit RLDP.	No change required.
3574 / Mrs Barbara Shean / Comment	Put all your energies into a plan for a traffic bypass for Chepstow first.	A proposal for a Chepstow Bypass is not set out within the current Monmouthshire Local Transport Strategy (LTS) road schemes nor within the Welsh Government Road building programme.	No change required.
3578 / Miss Bronwyn / Objection	Concerns consultation period was inadequate, some residents weren't notified of proposals with a letter and others received the letter after the consultation period began. Site notes weren't located in the right areas to notify residents. Layout of the online portal is convoluted. Difficult for elderly to submit comments. Timings held for drop in sessions weren't accessible for those with childcare and work commitments. Word limit per feedback section is not stated.	Comment noted and acknowledged. Extensive consultation and engagement were undertaken during the Deposit RLDP consultation stage in accordance with the Delivery Agreement, including the Community Involvement Scheme. Opportunities for engagement with the RLDP consultation process included: Nine Deposit RLDP Drop-in Sessions held during November – December 2024, and Two Virtual engagement and consultation events for those who were unable to attend in person. Engagement also took place with Members through specific workshops, Member drop-in sessions and in reports to appropriate Council meetings, with Town and Community Councils, business and representatives of local school councils. Direct contact was made with statutory consultees and those stakeholders who have asked to be included on the RLDP database, via email or letter (1000+ contacts) (contact and language preference are as indicated by the stakeholder through consultation). Site notices were displayed regarding proposed land allocations at Deposit stage and letters sent to adjacent properties within 100 meters of relevant site boundaries (excluding Candidate Sites submitted as these relate to submissions for consideration rather than proposals). MCC Communications Team posted regularly (via social media platforms) about the Deposit RLDP consultation to encourage people to get involved in the RLDP process/attend the various consultation events. Copies of the Deposit RLDP, Notice, Deposit Summary, Initial Consultation Report, Candidate Sites Assessment Report, ISA and HRA were available on the Council's website and for public inspection at County Hall Usk and the Council's Community Hubs. The form was developed to reflect the structure of	No change required.

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		the RLDP helping respondents engage with relevant sections of the Plan. It was intended to make submitting comments more straightforward and focused. This approach reflects national guidance. There will be further opportunity for representors to discuss issues raised through the consultation process at the examination of the RLDP.	
3618 / Miss Elizabeth Kane / Objection	The road infrastructure does not currently support a development of this size. Additional traffic would make existing commutes unbearable and would be detrimental to the area. (Location referred to not identified by Representor).	Site referred to is not clearly identified, therefore, the Council is unable to respond to this representation. The comments regarding infrastructure, education and healthcare have been addressed in response to representations received on Policies S6, ST1 and individual residential allocations.	No change required.
3620 / Ms Emma Thomas / Objection	This is an interesting way to disenfranchise people who find the finer points of planning policy rather difficult. The summary plan is obtuse enough. It feels like we don't have enough information and that this has not been disseminated thoroughly.	Comment noted and acknowledged. The form was developed to reflect the structure of the RLDP helping respondents engage with relevant sections of the Plan. It was intended to make submitting comments more straightforward and focused. This approach reflects national guidance. The RLDP has been prepared in accordance with relevant legislation, regulations and guidance, including the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended) and Development Plans Manual. Of note, the RLDP Delivery Agreement (DA) (Revised October 2024) sets out the timetable for Plan preparation and the Community Involvement Scheme (CIS). The CIS sets out how the Council proposes to proactively involve the community and stakeholders in the preparation of the RLDP in order that a range of views can be considered as part of the process of building a wide consensus on the Plan's strategy and policies. In accordance with the DA, the Council undertook extensive consultation and engagement with stakeholders and our local communities during the public consultation on the Deposit RLDP. Opportunities for engagement with the RLDP consultation process included: Nine Deposit RLDP Drop-in Sessions held during November – December 2024, and Two Virtual engagement and consultation events for those who were unable to attend in person. Engagement also took place with Members through specific workshops, Member drop-in sessions and in reports to appropriate Council meetings, with Town and Community Councils, business and representatives of local school councils. Direct	No change required.

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		contact was made with statutory consultees and those stakeholders who have asked to be included on the RLDP database, via email or letter (1000+ contacts) (contact and language preference are as indicated by the stakeholder through consultation). Site notices were displayed regarding proposed land allocations at Deposit stage and letters sent to adjacent properties within 100 meters of relevant site boundaries (excluding Candidate Sites submitted as these relate to submissions for consideration rather than proposals). MCC Communications Team posted regularly (via social media platforms) about the Deposit RLDP consultation to encourage people to get involved in the RLDP process/attend the various consultation events. Copies of the Deposit RLDP, Notice, Deposit Summary, Initial Consultation Report, Candidate Sites Assessment Report, ISA and HRA were available on the Council's website and for public inspection at County Hall Usk and the Council's Community Hubs. The Deposit RLDP animation was also available on the planning policy webpages. All RLDP information and documents including evidence base documents and background papers which have informed the Deposit RLDP, were available on the Council's website, which was updated regularly. A press release was also prepared for the local media. Further details are set out in the Delivery Agreement. As part of that consultation a range of views and considerations have been captured and addressed in the Consultation Report on the Deposit RLDP. There will be further opportunity for representors to discuss issues raised at the examination of the RLDP.	
3627 / Mr Gareth / Objection	There has been no impact assessment for the additional needs and services to schools, dentists, doctors and the hospital. What considerations have been made for the sewage upgrade? The system is already overloaded. The town is big enough already. Too much red tape in these questions. (Location referred to not identified by Representor).	Site referred to is not clearly identified, therefore, the Council is unable to respond to this representation. The comments regarding infrastructure, education and healthcare have been addressed in response to representations received on Policy S6 and individual residential and employment allocations.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3656 / David Nicholson / Objection	Concern the consultation form is not user friendly, deaf friendly or in plain English.	Comment noted and acknowledged. The form was developed to reflect the structure of the RLDP helping respondents engage with relevant sections of the Plan. It was intended to make submitting comments more straightforward and focused. This approach reflects national guidance.	No change required.
3657 / Fiona Nicholson / Objection	Concern the consultation form is not user friendly, deaf friendly or in plain English.	Comment noted and acknowledged. The form was developed to reflect the structure of the RLDP helping respondents engage with relevant sections of the Plan. It was intended to make submitting comments more straightforward and focused. This approach reflects national guidance.	No change required.
3658 / Eleanor Nicholson / Objection	Concern the consultation form is not user friendly, deaf friendly or in plain English.	Comment noted and acknowledged. The form was developed to reflect the structure of the RLDP helping respondents engage with relevant sections of the Plan. It was intended to make submitting comments more straightforward and focused. This approach reflects national guidance.	No change required.
3659 / Mahairi Nicholson / Objection	Concern the consultation form is not user friendly, deaf friendly or in plain English.	Comment noted and acknowledged. The form was developed to reflect the structure of the RLDP helping respondents engage with relevant sections of the Plan. It was intended to make submitting comments more straightforward and focused. This approach reflects national guidance.	No change required.
3660 / Fraser Nicholson / Objection	Concern the consultation form is not user friendly, deaf friendly or in plain English.	Comment noted and acknowledged. The form was developed to reflect the structure of the RLDP helping respondents engage with relevant sections of the Plan. It was intended to make submitting comments more straightforward and focused. This approach reflects national guidance.	No change required.
3681 / Mr Jamie Lewis / Comment	Provide hard copies of the plans to residents who ask. Do not use MS forms for consultation. These make your consultation inaccessible.	Comment noted and acknowledged. The form was developed to reflect the structure of the RLDP helping respondents engage with relevant sections of the Plan. It was intended to make submitting comments more straightforward and focused. Copies of the Deposit RLDP, Notice, Deposit Summary, Initial Consultation Report, Candidate Sites Assessment Report, ISA and HRA were available on the Council's website and for public inspection at County Hall Usk and the Council's Community Hubs. The Deposit RLDP animation was also available on the planning policy webpages.	No change required.

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		All RLDP information and documents including evidence base documents and background papers which have informed the Deposit RLDP, were available on the Council's website, which was updated regularly. A press release was also prepared for the local media. MCC Communications Team posted regularly (via social media platforms) about the Deposit RLDP consultation to encourage people to get involved in the RLDP process/attend the various consultation events. There will be further opportunity for representors to discuss issues raised through the consultation process at the examination of the RLDP.	
3695 / John Wallace / Objection	The lack of transparency is quite staggering, especially when you remember the criticism by the Welsh Assembly on a proposed development in Usk. At no time did the Council, or our own representative on the Council, communicate with us on this procedure. Any information freely given has been by way of hints and tip	The RLDP has been prepared in accordance with relevant legislation, regulations and guidance, including the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended) and Development Plans Manual. Of note, the RLDP Delivery Agreement (DA) (Revised October 2024) sets out the timetable for Plan preparation and the Community Involvement Scheme (CIS). The CIS sets out how the Council proposes to proactively involve the community and stakeholders in the preparation of the RLDP in order that a range of views can be considered as part of the process of building a wide consensus on the Plan's strategy and policies. In accordance with the DA, the Council undertook extensive consultation and engagement with stakeholders and our local communities during the public consultation on the Deposit RLDP. Opportunities for engagement with the RLDP consultation process included: Nine Deposit RLDP Drop-in Sessions held during November – December 2024, and Two Virtual engagement and consultation events for those who were unable to attend in person. Engagement also took place with Members through specific workshops, Member drop-in sessions and in reports to appropriate Council meetings, with Town and Community Councils, business and representatives of local school councils. Direct contact was made with statutory consultees and those stakeholders who have asked to be included on the RLDP database, via email or letter (1000+ contacts) (contact and language preference are as indicated by the stakeholder through consultation). Site notices were displayed regarding proposed land allocations at Deposit stage and letters sent to adjacent properties within 100 meters of relevant site boundaries (excluding Candidate Sites submitted as these relate to submissions for consideration rather than proposals). MCC Communications Team posted	No change required.

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		regularly (via social media platforms) about the Deposit RLDP consultation to encourage people to get involved in the RLDP process/attend the various consultation events. Copies of the Deposit RLDP, Notice, Deposit Summary, Initial Consultation Report, Candidate Sites Assessment Report, ISA and HRA were available on the Council's website and for public inspection at County Hall Usk and the Council's Community Hubs. The Deposit RLDP animation was also available on the planning policy webpages. All RLDP information and documents including evidence base documents and background papers which have informed the Deposit RLDP, were available on the Council's website, which was updated regularly. A press release was also prepared for the local media. Further details are set out in the Delivery Agreement. As part of that consultation a range of views and considerations have been captured and addressed in the Consultation Report on the Deposit RLDP. There will be further opportunity for representors to discuss issues raised at the examination of the RLDP.	
3702 / Keith Plow / Objection	Where are the local facilities to support these changes? There are frustrations over changing plans as the bypass at the top of Dancing Hill has been cancelled for more housing. (Location referred to not identified by Representor).	Site referred to is not clearly identified, therefore, the Council is unable to respond to this representation. The comments regarding local facilities and infrastructure have been addressed in response to representations received on Policies S6, ST2 and individual residential and employment allocations.	No change required.
3719 / Miss Jaime Clennell / Objection	The area in which you propose to build will destroy the town. The congestion has got worse in Abergavenny. The hideous nature of recent developments, in which these houses are rammed together in an effort to make as much out of this land as possible, with absolutely no regard for the beautiful area. Having visited the Cotswolds recently (a protected area), the developers have been forced to keep new housing in line with the other houses in the area. One	The growth level and distribution set out in the RLDP, represent a sustainable approach to addressing our key local issues and objectives including the delivery of affordable homes, sustainable economic growth, rebalancing our demography, while responding to the climate and nature emergency and having regard to Welsh Government's concerns regarding alignment with Future Wales. Spatially, the growth is considered to be well distributed throughout the County and reflects the findings of the Sustainable Settlement Appraisal (SSA) which has grouped settlements into tiers based on their role and function and has informed where development should be spatially located to achieve a sustainable pattern of growth. The level of growth apportioned to Abergavenny is considered to be consistent with the findings of the SSA, which confirms the dominant role of	No change required.

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	wonders how much council tax these new properties will generate for the council?! I'm sure a conflict of interest lies here. This development is coming from people that are pushing a green agenda. You are more than happy to build on our green fields.	Abergavenny in the County reflecting the sustainable transport options, including a train station, available to Abergavenny. Planning Policy Wales (PPW) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. The traffic implications of the Replacement Local Development Plan's allocations have been assessed via a Strategic Transport Assessment. All allocations will also have to undertake a detailed Transport Assessment at the detailed planning application stage and satisfy Policy ST1 – Sustainable Transport Proposals.	
3735 / Ms Jane Westwood / Objection	Refers to an Abergavenny site. It will add pressure on surrounding road, schools and services of doctors. The position of the site is not appropriate. Better areas in Abergavenny to build. Build better infrastructure of doctors prior to building houses.	As no specific site is referred to, it is not possible to give a site-specific response. However, on a strategic level the growth level and distribution set out in the RLDP, represent a sustainable approach to addressing our key local issues and objectives including the delivery of affordable homes, sustainable economic growth, rebalancing our demography, while responding to the climate and nature emergency and having regard to Welsh Government's concerns regarding alignment with Future Wales. Spatially, the growth is considered to be well distributed throughout the County and reflects the findings of the Sustainable Settlement Appraisal (SSA) which has grouped settlements into tiers based on their role and function and has informed where development should be spatially located to achieve a sustainable pattern of growth. The level of growth apportioned to Abergavenny is considered to be consistent with the findings of the SSA, which confirms the dominant role of Abergavenny in the County reflecting the sustainable transport options, including a train station available to Abergavenny. Planning Policy Wales (PPW) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development including the provision of homes and economic growth and address Monmouthshire's core	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity. The RLDP sets out the policy framework to ensure that development is delivered as sustainably as possible and in a balanced manner, whilst also addressing the causes of and adapting to, climate change as per the requirements set out in the RLDP. In terms of health infrastructure such as dentists and doctors in the locality, the mechanisms for improved health infrastructure sit outside of the planning process, the Council nevertheless is fully engaged with the health board to help deliver service improvement across the County as a whole.	
3742 / Mrs Janet Turner / Objection	The survey of only 6 winter months to achieve the average house price is not long enough for a true reflection. Commuting statistics are out of date. Don't think the ONS 2021 annual population survey would now be accurate.	Comment noted. The average house price data is provided by Hometrack (industry leaders in property data) and was refreshed in May 2024 during the preparation of the Deposit RLDP. Commuting statistics are provided by Stats Wales (a serviced provided by Welsh Government) and were the most up to date available at the time of preparation of the Deposit RLDP. The Deposit RLDP was prepared using ONS Annual Population Survey data (12 months to December 2023) which was the most up to date available at the time.	No change required.
3745 / Mrs Jenny Carpenter / Objection	This consultation document has been very difficult to navigate. It would be helpful to see the whole document before needing to complete sections. For those of us unfamiliar with the policy numbers it has take a lot of time to refer back to the full deposit plan as the policy numbers were not recorded in the summary document.	Comment noted and acknowledged. The form was developed to reflect the structure of the RLDP helping respondents engage with relevant sections of the Plan. It was intended to make submitting comments more straightforward and focused. This approach reflects national guidance.	No change required.
3781 / Mrs Karen Schneider / Support	Very concerned about the upgrade to the sewage works which will be needed to avoid pollution. This should be completed before house building starts.	Support noted.	No change required.
3794 / Mrs Lisa / Objection	The village is so busy with traffic going through to Usk and BAE, massive flooding problems and water board issues for years.	Site referred to is not clearly identified, therefore, the Council is unable to respond to this representation. The comments regarding facilities, flooding and	No change required.

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	(Location referred to not identified by Representor).	infrastructure have been addressed in response to representations received on Policies S4, S6, S13, ST1 and individual residential and employment allocations.	
3796 / Miss Lisa Davies / Objection	There will be no fields left around Abergavenny and this will be awful. Stop building on ground where wildlife live. Should not be building there.(Location referred to not identified by Representor).	Comment noted. It is not clear which policy is being referred to. Therefore, the Council is unable to respond to this representation.	No change required.
3798 / Lou / Objection	Concerned consultation response form is too complicated and makes it difficult for the public to express their views.	Comment noted and acknowledged. The form was developed to reflect the structure of the RLDP helping respondents engage with relevant sections of the Plan. It was intended to make submitting comments more straightforward and focused. This approach reflects national guidance.	No change required.
3802 / Mrs Lucinda Lund / Objection	No logical planning has been made.	The Plan seeks to deliver sustainable and resilient communities by addressing the county's local issues of housing affordability, rebalancing our demography, responding to the climate and nature emergency and supporting/enabling sustainable economic growth. The RLDP has been prepared with regard to relevant legislation, national planning policy and regional/local strategies, and the Plan's strategy, policies and proposals have been informed by a robust evidence base in the form of various background reports and supporting studies relating to key local issues for the Plan to address.	No change required.
3808 / Ms M K Annandale / Objection	What you are proposing is going to make flooding worse. It is a flood zone. It is totally misconceived and needs to start again from scratch. Build in a safe, dry area. The costs will spiral out of all proportion to any perceived benefit. It is impossible to build sustainable housing or solve a housing crisis by putting housing in the wrong place. Refer to Monmouth area in general.	Land allocated in the RLDP is required to be in accordance with national planning guidance on flood risk, set out in Technical Advice Note 15: Development, flooding and coastal erosion. Surface water drainage requirements are subject to a separate regulatory framework, which requires drainage proposals for all new development to be fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage (SuDs) established by Welsh Government. All site allocations will be subject to this process to ensure the implementation of the effective management of surface water drainage through SuDS features. Further detail is provided in detailed Policy CC1 - Sustainable Drainage Systems and its supporting text.	No change required.

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3808 / Ms M K Annandale / Objection	From the waste question - All. Adequate at moment but will not cope with expansion. Just look at the land slide on A40 - yes you'll try to say it's not your responsibility but it's all linked. We are sitting on that same geological structure. A disaster waiting to happen. Why keep testing it to destruction?	These comments relate to matters that sit outside the scope of the Plan.	No change required.
3816 / Sabrina Entwistle / Comment	I would also like to voice my concerns around the sheer volume of literature associated with the consultation, which has made this a difficult process – as a person who has neurodiversity I found the clunky way in which the documents were saved on the site, and the sheer volume very difficult and not particularly inclusive for those with disabilities such as dyslexia and I know from discussing with more elderly neighbours they have found the forms particularly difficult to navigate to a point where they have not been able to submit and have their say – I think its important this is noted.	Comment noted and acknowledged. The form was developed to reflect the structure of the RLDP helping respondents engage with relevant sections of the Plan. It was intended to make submitting comments more straightforward and focused. This approach reflects national guidance.	No change required.
3836 / Steve Hoselitz / Comment	Wainfield Lane has morphed from a coherent string of similar bungalows and homes to a mish-mash of large modern dwellings shoe-horned into plots in a way which has completely changed the character of the neighbourhood, and not in a good way. It has all been piecemeal, which makes me wonder if, despite your desire to have an overarching plan, actually you may achieve nothing of the sort.	The Plan seeks to deliver sustainable and resilient communities by addressing the county's local issues of housing affordability, rebalancing our demography, responding to the climate and nature emergency and supporting/enabling sustainable economic growth. The RLDP has been prepared with regard to relevant legislation, national planning policy and regional/local strategies, and the Plan's strategy, policies and proposals have been informed by a robust evidence base in the form of various background reports and supporting studies relating to key local issues for the Plan to address.	No change required.

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	I fully support the aspiration of affordable housing in Monmouthshire. I also agree that the policy needs to try to address the drift towards an ever-older local population and to kick-start some fresh economic growth. Increasing the target number of housing units from the WG housing target of 4,275 to perhaps 6,210 plus 15% in no way addresses this. Indeed, it remains to be seen if anything like 50% of the target will indeed be properly affordable homes, attracting a younger population. I support the authority's overall aspirations for Monmouthshire, but see little evidence of how the RLDP will actually support a greener, younger more dynamic economic future for our county.		
3849 / Mr Matthew Jenkins / Objection	How is it now safe to build when others before have been disallowed	Site referred to is not clearly identified, therefore, the Council is unable to respond to this representation. The comments regarding proposed development have been addressed in response to representations received on Policy S6 and individual residential and employment allocations.	No change required.
3849 / Mr Matthew Jenkins / Objection	I think the idea of using that land to develop on is wrong as it's a green belt site and as a land occupier near the area I have been unable to build myself for the green belt. (Location referred to not identified by Representor)	Site referred to is not clearly identified, therefore, the Council is unable to respond to this representation. The comments regarding landscape and greenfield development have been addressed in response to representations received on Policies S5, OC1, GW1, and individual residential and employment allocations.	No change required.
3851 / Miss Megan / Objection	We cannot have more houses. Doctors/chemists overwhelmed. The traffic is terrible. There is barely any space left.	Site referred to is not clearly identified, therefore, the Council is unable to respond to this representation. The comments regarding new housing, healthcare and	No change required.

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	(Location referred to not identified by Representor)	traffic issues have been addressed in response to representations received on Policies S2, S6, S13, ST1 and individual residential allocations.	
3855 / Mr Michael George Shean / Comment	Carry out feasibility for a Chepstow bypass. Also the summary document is devoid of any real detail in many of the obscure pronouncements which means you will receive few comments	A proposal for a Chepstow Bypass is not set out within the current Monmouthshire Local Transport Strategy (LTS) road schemes nor within the Welsh Government Road building programme. The summary document is just that, and for full detail the Deposit Plan plus supporting evidence and background papers is required to be read.	No change required.
3856 / Mr Michael Griffiths / Objection	Links to affordable housing policy - ensure policies reflect the need for tenants to pay in full council taxes.	Comment noted. Council tax is a matter outside the scope of the RLDP.	No change required.
3867 / Mr /Mrs White / Objection	Get more COMMON SENSE and local input rather than plans designed by political ideologues.	The Plan seeks to deliver sustainable and resilient communities by addressing the county's local issues of housing affordability, rebalancing our demography, responding to the climate and nature emergency and supporting/enabling sustainable economic growth. The RLDP has been prepared with regard to relevant legislation, national planning policy and regional/local strategies, and the Plan's strategy, policies and proposals have been informed by a robust evidence base in the form of various background reports and supporting studies relating to key local issues for the Plan to address.	No change required.
3867 / Mr /Mrs White / Objection	Why should gypsies have SITES which means they get preferential treatment over other people seeking housing? We were unable to obtain the full Replacement/Local Development plan partly because of the cost of printing it in 2 languages; people should be able to choose language in which all official communications are printed.	Welsh Government has a commitment to ensure a wide choice of accommodation is available and ensure equality of opportunity for all sections of the community and in this instance, Gypsies and Travellers, to have equal access to culturally appropriate accommodation as all other members of the community. Planning Policy Wales (PPW) states that local authorities are required to assess the accommodation needs of Gypsy and Traveller families and to allocate sites to meet the identified need (4.2.36). Further guidance is set out in Welsh Government Circular 005/2018 Planning for Gypsy, Traveller and Showpeople Site. This notes at paragraph 38 that 'in deciding where to provide for Gypsy and Traveller sites, planning authorities must first consider sustainable locations within or adjacent to existing settlement boundaries with access to local services.' In this respect, the proposed allocation at Bradbury Farm and its proximity to residential areas is	No change required.

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		considered to be in accordance with national planning policy guidance and offers opportunities to masterplan the site as part of the wider proposals in the area. A six-week consultation period was undertaken on the Replacement Local Development Plan, which included drop-in sessions across the County, on-line virtual sessions and website information. In addition, key documents including the full RLDP were available to view at all of the County's Hubs. The RLDP was available in English or Welsh to suit the readers preference.	
3873 / Mr V G Danks / Objection	Not enough reality and research to be factually correct in its conclusions. Introductory pages are wholly inaccurate. To fully understand all the evidence you have expected the individual reader to read some 51 other reports.	The RLDP has been prepared with regard to relevant legislation, national planning policy and regional/local strategies, and the Plan's strategy, policies and proposals have been informed by a robust evidence base in the form of various background reports and supporting studies relating to key local issues for the Plan to address.	No change required.
3881 / Mrs Natasha Baker / Objection	The infrastructure can't support more houses. It is a rural location. (Location referred to not identified by Representor)	Site referred to is not clearly identified, therefore, the Council is unable to respond to this representation. The comments regarding infrastructure have been addressed in response to representations received on Policies S2, S6, S13, ST1 and individual residential allocations.	No change required.
3894 / Mrs P A Davies / Objection	Just a comment that this form has put off many people who wish to object to yet more building without the local jobs and infrastructure to go with it.	Comment noted and acknowledged. The form was developed to reflect the structure of the RLDP helping respondents engage with relevant sections of the Plan. It was intended to make submitting comments more straightforward and focused. This approach reflects national guidance.	No change required.
3898 / Mr Paul Fletcher / Objection	I just wanted to say I have repeatedly looked through the table of contents for the replacement local development plan and cannot see Policy S1 or any mention of Growth. The layout of this plan is quite confusing to read and I wonder if that is to try to stop people bothering to read it.	Comment noted and acknowledged. The form was developed to reflect the structure of the RLDP helping respondents engage with relevant sections of the Plan. It was intended to make submitting comments more straightforward and focused. This approach reflects national guidance. Policy S1 is listed under Point 6. of the RLDP Table of Contents and can be found on pg. 35 of the Deposit Plan.	No change required.

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3909 / Mr Piers Jacobs / Objection	The size and design of this form is not accessible for most people. It's extremely long and confusing, it will put people off completing it. Ideally, there should have been another version that was more accessible for people.	Comment noted and acknowledged. The form was developed to reflect the structure of the RLDP helping respondents engage with relevant sections of the Plan. It was intended to make submitting comments more straightforward and focused. This approach reflects national guidance.	No change required.
3915 / Mrs Rebecca Reed / Objection	Existing development (Crick Road) did not use renewable energy on residential dwellings as stated in NZ1 albeit being suitable.	The site referred to was determined against the Adopted Local Development Plan. Policy NZ1 is included in the RLDP and will be used against any development proposals should the RLDP be adopted.	No change required.
3918 / Mrs Rhian Head / Objection	The feedback process is not user friendly.	Comment noted and acknowledged. The form was developed to reflect the structure of the RLDP helping respondents engage with relevant sections of the Plan. It was intended to make submitting comments more straightforward and focused. This approach reflects national guidance.	No change required.
3924 / Mr Richard Dobbin / Objection	This is a very long document, so long that it is most people will never have time to read it. It contains few tangible policies but aspirations often which are not in the control of MCC. The RLDP seems to advocate more house building as a remedy to environmental, social and business issues unless they are considered in a more holistic way. Can't see any reference to social housing. If land could be purchased by the council agricultural rates and developed into mixed private/social housing	The Plan seeks to deliver sustainable and resilient communities by addressing the county's local issues of housing affordability, rebalancing our demography, responding to the climate and nature emergency and supporting/enabling sustainable economic growth. The RLDP has been prepared with regard to relevant legislation, national planning policy and regional/local strategies, and the Plan's strategy, policies and proposals have been informed by a robust evidence base in the form of various background reports and supporting studies relating to key local issues for the Plan to address.	No change required.
3925 / Mr Richard Lansberry / Objection	Interesting to see that minimal development is planned in the villages like Shirenewton, which has acres of land surrounding it and could easily absorb a development the size of the Mounton Road	In conformity with Planning Policy Wales (2024) housing land should be sited in sustainable locations. The site allocations included in the RLDP must be located in accordance with the Settlement Hierarchy listed within Policy S2 – Spatial Distribution of Development – Settlement Hierarchy, which focuses new development in the primary settlements and the most sustainable lower tier	No change required.

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	site along with a Care home. this type of thinking needs to be considered to spread the housing challenge throughout the county as I believe, not everyone wants/needs to commute, so close access, (i.e. living in Chepstow) to the bridge is not always so essential.	settlements. Shirenewton is located in Tier 3 and is identified as a Main Rural Settlement, a small number of allocations in Main Rural Settlements are included in order to deliver much needed affordable homes and address rural equality and rural isolation in these areas. It would not be appropriate to include a site of 100+ homes in a Main Rural Settlement.	
3955 / Mrs Sidonie Hooper / Objection	Local services unable to cope with demand. No infrastructure in place for additional schools, doctors, dentists etc as well as lack of road infrastructure getting out of the village, particularly the Chepstow roundabout which is already a challenge at peak times. Additional services and more in place for sewage and water works etc as flooding is already a possibility with existing infrastructure let alone adding more (Location referred to not identified by Representor).	Site referred to is not clearly identified, therefore, the Council is unable to respond to this representation. The comments regarding infrastructure, local facilities, education, healthcare, sewage and flooding have been addressed in response to representations received on Policies S2, S4, S6, S13, ST1 and individual residential and employment allocations.	No change required.
3959 / Mr Simon Sihdu / Objection	This form is very heavy to give some simple feedback that the Chepstow plan is not good for the area.	Comment noted and acknowledged. The form was developed to reflect the structure of the RLDP helping respondents engage with relevant sections of the Plan. It was intended to make submitting comments more straightforward and focused. This approach reflects national guidance.	No change required.
3982 / Mr Tim Crawford / Objection	There is no way this area can support more housing. Can't get doctors/dentist appointments. The area proposed is a natural floodplain and an area of outstanding natural beauty. Oppose any future development in this proposed area. (Location referred to not identified by Representor).	Site referred to is not clearly identified, therefore, the Council is unable to respond to this representation. The comments regarding healthcare, landscape and flooding have been addressed in response to representation received on Policies S4, S5, LC4, S6, and individual residential allocations.	No change required.

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3995 / Mrs Victoria Clark / Objection	Questions why the survey as we will do what we want anyway. Build somewhere else.	The RLDP has been prepared in accordance with relevant legislation, regulations and guidance, including the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended) and Development Plans Manual. Of note, the RLDP Delivery Agreement (DA) (Revised October 2024) sets out the timetable for Plan preparation and the Community Involvement Scheme (CIS). The CIS sets out how the Council proposes to proactively involve the community and stakeholders in the preparation of the RLDP in order that a range of views can be considered as part of the process of building a wide consensus on the Plan's strategy and policies. In accordance with the DA, the Council undertook extensive consultation and engagement with stakeholders and our local communities during the public consultation on the Deposit RLDP. This included numerous drop-in engagement events throughout Monmouthshire, as well as virtual events. Further details are set out in the Delivery Agreement. As part of that consultation a range of views and considerations have been captured and addressed in the Consultation Report on the Deposit RLDP. There will be further opportunity for representors to discuss issues raised at the examination of the RLDP.	No change required.