Monmouthshire Replacement Local Development Plan

2018-2033

Report Of Consultation: Appendix 12

Deposit RLDP Representation Responses

Volume 22 – Test of Soundness

Test of Soundness

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1061 Bannau Brycheiniog National Park (BBNP) / Support	No comment made.	Support noted.	No change required.
1196 / Torfaen County Borough Council / Support	No comment made.	Support noted.	No change required.
1209 / Aneurin Bevan University Health Board / Support	No comment made.	Support noted.	No change required.
1356 / Welsh Government / Comment	Issue related to conformity - WG previously stated the need to demonstrate the Council has collaborated with neighbouring authorities to show alignment between growth levels, both homes and jobs. This point will be elaborated further in Annex 2.	Commented noted. This point was not elaborated on in Annex 2 as suggested. The Council has and will continue to work collaboratively with our neighbouring local authorities as we progress with our respective local plans to ensure that any cross-boundary issues are fully considered. Further detail on the Council's approach to regional collaboration and linkages with neighbouring local authorities is set out in Appendix 5 of the RLDP. Consideration of the Plan's soundness is set out in the 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'.	No change required.
2031 / Peter Fox OBE MS Senedd Member for the Monmouth Constituency / Objection	Fails to deliver - viability concerns that the affordable housing won't be delivered.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report (Policy S7). Consideration of the Plan's soundness is set out in the 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3588 / Wye Valley National Landscape - Planning Officer - Miss Catherine Laidlaw / Objection	State this fails test of soundness 2 suggests there is a conflict between LC4 and HA4 and a lack of evidence that the LPA has demonstrated regard to the purposes of the National Landscape (AONB) as per Section 85 of the CRoW Act and the significance of the designation as a material consideration.	Consideration of the Plan's soundness is set out in the 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'. A Landscape Statement has been prepared for the site, with further detailed assessment to be undertaken in advance of the planning application stage. Separate requirements and tools under other legislation such as The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 and PPW12 will help to ensure development is acceptable. Of note, the site at Leasbrook is not located within the Wye Valley National Landscape (AONB). Strategic Policy S8 and Policy HA4, along with Policy S5 and supporting DM policies LC1- Landscape Character and LC4 – Wye Valley National Landscape (AONB), will appropriately enable the authority to address concerns of impact on landscape character and visual amenity.	No change required.
1803 / Councillor Dr Louise Brown / Objection	Fails Test 1 as not in conformity with Future Wales 2040 , does not support well-being as will lead to extra traffic, has not taken into account the impact of house building on the FOD. The vision will damage the tourism industry . Fails Test 2 as not appropriate for the area in light of traffic congestion evidence and inadequate infrastructure and will not solve Monmouthshire's ageing demographic. Fails Test 3 as not realistic and not likely to be implemented	The points raised are responded to in the relevant section of the Consultation Report regarding site allocation Policy HA3 Land at Mounton Road, Chepstow. Consideration of the Plan's soundness is set out in the 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'. Consideration of the Plan's general conformity with Future Wakes: the National Plan 2040 is set out in the Council's Self-Assessment of the Deposit Plan against the Tests of Soundness. This demonstrates that the Deposit RLDP aligns with the objectives of Future Wales and establishes a policy framework that is in general conformity with Future Wales and makes a positive contribution to its policy aims. Of note, Welsh Government formally responded to the 2022 Preferred Strategy consultation in January 2023, and again in response to the Deposit Plan, with a 'green' rating, stating that "Future Wales places great emphasis on the development of National Growth Areas and the need for additional affordable housing. The Draft Plan is in general conformity with Policies 1, 7 and 33 of Future Wales and does not undermine the role of Cardiff, Newport and the Valleys as the main focus for growth and investment in the south-east region, but reflects the urgent need to increase the supply of affordable housing in Monmouthshire." This demonstrates that the level of growth proposed is deemed to be in conformity with Future Wales by Welsh Government. Similarly, Welsh Government has not raised	No change required.

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		an objection to the Deposit Plan settlement hierarchy and distribution of housing growth.	
2489 / Councillor Lisa Dymock / Objection	Ambitious goals but failure to align practical, balanced and environmentally sound solutions.	Consideration of the Plan's soundness is set out in the 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'.	No change required.
2497 / Councillor Paul Pavia / Objection	Fails all tests due to legal and policy compliance and contradictions with Welsh Legislation.	Consideration of the Plan's soundness is set out in the 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'.	No change required.
2505 / Councillor Steven Garratt / Support	No comments made.	Support noted.	No change required.
3118 / Councillor Meirion Howells / Support	No comment made.	Support noted.	No change required.
1001 / Campaign for the Protection of Rural Wales / Objection	The allocation of housing land detailed is not in accordance with Future Wales.	Consideration of the Plan's general conformity with Future Wales: the National Plan 2040 is set out in the Council's Self-Assessment of the Deposit Plan against the Tests of Soundness. This demonstrates that the Deposit RLDP aligns with the objectives of Future Wales and establishes a policy framework that is in general conformity with Future Wales and makes a positive contribution to its policy aims. Of note, Welsh Government formally responded to the 2022 Preferred Strategy consultation in January 2023, and again in response to the Deposit Plan, with a 'green' rating, stating that "Future Wales places great emphasis on the development of National Growth Areas and the need for additional affordable housing. The Draft Plan is in general conformity with Policies 1, 7 and 33 of Future Wales and does not undermine the role of Cardiff, Newport and the Valleys as the main focus for growth and investment in the south-east region but reflects the urgent need to increase the supply of affordable housing in Monmouthshire." This demonstrates that the level of growth proposed is deemed to be in conformity with Future Wales by Welsh Government. Similarly, Welsh Government has not raised an objection to the Deposit Plan settlement hierarchy and distribution of housing growth.	No change required.

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1001 / Campaign for the Protection of Rural Wales / Objection	Deposit Plan is not sound. Test 3 cannot be met in respect of HA1 as it cannot be demonstrated that the site is financially viable and it represents a new settlement in the countryside that would conflict with the aims of LC1 to protect the high-quality landscape.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation. 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'.	No change required.
1002 / Theatres Trust / Support	Consider Plan to be Sound.	Support noted.	No change required.
1056 / Abergavenny Town Council / Support	Consider the Plan to be Sound.	Support noted.	No change required.
1106 / Llanarth Fawr Community Council / Objection	Fails legal and regulatory procedural requirements; the Delivery Agreement which accompanied the consultation draft Preferred Strategy was agreed by Council on 1st December 2022 and committed MCC to gain endorsement of the Preferred Strategy and it housing target before the Deposit RLDP was prepared. The Delivery Agreement requirement was not complied with.	Comments noted. The Council is satisfied that the RLDP has been prepared in accordance with the Delivery Agreement, including Community Involvement Scheme (agreed by Welsh Government) and the Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015. 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. The housing target proposed in the Preferred Strategy was consulted on in December 2022-January 2023 and there was a further opportunity for stakeholders and communities to submit comments at the Deposit consultation stage of the process. Elected Members considered the Plan's housing target at the relevant Council meetings when seeking to endorse the Preferred Strategy and Deposit Plan for consultation.	No change required.

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		Members also considered the Initial Report of Consultation on the Preferred Strategy prior to endorsing the Deposit RLDP for consultation. 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.	
1136 / Portskewett Community Council / Objection	The Plan does not appear appropriate for all localities within the area. Proposals for localities that are not seen to be appropriate need to be reviewed.	The points raised are responded to in the relevant section of the Consultation Report regarding the Growth and Spatial Strategy (policies S1 and S2 respectively) and site allocation HA2 Land to the East of Caldicot/ North of Portskewett. 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'.	No change required.
1138 / Raglan Community Council / Objection	The RLDP is not considered to be sound due to contravening its Delivery Agreement/Community Involvement Scheme as Members were denied the chance to consider the Preferred Strategy housing target in light of representations received before the Deposit version was prepared. Also, the Settlement Hierarchy does not reflect the findings of the SSA as no such appraisal was undertaken for Tier 4 settlements. It also fails Test 1 in that its excessive level of housing growth is not in general conformity with the South West Wales regional housing apportionment in Future Wales.	Comments noted. The Council is satisfied that the RLDP has been prepared in accordance with the Delivery Agreement, including the Community Involvement Scheme (agreed by Welsh Government) and the Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015. 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. The housing target proposed in the Preferred Strategy was consulted on in December 2022-January 2023 and there was a further opportunity for stakeholders and communities to submit comments at the Deposit consultation stage of the process. Elected Members considered the Plan's housing target at the relevant Council meetings when seeking to endorse the Preferred Strategy and Deposit Plan for consultation. Members also considered the Initial Report of Consultation on the Preferred Strategy prior to endorsing the Deposit RLDP for consultation. Consideration of the	No change required.

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		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. The Sustainability Settlement Appraisal covers Tier 4 settlements, but unfortunately the PDF uploaded to the Council's website at the time of the Deposit RLDP consultation was corrupt, so these settlements did not show properly. This matter has now been rectified, and the document is available to view on the Council's website. The SSA, including the Tier 4 settlements were, however, considered in formulating the settlement hierarchy set out in Policy S2. Consideration of the Plan's general conformity with Future Wakes: the National Plan 2040 is set out in the Council's Self-Assessment of the Deposit Plan against the Tests of Soundness. This demonstrates that the Deposit RLDP aligns with the objectives of Future Wales and establishes a policy framework that is in general conformity with Future Wales and makes a positive contribution to its policy aims. Of note, Future Wales does not apportion housing growth to local authorities, the point raised in relation to this is, therefore, a misunderstanding of the scope of the document. Furthermore, Welsh Government formally responded to the 2022 Preferred Strategy consultation in January 2023, and again in response to the Deposit Plan, with a 'green' rating, stating that "Future Wales places great emphasis on the development of National Growth Areas and the need for additional affordable housing. The Draft Plan is in general conformity with Policies 1, 7 and 33 of Future Wales and does not undermine the role of Cardiff, Newport and the Valleys as the main focus for growth and investment in the south-east region but reflects the urgent need to increase the supply of affordable housing in Monmouthshire." This demonstrates that the level of growth proposed is deemed to be in conformity with Future Wales by Welsh Government. Similarly, Welsh Government has not raised an objection to the Deposit Plan settlement hierarchy and distribution of housing growth.	
1239 / The Canal & River Trust (Glandwr Cymru) / Support	No comment made.	Support noted.	No change required.

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1255 / Home Builders Federation (HBF) / Support	Number of concerns raised in the answers to the questions on the forms, where although individually they do not make the plan unsound, concerned that the may slow down the delivery of much needed new homes.	Comments noted. The points raised in the submitted representation form are responded to in the relevant section of the Consultation Report. Consideration of the Plan's soundness is set out in the 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'.	No change required.
1367 / Abergavenny and District Civic Society / Objection	Concerns expressed as to whether the plan is procedurally correct, especially in terms of compliance with the Delivery Agreement. However, soundness concerns centre on Test 3 - a major re-examination of the Plan's strategy will be necessary if Policy HA1 is not shown to be financially viable and satisfactorily integrated with the rest of Abergavenny/Llanfoist.	Comments noted. The points raised regarding Policy HA1 Land to the East of Abergavenny are responded to in the relevant section of the Consultation Report. Consideration of the Plan's soundness is set out in the 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'.	No change required.
1376 / Abergavenny Transition Town / Objection	Until HA1 is master planned more fully and checked for investment viability relating to up-front public transport and AT infrastructure, the whole county wide strategy on homes development is in jeopardy.	Comments noted. The points raised regarding Policy HA1 Land to the East of Abergavenny are responded to in the relevant section of the Consultation Report. Consideration of the Plan's soundness is set out in the 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'.	No change required.
1984 / Raglan Village Action Group / Objection	RLDP is considered to fail its legal and regulatory procedural requirements as MCC has contravened its Delivery Agreement/CIS. A summary consultation report and the Preferred Strategy was noted as to be reported to Council in spring 2023 to seek approval of the Preferred Strategy. Members were denied the chance to consider it in light of representations received before the Deposit Plan was prepared.	Comments noted. The Council is satisfied that the RLDP has been prepared in accordance with the Delivery Agreement, including the Community Involvement Scheme (agreed by Welsh Government) and the Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015. 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	No change required.

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		consultation and to seek endorsement of the subsequent proposed post-consultation changes to be taken forward to the Deposit RLDP. The housing target proposed in the Preferred Strategy was consulted on in December 2022-January 2023 and there was a further opportunity for stakeholders and communities to submit comments at the Deposit consultation stage of the process. Elected Members considered the Plan's housing target at the relevant Council meetings when seeking to endorse the Preferred Strategy and Deposit Plan for consultation. Members also considered the Initial Report of Consultation on the Preferred Strategy prior to endorsing the Deposit RLDP for consultation. 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.	
1984 / Raglan Village Action Group / Objection	The excessive level of housing growth is not in conformity with the South East Wales regional housing apportionment in FW. Housing target agreed by WG on the basis of meeting affordable housing need. Without credible evidence that 50% affordable housing is achievable, there is no justification for the Deposit Plan exceeding the WG housing figure of 4,275 homes.	Consideration of the Plan's general conformity with Future Wakes: the National Plan 2040 is set out in the Council's Self-Assessment of the Deposit Plan against the Tests of Soundness. This demonstrates that the Deposit RLDP aligns with the objectives of Future Wales and establishes a policy framework that is in general conformity with Future Wales and makes a positive contribution to its policy aims. Of note, Future Wales does not apportion housing growth to local authorities, the point raised in relation to this is, therefore, a misunderstanding of the scope of the document. Furthermore. Welsh Government formally responded to the 2022 Preferred Strategy consultation in January 2023, and again in response to the Deposit Plan, with a 'green' rating, stating that "Future Wales places great emphasis on the development of National Growth Areas and the need for additional affordable housing. The Draft Plan is in general conformity with Policies 1, 7 and 33 of Future Wales and does not undermine the role of Cardiff, Newport and the Valleys as the main focus for growth and investment in the south-east region, but reflects the urgent need to increase the supply of affordable housing in Monmouthshire." This demonstrates that the level of growth proposed is deemed to be in conformity with Future Wales by Welsh Government. Similarly, Welsh Government has not raised an objection to the Deposit Plan settlement hierarchy and distribution of housing growth.	No change required.

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		The RLDP's affordable housing targets are underpinned by robust and credible viability evidence. Site promoters of the proposed site allocations have completed site specific financial viability assessments to support their proposals and ensure their sites are viable based on 50% affordable housing requirements, and other key requirements.	
2399 / South East Wales Regionally Important Geodiversity Sites Group (SEWRIGS) / Objection	Fail Test 2 relating to evidence.	Consideration of the Plan's soundness is set out in the 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'.	No change required.
2542 / Devauden Community Council / Objection	Test 1 failed.	Consideration of the Plan's soundness is set out in the 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'.	No change required.
2548 / Shirenewton Community Council / Objection	Fails Test 1 - does not fit - as answered in questions - low growth, no development in villages and infrastructure needs to be in place first.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report, including the Growth and Spatial Strategy (policies S1 and S2 respectively) and the Infrastructure Delivery Plan (Appendix 8). The Deposit Plan is 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. Consideration of the Plan's soundness is set out in the 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'.	No change required.
2548 / Shirenewton Community Council / Objection	Fails Test 2 due to the HA18 allocation.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Shirenewton (HA18). Consideration of the Plan's soundness is set out in the 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'.	No change required.

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2550 / Whitecastle Community Council / Support	No comments made.	Support noted.	No change required.
3591 / Monmouth Town Council / Objection	No comment made.	Objection noted.	No change required.
3591 / Monmouth Town Council / Support	No comment made.	Support noted.	No change required.
3602 / Llanbadoc Community Council / Objection	Fails Test 1: The plan does not fit and is incompatible with the plans of neighbouring LPAs, due to the affordable housing development being built by Torfaen CBC at Mamhilad Park Estate, nor does it address the issues regarding lack of infrastructure to support more dwellings proposed for Little Mill under this RLDP.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land east of Little Mill (Policy HA15) and the Infrastructure Delivery Plan (Appendix 8). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3630 / Shirenewton Community Council / Objection	See previous comments.	The points raised are responded to in the relevant section of the Consultation Report regarding site allocation Land West of Redd Landes, Shirenewton (Policy HA18). Consideration of the Plan's soundness is set out in the 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'. The Deposit Plan is 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.	No change required.

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3902 / Usk Civic Society / Objection	Contravened DA - Procedural. Test 1 - excessive levels of housing growth, Test 2 allocation HA11 not supported by credible evidence, Test 3 HA11 not a simple to develop as the proposals suggest.	The Deposit Plan is 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 points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land East of Burrium Gate, Usk (Policy HA11). 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'.	No change required.
1823 / Mr Michael Bosley / Objection	Not appropriate - however this question requires to be conversant with some bureaucratic definition of 'test of soundness'	Consideration of the Plan's soundness is set out in the 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'.	No change required.
3562 / Gateway to Wales Action Group / Objection	Suggest the selection of HA4 fails a key piece of Case Law known as the Sweetman Ruling in relation to safeguarding of Natura 2000 sites. State site HA4 should have been screened out and replaced by CS0274 and there should have been a detailed Habitats Regulations Assessment for the HA4 site.	The LPA is confident that the procedural requirements in relation to the HRA have been met and follows the relevant regulations appropriate to the stage of Plan. The Deposit Plan is appropriately accompanied by a HRA and should be referred to accordingly. Of note, an Addendum to the HRA has been prepared by Aecom which assesses the impacts of the Deposit RLDP on the Wye Valley and Forest of Dean Bat Sites SAC. Site specific HRAs will be undertaken for the proposed site allocations as part of the planning application process.	No change required.
3562 / Gateway to Wales Action Group / Objection	State the RLDP will lead to an increase in air pollution and will lead to a decline in water quality which will impact on the health and well being of residents of Monmouthshire. Also note the RLDP does not have regard to PPW and Future Wales.	The points raised are responded to in the relevant section of the Consultation Report regarding the proposed site allocation at Land at Leasbrook, Monmouth (Policy HA4). The Council is satisfied that the RLDP has been prepared in accordance with relevant legislation and national planning policy, including the Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015, PPW12 and the Development Plans Manual. Consideration of the Plan's general conformity with Future Wales: the National Plan 2040 is set out in the Council's Self-Assessment of the Deposit Plan against the Tests of Soundness. This demonstrates that the Deposit RLDP aligns with the	No change required.

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		objectives of Future Wales and establishes a policy framework that is in general conformity with Future Wales and makes a positive contribution to its policy aims. Of note, Welsh Government formally responded to the 2022 Preferred Strategy consultation in January 2023, and again in response to the Deposit Plan, with a 'green' rating, stating that "Future Wales places great emphasis on the development of National Growth Areas and the need for additional affordable housing. The Draft Plan is in general conformity with Policies 1, 7 and 33 of Future Wales and does not undermine the role of Cardiff, Newport and the Valleys as the main focus for growth and investment in the south-east region, but reflects the urgent need to increase the supply of affordable housing in Monmouthshire." This demonstrates that the level of growth proposed is deemed to be in conformity with Future Wales by Welsh Government. Similarly, Welsh Government has not raised an objection to the Deposit Plan settlement hierarchy and distribution of housing growth.	
3562 / Gateway to Wales Action Group / Objection	State the plan doesn't adequately reflect the consequences of pursuing the strategy, it suggests an unachievable strategy, it lacks credibility where it suggests increasing the workforce by 21%, the rationale behind the plan is flawed, it cannot meet the assessed needs of the housing waiting list, sustainable development cannot be achieved against the Councils Climate Emergency strategy, the vision and strategy are a wish list/fantasy, in Monmouth CS0274 has not been adequately considered as an option, it is not logical, reasonable or balanced and it cannot be coherent and consistent when it fails to acknowledge Monmouth has unsolvable major infrastructure issues that other primary settlements do not face.	The RLDP's growth strategy seeks to strike 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. 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 the Deposit Plan, with a 'green' rating and noting that "Future Wales places great emphasis on the development of National Growth Areas and the need for additional affordable housing. The Draft Plan is in general conformity with Policies 1, 7 and 33 of Future Wales and does not undermine the role of Cardiff, Newport and the Valleys as the main focus for growth and investment in the south-east region but reflects the urgent need to increase the supply of affordable housing in Monmouthshire." In this respect, the level of growth proposed has been deemed in conformity with Future Wales by Welsh Government. 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	No change required.

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		emergency and having regard to Welsh Government's previous concerns regarding alignment with Future Wales. In recognition of the balance to be struck in the RLDP, 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, whilst also providing additional homes and enabling economic growth. Furthermore, Welsh Government has not raised an objection to the Deposit Plan settlement hierarchy and distribution of housing growth. Overall, the spatial strategy and identification of suitable sites for allocation is considered appropriate and reflect the site search sequence outlined in national planning policy. Consideration of the Plan's soundness is set out in the 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'.	
3562 / Gateway to Wales Action Group / Objection	The Plan is not effective as it is based on false assumptions, cannot be implemented as it will be impossible to achieve a social housing rate at 50%, S106 will be negligible as a result of 50% affordable housing, there are many issues with HA4 that will fail regulations when it comes to the planning application stage, no flexibility in the plan if sites fail scrutiny tests, the plan has already run for 6 years but loss of jobs over that period have not been taken into account.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site Land at Leasbrook, Monmouth (Policy HA4) and Policy S7 (Affordable Housing). Consideration of the Plan's soundness is set out in the 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'.	No change required.

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3562 / Gateway to Wales Action Group / Objection	Suggest the Plan fails the test of soundness as a range of site names have been used for the location of this site. State for clarity it should be called Land at Dixton Road, Monmouth. Note this adds to public confusion and suggest the Council are keen to conceal the location of the site.	Consideration of the Plan's soundness is set out in the 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'. Of note, the proposed site allocation at Land at Leasbrook, Monmouth (Policy HA4) is clearly identified on the Proposals Map and in the Candidate Sites Register.	No change required.
3562 / Gateway to Wales Action Group / Objection	Suggest the timing of the consultation in the lead up to Christmas is the worst time for residents.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the Consultation Process. Consideration of the Plan's soundness is set out in the 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'.	No change required.
3562 / Gateway to Wales Action Group / Objection	State Monmouthshire County Council have made it difficult and overly complicated for the public to respond. Criticise the web page and online form. Suggest it discourages responses. Suggest it would have discriminated against residents who may have a learning impairment breaching key discrimination laws. Also suggest there was no version of the online web form easily provided in the Welsh Language which would be discriminatory. Suggest the alternative ways of responding were simpler and not highlighted. Suggest Monmouthshire County Council has made it difficult for the public to comment on the RLDP which is undemocratic.	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. 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.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		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 in Welsh and English. 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.	
3562 / Gateway to Wales Action Group / Objection	Question whether the RLDP consultation is valid as there was no preferred site consultation for the residents of Monmouth (Dec 2022 - Jan 2023) as there was a phosphate ban.	Comments noted. The Council is satisfied that the RLDP has been prepared in accordance with the Delivery Agreement, including the Community Involvement Scheme (agreed by Welsh Government). The Preferred Strategy consultation in December 2022 and January 2023 proposed no new site allocations in Monmouth, or within the upper River Wye catchment north of Bigsweir Bridge, and also assumed no existing planning permissions or small/windfall sites can come forwards. This approach was taken due to the lack of an identified strategic solution to the treatment of phosphates at the Monmouth Wastewater Treatment Works (WwTW) within the Plan period. The Welsh Government's response to the Preferred Strategy consultation advised that new site allocations should be made in Monmouth on the basis that sufficient certainty is provided by DCWW's planned improvements at the Monmouth Wastewater Treatment Works by 31st March 2025. Welsh Government's confidence in the removal of this spatial and environmental constraint meant that the RLDP allocated a new affordable housing-led site within Monmouth at Leasbrook, which will assist in addressing the Plan's key objectives, including the delivery of much needed new affordable homes in the town, and allowing development that supports the economic growth of the area. This proposed update to the Preferred Strategy was reported to and endorsed by Council on 26th October 2023. The proposed site at Leasbrook, Monmouth was	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		included in the Deposit RLDP and was, therefore, subject to detailed consultation in November – December 2024.	
3617 / Chepstow Town Juniors FC / Objection	There are no facilities for all the new houses, you need to build sports and other facilities to provide the new development to be able to cope with the new population growth.	The points raised are responded to in the relevant section of the Consultation Report regarding site allocations. 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'.	No change required.
1259 / Llanover Estates / Objection	Fails Test 2.	Consideration of the Plan's soundness is set out in the 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'.	No change required.
1281 / Barratt David Wilson Homes / Objection	The approach to significantly reducing the number of homes and jobs provided for will not assist in addressing the key issues facing the county and therefore of the view that the Plan is contrary to test of soundness 2: Is the plan appropriate? (Q2 point 1.13).	The points raised are responded to in the relevant section of the Consultation Report regarding the Growth and Spatial Strategy (policies S1 and S2 respectively). The Deposit Plan is 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. Consideration of the Plan's soundness is set out in the 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'.	No change required.
1281 / Barratt David Wilson Homes / Objection	As the Plan is not appropriate it will be difficult to see how it will meet Test of Soundness 3 - Will the Plan deliver ? Strongly of the view that in order to make the plan sound the level of growth should revert to the evidence position of the 2021 P1 growth option 1 (provision for 9,126 homes (based on a 20% flexibility allowance which will be required to ensure there is no significant under- delivery) (Q2 1.14- 1.16).	The points raised are responded to in the relevant section of the Consultation Report regarding the Growth and Spatial Strategy (policies S1 and S2 respectively). The Deposit Plan is 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. Consideration of the Plan's soundness is set out in the 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1281 / Barratt David Wilson Homes / Objection	Fails Test 2 and Test 3 as there is not sufficient land supply. It is considered that in order to make the plan sound additional land will be required to be identified for housing and in particular our client's site at Bayfield should be allocated as was the original intention in the Preferred Strategy (Q3 point 1.33).	The points raised are responded to in the relevant section of the Consultation Report regarding the Growth and Spatial Strategy (policies S1 and S2 respectively) and alternative site at Bayfield, Chepstow. The Deposit Plan is 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. Consideration of the Plan's soundness is set out in the 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'.	No change required.
1281 / Barratt David Wilson Homes / Objection	Include Bayfield to make the plan sound to ensure housing supply is more robust and flexible given the time period remaining.	The points raised are responded to in the relevant section of the Consultation Report regarding the alternative site at Bayfield, Chepstow. The Deposit Plan is 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. Consideration of the Plan's soundness is set out in the 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'.	No change required.
1301 / Melin Homes / Objection	Growth is inadequate to deal with issues and additional land will be required for housing. Given that new settlements cannot be identified in LDPs, this will need to be addressed through the SDP.	The points raised are responded to in the relevant section of the Consultation Report regarding the Growth and Spatial Strategy (policies S1 and S2 respectively). The Deposit Plan is 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. Consideration of the Plan's soundness is set out in the 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1305 / MHA / Objection	It is considered that in if additional land is required, then further allocations could be provided on other sites submitted by MHA as candidate sites Land adj Berthon Rd, Little Mill (CS0103); - Land adj to Parklands Llandogo (CS010); and - Land at Llanellen (CS0215). (Q3 point 1.12 & Q10 point 1.9).	Comments noted. It is considered that the RLDP allocates appropriate and sufficient land to meet the growth strategy. Consideration of the Plan's soundness is set out in the 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'.	No change required.
1305 / MHA / Objection	considered that Policy HA14 could come forward earlier in the plan period and provision should be made by Welsh Water to upgrade the WWTW earlier than anticipated to deliver the much-needed affordable homes.	The points raised are responded to in the relevant section of the Consultation Report regarding site allocation HA14 Land at Churchfields, Devauden. Consideration of the Plan's soundness is set out in the 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'.	No change required.
1305 / MHA / Objection	Limited timeframe for the plan could result in a significant number of dwellings pushed outside of the plan period - it is considered additional land is required to make the plan sound - those within settlement boundaries proposed by MHA can be identified as allocations	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the Growth Strategy (Policy S1) and housing trajectory (Appendix 9 of the RLDP). Consideration of the Plan's soundness is set out in the 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'.	No change required.
1467 / Hallam Land / Support	No comment provided.	Support welcomed.	No change required.
1480 / Edenstone Homes / Support	No comment provided.	Support noted.	No change required.
1493 / Vistry Homes Limited / Objection	Fails 2 and 3	Consideration of the Plan's soundness is set out in the 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1502 / Hallam Land Ltd / Objection	Green Wedge designations made in relation to Parcels AG8, AG9 & AG10 fail three tests of soundness as they do not comply with national guidance, its not based on credible, logical and reasonable evidence and the plan will not be effective.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the Green Wedge Policy (GW1). Further detail on the approach to the designation of green wedges is set out in the Green Wedge Assessment Report (LUC, 2024) and Green Wedge Background Paper. Consideration of the Plan's soundness is set out in the 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'.	No change required.
1503 / Redrow Homes (South Wales) Limited / Objection	Note whilst the broad principles of the Deposit RLDP are sound, consider a number of amendments are required to ensure the Plan meets the third test of soundness and is deliverable.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report. Consideration of the Plan's soundness is set out in the 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'.	No change required.
1519 / Barratt David Wilson Homes / Objection	Growth Strategy selected, the spatial strategy selected and balance between the proportion of growth directed to new settlements, the assumed delivery rates of two of the proposed strategic sites and candidate site assessment process that has been undertaken in Penperlleni.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report, including the Growth and Spatial Strategy (policies S1 and S2 respectively), strategic site allocations (policies HA1 and HA2) and housing trajectory (Appendix 9). The Deposit Plan is 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. Consideration of the Plan's soundness is set out in the 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'.	No change required.
1588 / AB INBev UK Limited / Support	No comment made.	Support noted.	No change required.
1596 / MHA / Support	No comment made.	Support noted.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1663 / Richborough / Objection	Support the principle of much of the Plan but note there are changes that are required to ensure it is sound- particularly for it to be appropriate and ensure it will deliver against the tests of soundness. The changes required for the Plan to be sound are set out in response to individual policies and paragraphs in representations made.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report. Consideration of the Plan's soundness is set out in the 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'.	No change required.
1683 / Llanarth Estates / Objection	Growth is inadequate to deal with issues and additional land will be required for housing. Given that new settlements cannot be identified in LDPs, this will need to be addressed through the SDP.	The points raised are responded to in the relevant section of the Consultation Report regarding the Growth and Spatial Strategy (policies S1 and S2 respectively). The Deposit Plan is 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. Consideration of the Plan's soundness is set out in the 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'.	No change required.
1685 / Stephen Arnell / Objection	State the reasons given for the rejection of CS0240 are invalid and make the plan unsound. Refer to CS0240 raising concern over the reason for the site being rejected. Suggests the concern over highway impact is false. Also suggest the site being wholly Grade 2 BMV land should not be a reason as this should be based on land in square metres. State inclusion of CS0240 for 6 or 8 homes could reduce the HA18 site to 20 or 18 homes and balance out. Suggest this would lead to less risk to children and other pedestrians in the village from extra traffic. Suggest CS0240 is viable and deliverable with further land available for	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Shirenewton (HA18) and the alternative site section in relation to CS0240. Consideration of the Plan's soundness is set out in the 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	use as a soakaway or Ground Source Heat Pump.		
1692 / Edenstone Homes / Objection	Fails Test 1 (Does the Plan fit) as an increased housing requirement should be pursued to align with MCC's wider growth aspirations and does not allocate sufficient new housing allocations in Monmouth reflective of the sustainability of the town. The Deposit RLDP fails Test 3 (Will the Plan deliver) as an increase in the flexibility allowance(from 15% to 20%) should be considered and the plan should period be extended to cover an increased timescale beyond 2033 with associated amendments to the RLDP's housing requirement. Moreover, the proposed level of contribution of Abergavenny East and Caldicot East to the plan period's housing supply given that it is not realistic or deliverable.	The points raised are responded to in the relevant section of the Consultation Report regarding the Growth and Spatial Strategy (policies S1 and S2 respectively). The Deposit Plan is 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. Consideration of the Plan's soundness is set out in the 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'.	No change required.
1694 / The Stantonbury Building and Development Company / Objection	Fails Tests 2 & 3.	Consideration of the Plan's soundness is set out in the 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'.	No change required.
1736 / Bellway Homes / Objection	Fails test 3 with particular reference to the delivery of HA1 Land East of Abergavenny.	The points raised are responded to in the relevant section of the Consultation Report regarding site allocation Policy HA1 Land to the East of Abergavenny. Consideration of the Plan's soundness is set out in the 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1745 / Redi 205 Ltd / Support	No comment provided.	Support noted.	No change required.
1948 / Edward Rogers / Objection	The Plan is unsound as it does not align with objective 13 " To sustain existing rural communities as far as possible by providing affordable homes and development opportunities of an appropriate scale and location in rural areas in order to assist in building sustainable rural communities and strengthening the rural economy."	It is considered that the RLDP's strategy and policy framework reflects and aligns with Objective 13. The Plan directs an appropriate level of growth to our most sustainable rural settlements to deliver much needed affordable homes and to address rural inequality and rural isolation in these areas. The proposed site allocations in these rural settlements will provide 50% affordable homes to ensure the delivery of much needed affordable homes for our rural communities. Consideration of the Plan's soundness is set out in the 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'.	No change required.
1948 / Edward Rogers / Objection	Deletion of CS0234 without evidence to support its actions. Consider the request for the DVM from a small site disproportionate and the onus to establish viability lies with the Council and not with promoters.	The Candidate Site Assessment Report sets out the findings of the candidate site assessment process for the consideration of land for development and protection in the Replacement Local Development Plan (RLDP). The reasons for not progressing CS0234 as an allocation in the RLDP is set out in the Candidate Site Assessment Report. In accordance with Welsh Government guidance set out in the Development Plans Manual, site promoters must demonstrate that sites promoted through the RLDP process are viable and deliverable. The candidate site process accords with the approach. Consideration of the Plan's soundness is set out in the 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'.	No change required.
1948 / Edward Rogers / Objection	Failed its duty to cooperate to take reasonable steps to engage with NRW / respond to new information/infrastructure issues as expected by PPW. Lack of efforts question whether Plan is positively prepared or not. Plan is unsound as does not allocate sustainable , available deliverable sites in main rural settlements and ignores the growth needs of Trellech.	MCC has, and will continue to liaise with statutory consultees, including NRW and DCWW, throughout the plan preparation process. The Plan directs an appropriate level of growth to our most sustainable rural settlements to deliver much needed affordable homes and to address rural inequality and rural isolation in these areas. The reasons for not progressing CS0234 as an allocation in the RLDP is set out in the Candidate Site Assessment Report. Consideration of the Plan's soundness is set out in the 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1965 / Monmouthshire Housing Association (MHA) / Objection	Precise wording and provisions of Policy S8, HA1 and NZ1 should be reviewed and incorporated.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Abergavenny (Policy HA1) and Policies S8 and NZ1. Consideration of the Plan's soundness is set out in the 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'.	No change required.
2280 / Candleston Homes / Objection	No comment made.	Consideration of the Plan's soundness is set out in the 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'.	No change required.
2394 / Taylor Wimpey / Objection	Not sound because growth level is too low, growth has been spatially shifted to Monmouth from Severnside since the Preferred Strategy consultation. The STJ link road has not been spatially safeguarded and green wedge assessment has not considered it. HA2 allocation has unrealistic delivery rate within the remaining plan period.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report, including the Growth and Spatial Strategy (policies S1 and S2 respectively), strategic site allocation (Policy HA2) and housing trajectory (Appendix 9). The Deposit Plan is 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. Consideration of the Plan's soundness is set out in the 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'.	No change required.
2411 / Messrs & Mrs Evans / Support	Allocation of EA1j aligns with the Test of Soundness.	Support noted.	No change required.
2416 / Edenstone Homes / Objection	Does not accord with Future Wales Policy 12 and Policy 36 as there is no alignment between housing growth and the investment proposed in the Metro at Magor.	In response to the Deposit RLDP consultation, Welsh Government formally responded with a 'green' rating noting that the Plan is considered to be in general conformity with Future Wales. Moreover, Welsh Government has not raised an objection to the Deposit Plan settlement hierarchy and distribution of growth. In this respect, the spatial strategy and proposed site allocations are considered appropriate. More specifically, the RLDP policy framework is considered to be in conformity with policies 12 and 36 of Future Wales. The Sustainable Transport Chapter of the RLDP sets out a number of policies consistent with the aims of polies 12 and 36 of Future Wales including promoting and prioritising the provision of active travel routes and	No change required.

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		public transport and requiring electric vehicle charging infrastructure as part of developments. Furthermore, Policy ST5 – Transport Schemes, supports and safeguards land for transport schemes identified in the Local Transport Strategy including Metro related schemes such as the Magor Walkway Station. This aims to support sustainable travel in the Magor area, reflecting the level of growth delivered through the Adopted LDP, which allocated a number of sites in the settlement. Consideration of the Plan's general conformity with Future Wales: the National Plan 2040 is set out in the Council's Self-Assessment of the Deposit Plan against the Tests of Soundness. This demonstrates that the Deposit RLDP aligns with the objectives of Future Wales and establishes a policy framework that is in general conformity with Future Wales and makes a positive contribution to its policy aims.	
2416 / Edenstone Homes / Objection	Fails Test 1 as an increased housing requirement should be pursued to align with MCC's wider growth aspirations.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report, including the Growth and Spatial Strategy (policies S1 and S2 respectively). The Deposit Plan is 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. Consideration of the Plan's soundness is set out in the 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'.	No change required.
2416 / Edenstone Homes / Objection	Deposit RLDP fails Test 3 (Will the Plan deliver) as an increase in the flexibility allowance (from 15% to 20%) should be considered and the plan period should be extended to cover an increased timescale beyond 2033 with associated amendments to the RLDP's housing requirement. Moreover, the proposed level of contribution of Abergavenny East and Caldicot East to the plan period's housing	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the Growth Strategy (Policy S1) and housing trajectory (Appendix 9 of the RLDP). The Deposit Plan is 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 LDP regulations do not allow an extension of the plan period.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	supply given that it is not realistic or deliverable.	Consideration of the Plan's soundness is set out in the 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'.	
2419 / Edenstone Homes / Objection	Fails Test 1 (Does the Plan fit) as an increased housing requirement should be pursued to align with MCC's wider growth aspirations. The Deposit RLDP fails Test 3 (Will the Plan deliver) as an increase in the flexibility allowance(from 15% to 20%) should be considered and the plan should period be extended to cover an increased timescale beyond 2033 with associated amendments to the RLDP's housing requirement. Moreover, the proposed level of contribution of Abergavenny East and Caldicot East to the plan period's housing supply given that it is not realistic or deliverable.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the Growth Strategy (Policy S1) and housing trajectory (Appendix 9 of the RLDP). The Deposit Plan is 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. Consideration of the Plan's soundness is set out in the 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'.	No change required.
2463 / Barwood Development Securities Ltd / Support	No comment provided.	Support noted.	No change required.
2951 / Tirion Homes / Objection	Growth is inadequate to deal with issues and additional land will be required for housing. Given that new settlements cannot be identified in LDPs, this will need to be addressed through the SDP.	The points raised are responded to in the relevant section of the Consultation Report regarding the Growth and Spatial Strategy (policies S1 and S2 respectively). The Deposit Plan is 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.	No change required.

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		Consideration of the Plan's soundness is set out in the Self-Assessment of the Deposit Plan against the Tests of Soundness which demonstrates that the Deposit Plan and the processes	
2952 / Candleston Homes / Objection	Growth is inadequate to deal with issues and additional land will be required for housing. Given that new settlements cannot be identified in LDPs, this will need to be addressed through the SDP.	The points raised are responded to in the relevant section of the Consultation Report regarding the Growth and Spatial Strategy (policies S1 and S2 respectively). The Deposit Plan is 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.	No change required.
2954 / Sero / Objection	Growth is inadequate to deal with issues and additional land will be required for housing. Given that new settlements cannot be identified in LDPs, this will need to be addressed through the SDP.	The points raised are responded to in the relevant section of the Consultation Report regarding the Growth and Spatial Strategy (policies S1 and S2 respectively). The Deposit Plan is 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. Consideration of the Plan's soundness is set out in the Self-Assessment of the Deposit Plan against the Tests of Soundness which demonstrates that the Deposit Plan and the processes	No change required.
3004 / Trustees of the RHT Davies MBE Alltrust SIPP / Support	No comment made.	Support noted.	No change required.
3028 / Coldbrook Estates / Support	No comment made.	Support noted.	No change required.
3669 / Mathern Estates / Objection	Wording of Policy T1 is not appropriate.	The comment noted is considered in the relevant section of the Consultation Report regarding Policy T1. Consideration of the Plan's soundness is set out in the 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3780 / South Wales Land Developments Ltd / Objection	Fails test 2 and 3 as there are several issues highlighted in relation to policies and allocations in Monmouth. If suggested changes are accepted the plan would be sound.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land North of Wonastow Road, Monmouth (Policy EA1c). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3899 / Mr Paul Smith / Objection	The Proposals, Inset and Constraints Plans fail to identify and justify the location and delineation of SINCs and, by implication, undermines the appropriateness of restrictive Policy NR1 to currently undefined tracts of land.	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 maps. Consideration of the Plan's soundness is set out in the 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'.	No change required.
3929 / Robert Hitchins Limited / Objection	As per previous comments.	The points raised are responded to in the relevant section of the Consultation Report regarding this matter. Of note, these sites have been removed from the updated Open Space Study as 'Amenity Greenspace', as on reflection it is recognised that these are privately owned spaces and not publicly available. 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'.	No change required.
1366 / Carney Sweeney Ltd / Objection	Fail Test 3 due to the wording of certain policies is at odds with National Policy and in some instances results in confusion which will result in those policies being ineffective. Altered wording has been suggested as appropriate.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report. Consideration of the Plan's soundness is set out in the 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'.	No change required.
1383 / Taylor Wimpey / Objection	States Test 2 is failed as the housing allocations in the southern part of the County are not sufficiently robust or flexible to ensure compliance with national policy set out in PPW.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocations in the south of the County. Consideration of the Plan's soundness is set out in the 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1383 / Taylor Wimpey / Objection	Object to settlement boundary changes in Abergavenny and Monmouth and consider that they are contrary to Test of Soundness 3 as they will result in sites, which due to their location, will not be appropriate to deliver.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the Growth and Spatial Strategy (policies S1 and S2), site allocations at Abergavenny and Monmouth (policies HA1 and HA4) and housing trajectory (Appendix 9 of the RLDP). Consideration of the Plan's soundness is set out in the 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'.	No change required.
1383 / Taylor Wimpey / Objection	No comment provided.	Objection noted.	No change required.
1506 / Morspan Pension Scheme / Support	No comment provided.	Support noted.	No change required.
3480 / Mr & Mrs Williams / Objection	Objects to development at Burrium Gate, Usk	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation for Land east of Burrium Gate, Usk (Policy HA11). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3737 / Mr Andrew Hazell / Support	No comment made.	Support welcomed.	No change required.
1739 / Save Our Unique Landscape (SOUL) / Support	Green Wedge allocation in Abergavenny fits with PPW and FW and together with policy LC3 provides a consistent and complementary policy framework to deliver the statutory requirement to protect the National Park	Support noted.	No change required.
1739 / Save Our Unique Landscape	Proposal to allocated 1.6ha of land for employment growth in Abergavenny does not meet the test of soundness.	The points raised are responded to in the relevant section of the Consultation Report, including the Growth Strategy (Policy S1).	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
(SOUL) / Objection		Consideration of the Plan's soundness is set out in the 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'.	
1192 / Dr Richard Harries Jones / Objection	No account taken of already poor traffic congestion in Chepstow and building on land that should never be built on.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
1243 / Mr C C Clarke / Objection	No comment provided.	Objection noted.	No change required.
1246 / Mr Philip Jarman / Objection	Object to Mounton Road and any development in Chepstow until issues addressed in previous questions have been dealt with.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
1284 / Mr G Alan Horne / Objection	The plan has to consider the realities of services and infrastructure in and around Chepstow. And take account of the impact of development plans of the Forest of Dean.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). The Council has and will continue to work collaboratively with the Forest of Dean as we progress with our respective local plans to ensure that any cross-boundary issues are fully considered. Consideration of the Plan's soundness is set out in the 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'.	No change required.
1342 / Mr Howard Easton / Objection	No evidence in the RLDP of an ability to generate jobs in Usk for the new Usk residents. Welsh Government and MCC both have a policy to reduce commuting; any development in Usk runs counter to this policy. Any local development must be focussed where jobs exist and where	The points raised are responded to in the relevant section of the Consultation Report regarding the Growth Strategy (Policy S1). Consideration of the Plan's soundness is set out in the 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	significant economic development can generate future jobs.		
1365 / Mr Adrian Lewis / Objection	Lack of evidence of demand for housing or business premises. Increased traffic contradicts aims for achieving low carbon emissions.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation. Consideration of the Plan's soundness is set out in the 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'.	No change required.
1410 / Mr Kevin Hall / Objection	Start again and address the fundamentals first. Infrastructure!!!	Consideration of the Plan's soundness is set out in the 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'.	No change required.
1575 / Ms Janet Horton / Support	No comment made.	Support noted.	No change required.
1646 / Mr Brian Williams / Objection	I consider that sites HA2 (overdevelopment, road safety) and HA3 (impact on traffic in absence of any clear solution) are not appropriate for reasons detailed above. I also feel the approach taken to policies S9 and GT1 and the associated site selection has been inadequate.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding site allocation policies (Policies HA2 Land to the East of Caldicot/ North of Portskewett and HA3 Land at Mounton Road, Chepstow), and policies S9 and GT1. Consideration of the Plan's soundness is set out in the 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'.	No change required.
1671 / Mark Griffiths / Objection	Fails test 'preparation' as the council has admitted that it made an error in not progressing candidate site CS0099 and therefore incorrect procedure was followed.	It is noted that an updated financial viability assessment for CS0099 was summited in 2023, although not via the Development Viability Model (DVM) as recommended. In view of this, it is accepted that the reference in the Candidate Sites Assessment Report to insufficient information being submitted in relation to demonstrating deliverability of the site was not strictly correct and the report will be updated accordingly to reflect this. Nevertheless, the Candidate Site Assessment Report has been informed by and reflects the candidate sites assessment process (set out in the Candidate Sites Methodology Background Paper). The point raised regarding CS0099, therefore, does not affect the outcome of the site selection process in Monmouth. Decisions on which sites are proposed to be allocated for development are multifaceted and, in many circumstances, there will not be one sole reason for a site being chosen over another. The site selection process is a	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		balanced one and all of the planning rationale for each site needs to be carefully weighed up. A number of concerns were raised impact in relation to CS0099, including landscape and heritage, and on planning balance CS0270 (Land at Leasbrook) is the Council's preferred strategic site allocation in Monmouth (the reasons for which are summarised in the Candidate Sites Assessment Report, with further detail provided in the candidate sites proformas). Consideration of the Plan's soundness is set out in the 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'.	
1703 / Mrs Shan Henshall / Objection	It fails to take Climate change into consideration	The points raised are responded to in the relevant section of the Consultation Report regarding the Growth and Spatial Strategy (policies S1 and S2 respectively). The Deposit Plan is 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. Consideration of the Plan's soundness is set out in the 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'.	No change required.
1779 / Mrs Sandra Lloyd / Objection	RLDP is unsound and fails all 4 tests.	Consideration of the Plan's soundness is set out in the 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'.	No change required.
1816 / Dr. Gary C. Smith / Support	Confirms support for Deposit Plan in full.	Support noted.	No change required.
1817 / Mrs Amie Symes / Objection	Concerns the plan is reliant on promises from organisations such as Welsh Water and does not consider air quality impacts on residents.	The points raised are responded to in the relevant section of the Consultation Report, including the site allocation policies. Consideration of the Plan's soundness is set out in the 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
1839 / Mr Hugh Austwick / Objection	Fails Test 3 as the scale of Caldicot site is too large and there is insufficient infrastructure (medical perspective). A doctors surgery needs to be added.	The points raised are responded to in the relevant section of the Consultation Report regarding site allocation Policy HA2 Land to the East of Caldicot/ North of Portskewett. Consideration of the Plan's soundness is set out in the 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'.	No change required.
1939 / Mr Matthew Hayes / Objection	Disagrees with residential and employment allocations in Raglan.	The points raised are responded to in the relevant section of the Consultation Report regarding the Raglan site allocation policies. Consideration of the Plan's soundness is set out in the 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'.	No change required.
1944 / John Burrows / Support	No comment provided.	Support noted.	No change required.
1982 / Mrs Compton / Objection	Opposes the proposal for land in Raglan to be used for ground mounted solar development.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Raglan (Policy CC2). Consideration of the Plan's soundness is set out in the 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'.	No change required.
1999 / Mr Thomas Benson / Support	No comment made.	Support noted.	No change required.
2099 / Mrs Jocelyn Nada / Support	No comment made.	Support noted.	No change required.
2226 / Mr Gerry Moss / Objection	Doesn't know if the plan conforms with other plans but doesn't feel the plan is appropriate.	Consideration of the Plan's soundness is set out in the 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
2239 / Mr Ian Vicary / Objection	East Abergavenny won't be delivered due to civil engineering cost of integrating it, especially with 50% social housing.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Abergavenny (Policy HA1). Consideration of the Plan's soundness is set out in the 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'.	No change required.
2315 / Mrs Melina Willis / Objection	Monmouth floods on a yearly basis, existing constituents need to get their needs met through flood defence prior to further development that will only serve to exacerbate existing issues.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land at Leasbrook, Monmouth (Policy HA4). Consideration of the Plan's soundness is set out in the 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'.	No change required.
2317 / Mr Philip Tate / Objection	New homes not required in the County and fails to address transport and other infrastructure improvements necessary to prevent negative impacts on health and quality of life.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation. Consideration of the Plan's soundness is set out in the 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'.	No change required.
2324 / Mrs Susan Sandford / Objection	Doesn't address the key issues that are faced by Chepstow. Contradicts Future Wales 2040 which calls for low growth in Monmouthshire. No evidence of regional working to address issues such as transport and air quality.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (HA3). Consideration of the Plan's general conformity with Future Wakes: the National Plan 2040 is set out in the Council's Self-Assessment of the Deposit Plan against the Tests of Soundness. This demonstrates that the Deposit RLDP aligns with the objectives of Future Wales and establishes a policy framework that is in general conformity with Future Wales and makes a positive contribution to its policy aims. Self-Assessment of the Deposit Plan against the Tests of Soundness also demonstrates that the Deposit Plan and the processes followed to reach this stage are 'sound'.	No change required.
2595 / Mrs Elda Fouch / Objection	HA3 and HA2 appear to conflict with key legal and policy frameworks: The Planning (Wales) Act 2015 and the Wellbeing of Future Generations (Wales) Act 2015 on issues of environmental sustainability and health due to potential increase in air pollution, congestion and overstretched	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocations at Mounton Road, Chepstow (Policy HA3) and Land to the East of Caldicot/North of Portskewett (Policy HA2).The Council is satisfied that the RLDP has been prepared in accordance with relevant legislation. Consideration of the Plan's soundness is set out in the 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	public services. The ISA identifies objectives related to green infrastructure, biodiversity and resilience of the natural environment that the proposals fail to meet due to the loss of high grade agricultural land, the loss of natural resources and negative impact on the landscape. The proposals conflict with the Environmental Air Quality and Soundscapes Act 2024 and the Public Health Act 2017 on issues of air quality and harm to public health. Lack of a plan to address these concerns raises questions about whether it fully complies with the legal requirements set out in these acts.	Consideration of the Plan's general conformity with Future Wales: the National Plan 2040 is set out in the Council's Self-Assessment of the Deposit Plan against the Tests of Soundness. This demonstrates that the Deposit RLDP aligns with the objectives of Future Wales and establishes a policy framework that is in general conformity with Future Wales and makes a positive contribution to its policy aims.	
2615 / Mrs Alicia Moss / Objection	The aims of the plan are contradicted by some of the proposals. Increasing the number of houses where people cannot walk to work runs counter to the proposal for reducing carbon emissions from cars; building where there is already a problem from surface or river water is foolhardy. Building affordable housing that can be bought cheaply and sold off for much higher prices does not help.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the Growth and Spatial Strategy (policies S1 and S2), site allocation at Usk (Policy HA11) and Affordable Housing (Policy S7). Consideration of the Plan's soundness is set out in the 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'.	No change required.
2616 / Mrs Sarah Turner / Objection	Failure to follow a fair process, to adhere to the Welsh Government Guidance on housing numbers, to address concerns of Welsh Water and failure to implement previous infrastructure promises of previous LDPs. Also fails to be fair in looking at areas such as Usk, Monmouth, Ifton, Devauden, Shirenewton instead of Chepstow, Abergavenny and Severnside.	The points raised are responded to in the relevant section of the Consultation Report regarding the Growth and Spatial Strategy (policies S1 and S2 respectively). The Deposit Plan is 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.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		Consideration of the Plan's soundness is set out in the Self-Assessment of the Deposit Plan against the Tests of Soundness which demonstrates that the Deposit Plan and the processes.	
2627 / Mrs Deborah O'Brien / Objection	The proposed site is not at all appropriate to Chepstow due to traffic congestion. Please consider a site away from Highbeech roundabout.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
2633 / Mr Martyn Reed / Objection	Does not take into account transport links, pollution, congestion, the environment and upgrading local infrastructure in line with development.	Comment noted. The points raised are responded to in the relevant sections of the Consultation Report regarding relevant site allocations (Policies HA1 to HA18) and the Infrastructure Delivery Plan (Appendix 8). Consideration of the Plan's soundness is set out in the 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'.	No change required.
2640 / Mrs Margaret Beach / Objection	Thinks development plan should be abandoned.	Consideration of the Plan's soundness is set out in the 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'.	No change required.
2646 / Ms J. Evans / Objection	No comment made.	Objection noted.	No change required.
2677 / Mr Paul Thomas / Objection	Additional traffic congestion, putting additional strain on Highbeech roundabout. No extra infrastructure, so putting pressure on local amenities. Eyesore on the Wye Valley	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
2684 / Dr Hopkins / Objection	Does not have the detail to address concerns raised in relation to impacts of development (HA3 Mounton Road).	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
2701 / Mrs Claire Sinclair-Stedman / Objection	No comment made.	Objection noted.	No change required.
2704 / Mr Neil Blyth / Objection	Need to consider strain of local infrastructure, ensuring upgrades to services alongside new housing, addressing issues like traffic congestion, safety, air quality and focussing on long term sustainability through considering environmental impact and infrastructure needs and moving development away from greenfield sites.	The points raised are responded to in the relevant section of the Consultation Report regarding the Growth and Spatial Strategy (policies S1 and S2 respectively) and site allocation HA2 Land to the East of Caldicot North of Portskewett. 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'.	No change required.
2706 / Miss Anna Chapman / Objection	Development is too big for Chepstow. Asks too much of residents, we haven't got the infrastructure and this is the reason it won't work.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3) and the Infrastructure Delivery Plan (Appendix 8). Consideration of the Plan's soundness is set out in the 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'.	No change required.
2709 / Mr Chris Chimes / Objection	Further housebuilding in or near Chepstow is inappropriate with the current roads and traffic levels.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
2739 / Janine Amos / Objection	The Plan does not conform to national policy (PPW12 and Gwent PSB) and Future Wales The National Plan 2040. It's also not sound regarding PPW12 goals 1,2,3,4,5,6 or 7. Test 2: Objector does not believe the plan is appropriate with regard to HA11. Test 3: Objector does not believe the plan will deliver for HA11.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Usk (Policy HA11). The Council is satisfied that the RLDP has been prepared in accordance with relevant legislation and national planning policy, including the Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015, PPW12 and the Development Plans Manual. Consideration of the Plan's general conformity with Future Wales: the National Plan 2040 is set out in the Council's Self-Assessment of the Deposit Plan against the Tests of Soundness. This demonstrates that the Deposit RLDP aligns with the	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		objectives of Future Wales and establishes a policy framework that is in general conformity with Future Wales and makes a positive contribution to its policy aims. Of note, Welsh Government formally responded to the 2022 Preferred Strategy consultation in January 2023, and again in response to the Deposit Plan, with a 'green' rating, stating that "Future Wales places great emphasis on the development of National Growth Areas and the need for additional affordable housing. The Draft Plan is in general conformity with Policies 1, 7 and 33 of Future Wales and does not undermine the role of Cardiff, Newport and the Valleys as the main focus for growth and investment in the south-east region but reflects the urgent need to increase the supply of affordable housing in Monmouthshire." This demonstrates that the level of growth proposed is deemed to be in conformity with Future Wales by Welsh Government. Similarly, Welsh Government has not raised an objection to the Deposit Plan settlement hierarchy and distribution of housing growth. Consideration of the Plan's soundness is set out in the 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'.	
2758 / Ms Angela Jones / Objection	Concerns the plan has not properly been thought out. Concerns the residents of Usk will be put at an increased flood risk due to lack of infrastructure and increasing pressure on existing environments, ecosystems and habitats. Concerns issues surrounding flooding and damage to homes and habitats will increase.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Usk (Policy HA11). Consideration of the Plan's soundness is set out in the 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'.	No change required.
2775 / Mr Robert Kellaway / Objection	No comment made.	Objection noted.	No change required.
2779 / Mrs Kaely Backland / Objection	RLDP not considered sound as fails legal and regulatory procedural requirements, contravening Planning and Compulsory Purchase Act 2004, Delivery Agreement/Community Involvement Scheme. Fails test 1 in excessive level of	The Council is satisfied that the RLDP has been prepared in accordance with relevant legislation and national planning policy, including the Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015, PPW12 and the Development Plans Manual, and the RLDP Delivery Agreement including the Community Involvement Scheme. Consideration of the Plan's soundness is set out in the Self-Assessment of the Deposit Plan against the Tests of Soundness	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	housing growth conflicting with Future Wales, directing development away from National Growth Area.	which demonstrates that the Deposit Plan and the processes followed to reach this stage are 'sound'. Consideration of the Plan's general conformity with Future Wales: the National Plan 2040 is set out in the Council's Self-Assessment of the Deposit Plan against the Tests of Soundness. This demonstrates that the Deposit RLDP aligns with the objectives of Future Wales and establishes a policy framework that is in general conformity with Future Wales and makes a positive contribution to its policy aims. Of note, Welsh Government formally responded to the 2022 Preferred Strategy consultation in January 2023, and again in response to the Deposit Plan, with a 'green' rating, stating that "Future Wales places great emphasis on the development of National Growth Areas and the need for additional affordable housing. The Draft Plan is in general conformity with Policies 1, 7 and 33 of Future Wales and does not undermine the role of Cardiff, Newport and the Valleys as the main focus for growth and investment in the south-east region, but reflects the urgent need to increase the supply of affordable housing in Monmouthshire." This demonstrates that the level of growth proposed is deemed to be in conformity with Future Wales by Welsh Government. Similarly, Welsh Government has not raised an objection to the Deposit Plan settlement hierarchy and distribution of housing growth.	
2800 / Mrs Seirian Orrell / Objection	No comment made.	Objection noted.	No change required.
2801 / Mrs Sheona Hawker / Objection	Not a suitable development for Chepstow.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
2815 / Mr Martin Murkin / Objection	Continuous development is strangling the town.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
2818 / Mr Graham Anderton / Objection	Chepstow development will make infrastructure problems worse.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
2820 / Mr Peter Frood / Objection	No comment made.	Objection noted.	No change required.
2820 / Mr Peter Frood / Objection	No comment provided.	Objection noted.	No change required.
2823 / P.J.Nurse / Objection	No comment provided.	Objection noted.	No change required.
2885 / Mr Jeffrey Parfitt / Objection	Fails Test 'preparation' 2 and 3 as this Plan is designed to deliver political agenda and is not evidenced based. It is insincere and bereft of integrity.	Consideration of the Plan's soundness is set out in the 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'.	No change required.
2914 / Michael Hardy / Objection	Questions MCC commitment to the climate emergency, collaboration with neighbouring authorities, absence of credible viability data re 50% affordable housing, does not demonstrate that increase in jobs can be achieved in a way which is compatible with the South East Wales National Growth Area. The Plan does not conform to national policy PPW12, Gwent PSB or Future Wales: the National Plan 2040	The Council is satisfied that the RLDP has been prepared in accordance with relevant legislation and national planning policy, including the Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015, PPW12 and the Development Plans Manual. The RLDP's affordable housing targets are underpinned by robust and credible viability evidence. Site promoters of the proposed site allocations have completed site specific financial viability assessments to support their proposals and ensure their sites are viable based on 50% affordable housing requirements, and other key requirements. The RLDP's growth strategy seeks to strike 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. 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.	No change required.

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		Welsh Government formally responded to the 2022 Preferred Strategy consultation in January 2023, and again in response to the Deposit Plan, with a 'green' rating and noting that "Future Wales places great emphasis on the development of National Growth Areas and the need for additional affordable housing. The Draft Plan is in general conformity with Policies 1, 7 and 33 of Future Wales and does not undermine the role of Cardiff, Newport and the Valleys as the main focus for growth and investment in the south-east region but reflects the urgent need to increase the supply of affordable housing in Monmouthshire." In this respect, the level of growth proposed has been deemed in conformity with Future Wales by Welsh Government. 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. Consideration of the Plan's general conformity with Future Wales: the National Plan 2040 is set out in the Council's Self-Assessment of the Deposit Plan against the Tests of Soundness. This demonstrates that the Deposit RLDP aligns with the objectives of Future Wales and establishes a policy framework that is in general conformity with Future Wales and makes a positive contribution to its policy aims. Consideration of the Plan's soundness is set out in the 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'.	
2926 / Mrs Bethan Wright / Objection	Area for plan not suitable due to environmental, overpopulation, lack of local resources, insufficient roadways.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation East of Caldicot, North of Portskewett (Policy HA2). Consideration of the Plan's soundness is set out in the 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'.	No change required.
2946 / Ms Vicky Shah / Objection	No comment made.	Objection noted.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
2947 / Mr R Lewis / Objection	Falls short of demonstrating its appropriateness for the area and its ability to effectively deliver its objectives. Significant concerns regarding the plan's impact on Usk's existing environmental challenges and its alignment with the principles of sustainable development.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Usk (Policy HA11). Consideration of the Plan's soundness is set out in the 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'.	No change required.
2987 / Mr Mike Gleeson / Objection	Road and transport infrastructure in Chepstow is currently inadequate in supporting existing residents. The plans do not address existing levels of congestion and air pollution. Community infrastructure such as doctors dentists and schools are at their limit. Chepstow doesn't not need more hotels accommodation. It isn't clear if the care proposed care home is private or Council, in any case proposed location with housing would bring that part of Chepstow to a standstill and ruin valued green space.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
2993 / Mr Gareth Peel / Objection	Nearby properties get flooded by sewerage on multiple occasions. The pumping station on Monmouth Road cannot handle the capacity when we have heavy rain according to the Dwr Cymru engineers. Dwy Cymru are due to fit a non-return valve but this has not alleviated issues. This issue is likely to get worse due to the current climate emergency that the Council has acknowledged, with more frequent and heavier rain expected. Without investment to the pumping station on Monmouth Road, the construction of additional houses will	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Usk (Policy HA11). Consideration of the Plan's soundness is set out in the 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	introduce even more sewerage and water to the network neighbouring properties vulnerable to flooding. Additional will also be a contamination risk to the local natural environment. The Infrastructure Delivery Plan states there are "no issues with water supply network or foul flows" which is categorically incorrect. Cannot support the RLDP without confirmation of investment in the pump on Monmouth Road.		
2994 / Mr Edward Holland / Objection	The plan is sound in many areas but due to proposed site allocation has to object.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Abergavenny (Policy HA1). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3016 / Mr Matthew Brown / Objection	Not clear what is driving requirement for growth, evidence not stated clearly. Green travel plan inadequate, doesn't support increased bottleneck at Highbeech	The points raised are responded to in the relevant section of the Consultation Report regarding the Growth and Spatial Strategy (policies S1 and S2 respectively) and also the site allocation for Chepstow (Policy HA3). The Deposit Plan is 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. Consideration of the Plan's soundness is set out in the 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'.	No change required.
3047 / Mrs Helen Byrne / Objection	Development sites should have no risk of flooding.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Usk (Policy HA11). Consideration of the Plan's soundness is set out in the 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3063 / Mr Peter Hudson / Objection	Fails test 2 as the Plan is not appropriate because it proposes going ahead with housing development before the necessary infrastructure improvements are in place.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3066 / Mrs Caroline Cobbe / Objection	No comment made.	Objection noted.	No change required.
3068 / Mrs M. Gibbs / Objection	Traffic infrastructure and Air Quality Management concerns need to be better addressed.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3069 / Mrs Lindsey Painter / Objection	Reduce number of homes in Chepstow if infrastructure cannot be improved.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3072 / Mrs Anne Winter / Objection	See previous comments	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3075 / Mr David Neal / Objection	Traffic and air quality concerns, developmental impacts, policy and methodology shortcomings.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3081 / Mr Richard Watkins / Objection	The Plan is not appropriate for the area because the proposed development in	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the Self-Assessment of the	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	Chepstow will be ruinous for transport connectivity.	Deposit Plan against the Tests of Soundness which demonstrates that the Deposit Plan and the processes followed to reach this stage are 'sound'.	
3083 / Mr Andrew Murray / Objection	Fails to accept and address current infrastructure problems in Chepstow. The absence to recognise measures to mitigate such issues prior to implementation of the plan will completely undermine its effectiveness.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3097 / Mr Renton Doig / Objection	No comment made.	Objection noted.	No change required.
3099 / Mr John Ackroyd / Objection	The plan is not sound as the necessary infrastructure is not in place for it to be implemented without significantly increasing pollution and having a detrimental effect on the health of the local population.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3101 / Mrs Susan Blake / Objection	Congestion at Highbeech roundabout is a major issue. The additional houses at Chepstow and the David Broome site will make the problem even worse. Infrastructures such as doctors and dentists are at capacity.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3103 / Mr & Mrs Bradshaw / Objection	It is not appropriate for the area where it is proposed.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3135 / Frances Kitchen / Objection	No comment made.	Objection noted.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3137 / Mr G D Greening / Objection	Road infrastructure not fit for purpose, NHS struggling already without further development, schools overpopulated. Any development will reduce living standards further.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3158 / Mr Gavin Payn / Objection	Conflicts with the well being and future generations act and Public Health Act , environmental air quality and soundscapes Act 2024 . Fails to meet the objectives of the ISA ins on high grade agricultural land within a green wedge . Planning application rejected in 2013 for many of the same reasons.	The Council is satisfied that the RLDP has been prepared in accordance with relevant legislation and national planning policy, including the Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015, PPW12 and the Development Plans Manual. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3195 / Mark Cottle / Support	No comment provided.	Support noted.	No change required.
3215 / Jonathan (Jonty) Pearce / Objection	Summary: Monmouthshire County Council has made it difficult for the public to comment on the RLDP which is un-democratic.	Consideration of the Plan's soundness is set out in the 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'.	No change required.
3236 / Dr Jonathan Ryder / Objection	Little Mill should not be included as a part of the plan .	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Little Mill (Policy HA15). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3249 / Mrs Lisa Riddington / Objection	Building more houses in areas without infrastructure to cope will have significant impact on environment, public health, and education.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.

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3260 / Mr Mark Le Moignan / Objection	Flooding is an issue, take note of Storm Bert 23/24 Nov 2024, it caused dramatic floods onto the main arterial route of the A4042 causing closures and delays. Land here cannot cope with anything other than gradual rain, this will increase road closures and accidents. There are several trees that must remain as a part of the proposal. Welsh water have agreed to upgrade sewerage and drainage here, but there will still be damage to the River Usk (contaminants).	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Llanellen (Policy HA17). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3278 / Miss Susan Griffiths / Objection	Plan for 770 houses is crazy, what about infrastructure?	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation East of Caldicot, North of Portskewett (Policy HA2). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3317 / Mrs Caitlin Golaup / Objection	The wrong location for new development, traffic congestion will significantly worsen as a result of development - at the detriment to existing residents. Other local roads are regularly gridlocked thanks to multiple new building projects in the wider area. Do we really need to add to the problem? Council has been unable to relieve the pressure on the town for some decades now. It is dangerous in terms of impeded access for emergency services and threatens the health and wellbeing of residents by negatively impacting air quality. Will also have a negative impact on the health and wellbeing of commuters and their families, with a likely knock-on	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.

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	effect on demand for health and social care. Quality of life already compromised by pressure on roads and amenities. Chepstow's infrastructure is struggling to cope. For whose benefit is this? In what way does approving development in this location improve the quality of life for Chepstow's residents? How do London-quality traffic jams keep air pollution at an acceptable level appropriate to a small country town? How will the council ensure that this development does not cause more harm than good to our community? Approving Chepstow development is no longer in the wider interests of Chepstow as a whole.		
3318 / Mrs Adrian and Elizabeth Appleton / Objection	Fails Test 2 for the concerns raised regarding HA3.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3319 / Nr A Andrew Hubert von Staufer / Objection	It starts from the wrong place and time when the impacts of a changing climate were not considered.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding Climate Change (Policy S4). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3320 / Mr Aaron O'Shea / Objection	The infrastructure around the town cannot cope already. The roads are beyond reasonable capacity. There aren't enough schools. There aren't enough doctors	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation East of Caldicot, North of Portskewett (Policy HA2). Consideration of the Plan's soundness is set out in the Self-Assessment of the Deposit Plan against the Tests of Soundness which	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	surgeries. Infrastructure is key and the foundation of all this.	demonstrates that the Deposit Plan and the processes followed to reach this stage are 'sound'.	
3321 / Mrs Abbie Boodeny / Objection	No comment made.	Objection noted.	No change required.
3322 / Miss Angela / Objection	object to the current guidance for the (RLDP) consultation because it makes it difficult for the public to participate. The requirement that only new representations submitted between 4th November and 16th December 2024 will be considered forces people to resubmit comments they already made in previous stages, which seems unnecessary and burdensome. This could discourage people from getting involved. Additionally, the need to provide extensive documents, such as sustainability appraisals, makes it harder for ordinary people or smaller groups to contribute. The plan should be more accessible.	Consideration of the Plan's soundness is set out in the 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'.	No change required.
3323 / Mrs Angela Harries / Objection	Plan is too big for the current infrastructure, with no clear evidence in how the infrastructure will be improved.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation East of Caldicot, North of Portskewett (Policy HA2). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3324 / Mrs Anne / Objection	Doesn't address the full impact on existing residents.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3325 / Mrs Barker / Objection	It doesn't address the needs of Chepstow residents to be able to travel to school, work, and access health care as they need to. Also unsightly, major disruption, building on farmland.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3327 / Miss Bethan Jones / Objection	Fails Test 2 as the developments are on floodplains.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation East of Caldicot, North of Portskewett (Policy HA2). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3328 / Dr Bethany Wright / Objection	No indication how it mitigates existing infrastructure deficiencies, especially in relation to traffic	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3329 / Mrs Bonnie Li / Objection	No comment provided.	Objection noted.	No change required.
3332 / Mr Brian Lloyd / Objection	In relation to the development in Mounton Chepstow the plan does not provide sufficient evidence of providing appropriate highways infrastructure or local services to sustain the proposed development.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3333 / Mr Brian McDaid / Objection	Fails Test 1, 2 and 3 because I would like for it not to be considered at all as this proposal (HA3) would just further stretch an already broken infrastructure. The Roads, Schools & health infrastructures alone could not cope with such a major new development.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3334 / Mrs Brown / Objection	Too many questions about this now the fact is it's immoral from start to finish building on any agricultural land is unacceptable.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land at Leasbrook, Monmouth (Policy HA4). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3336 / Mrs Carolyn Chapman / Objection	Due to the location, adjacent to the heavily congested High Beech roundabout with the convergence of the busy A48 and A466 I consider the Plan as a whole to be unsustainable, unsound, unsafe, unhealthy and inhumane.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3337 / Mrs Cathy Geary / Objection	Fails Test 2 as extra house building will put a massive strain on communities and reduce the quality of life in these areas.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocations in Severnside (Policies HA2 and HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3338 / Mrs Cerys Mutton / Objection	Fails Test 2 as no thought has been given to the existing problems with traffic and infrastructure and these plans will make it worse.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3339 / Mrs Charlotte James / Objection	The level of housing being proposed is excessive and not required. Need to implement necessary infrastructure to ensure current residents are safe and have amenities. The plan isn't likely to deliver on the positive aspects, but the council will still sell of land for development.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation for Land west of Redd Landes, Shirenewton (Policy HA18). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3340 / Mrs Cheryl Cummings / Objection	Plan is based on wish lists not sound achievable targets	Consideration of the Plan's soundness is set out in the 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'.	No change required.

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3341 / Mr Chris Giles / Objection	Fails Tests 1, 2 and 3 as they 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.	Comment noted. The points raised are responded to in the relevant sections of the Consultation Report regarding site allocations (Policies HA1 to HA18). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3342 / Mrs Christine Fowkes / Objection	As per my previous comments.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3344 / Mrs Alison Wooder / Objection	Fails test 'preparation' for the reasons detailed regarding HA18 as it should be relocated to an area with more amenities.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation for Land west of Redd Landes, Shirenewton (Policy HA18). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3355 / Miss Clare Nurden / Support	No comment provided.	Support noted.	No change required.
3356 / Ms Clare Spencer / Support	No comment provided.	Support noted.	No change required.
3357 / Mr Connor Bryant / Objection	Fails all 4 tests as they don't need any more houses in this area.	Consideration of the Plan's soundness is set out in the 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'.	No change required.
3358 / Mr Craig Wooler / Objection	No comment provided.	Objection noted.	No change required.
3359 / Mr Dai Burgum / Support	No comment provided.	Support noted.	No change required.

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3360 / Mr Daniel Thomas / Objection	Fails Test 3	Consideration of the Plan's soundness is set out in the 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'.	No change required.
3362 / Mr David Charles / Objection	The plan is not sound as it conflicts with the geography of the area to sustain more housing development in the areas designated.	The points raised are responded to in the relevant section of the Consultation Report regarding the Growth and Spatial Strategy (policies S1 and S2 respectively). The Deposit Plan is 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. Consideration of the Plan's soundness is set out in the 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'.	No change required.
3363 / Mr David Hawker / Objection	Fails all tests as plan not provided to local taxpayer in time for review and comment.	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 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 consultation examination of the RLDP. Consideration of the Plan's soundness is set out in the 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3364 / Mr David Payton / Objection	Need for greater community engagement. Just one meeting arranged in each area.	Extensive consultation and engagement was 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. 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. Consideration of the Plan's soundness is set out in the 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'.	No change required.
3365 / Mr David Sim / Objection	The expansion of the region is inevitable and in the most part welcome when balanced and managed against existing public services, schools and transportation. But none of this works without addressing accessibility issues at key pitch points. Highbeech Roundabout, Chepstow is so important to the region from which so much needs to flow. Address this and the region can thrive.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3366 / Mr David Tyler / Support	No comment provided.	Support noted.	No change required.
3367 / Mr Dawson Williams / Objection	It has not been thought through properly the area is at breaking point.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocations at Chepstow and East of Caldicot / North of Portskewett (HA3 and HA2). Consideration of the Plan's soundness is set out in the Self-Assessment of the Deposit Plan against the Tests of Soundness	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		which demonstrates that the Deposit Plan and the processes followed to reach this stage are 'sound'.	
3369 / Mr Dean Saunders / Support	No comment provided.	Support noted.	No change required.
3370 / Ms Deborah Hayler / Objection	Fails test 2 with no reasons given.	Objection noted.	No change required.
3371 / Andrew Clark / Objection	No comment provided.	Objection noted.	No change required.
3371 / Andrew Clark / Objection	HA2 will fundamentally change the nature of the area; as numbers are so large. It is creating urban sprawl and local road infrastructure will not cope with such increased volumes. HA2 should be withdrawn and rethought.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land to the East of Caldicot / North of Portskewett (Policy HA2). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3372 / Mrs Deborah Jones / Objection	Not considered local infrastructure, traffic congestion. Such a busy area!	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3374 / Mrs Delysia Mary Evans / Objection	Plans need to be amended and infrastructure addressing.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3375 / Mr Derek Segger / Support	No comment provided.	Support noted.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3376 / Mrs Diane Cox / Objection	Will affect the local infrastructure too much. The local area cannot cope with all these houses and people. We need more social housing for local people, a lot more.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land to the East of Caldicot / North of Portskewett (Policy HA2). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3377 / Mrs Edmunds / Objection	No doctors, shops, dentist, pharmacy, nurseries, schools, transport, not enough police, fire, ambulance services.	Consideration of the Plan's soundness is set out in the 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'.	No change required.
3378 / Mrs Elizabeth Parnell / Objection	A lot of it is just not needed at all . Other than dealing with the roads issue, save things as they are & no harm will. Occur & no one will suffer. Invest in more things for kids/teenagers to do before adding even more to the number of residents here.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3379 / Miss Elizabeth Radford / Objection	Fails Test 3 as do not want more houses being built.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land to the East of Caldicot / North of Portskewett (Policy HA2). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3380 / Miss Emily Gwilliam / Objection	Doesn't take COP24 into consideration.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land at Leasbrook, Monmouth (Policy HA4) and Strategic Policy S6, Infrastructure. Consideration of the Plan's soundness is set out in the 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'.	No change required.
3381 / Mrs Emily Morgan / Objection	Fails Tests 2 and 3 as it is not appropriate as it will simply add more strain to the town's congestion, driving away working families to nearby towns with shorter commutes. It will not deliver one of the	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3).	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	likely aims - to boost the local economy by encouraging more people to settle in the area.	Consideration of the Plan's soundness is set out in the 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'.	
3383 / Miss Emma Welsby / Objection	Fails Test 2 as the roads are unable to cope and school availability.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land to the East of Caldicot / North of Portskewett (Policy HA2). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3384 / Miss Frances / Objection	The whole proposal does not work alongside our current infrastructure. Our roads, surgeries, schools etc.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land to the East of Caldicot / North of Portskewett (Policy HA2). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3386 / Mr Geoff Hampton / Objection	Fails Test 3 as the plan does not show any improvement to local infrastructure to mitigate the overburdened road system.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding relevant site allocations (Policies HA1 to HA18) and the Infrastructure Delivery Plan (Appendix 8). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3387 / Mrs Alexis Francis-Lang / Objection	No road or village infrastructure able to cope with this volume of housing development. Drainage isn't sufficient. Road safety issues. Lack of School places. Lack of GP practices Lack of dental practices. Reduced green space	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation for Land west of Redd Landes, Shirenewton (Policy HA18) and the Infrastructure Delivery Plan (Appendix 8). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3388 / Mrs Andrea Nolan / Objection	Access should be via A4042 both during construction and long-term occupation, if it is changed to that and away from current planned access via Trem-Yr-Ysgol they would support the development	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Penperlleni (Policy HA12).	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		Consideration of the Plan's soundness is set out in the 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'.	
3389 / Mrs Bethan Powell / Objection	Fails all tests as infrastructure is unable to take additional housing units with upgrades to road/rail network. Flood defences need to be improved.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding relevant site allocations in Abergavenny (Policies HA1 and HA5). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3390 / Mr Craig / Objection	Fails in everyway.	Consideration of the Plan's soundness is set out in the 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'.	No change required.
3391 / Mr Derek Fowler / Objection	We attended the viewing in Palmer centre; it was clear that no thought had been given to the inevitable worsening of the traffic situation around Chepstow.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3393 / Ms Giada Maugeri / Objection	No comment made.	Objection noted.	No change required.
3394 / Mr Gorell / Objection	Fails Test 2: Objects to development at Chepstow.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3395 / Mrs Gorell / Objection	Isolation of HA2 will make town dormitory.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land to the East of Caldicot / North of Portskewett (Policy HA2). Consideration of the Plan's soundness is set out in the Self-Assessment of the Deposit Plan against the Tests of Soundness which	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		demonstrates that the Deposit Plan and the processes followed to reach this stage are 'sound'.	
3396 / Mrs Gray / Objection	No comment provided.	Objection noted.	No change required.
3397 / Dr H Pearson / Objection	Mounton road is a green site, and an area of natural beauty.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3398 / Miss Hannah / Objection	Fails Test 3 .	Consideration of the Plan's soundness is set out in the 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'.	No change required.
3399 / Mrs Hannah Taylor / Objection	Concerns re the effectiveness of existing and proposed active travel routes on reduction in traffic and increase connectivity for local residents.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land to the East of Caldicot / North of Portskewett (Policy HA2). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3400 / Mrs Hayley Callicott / Objection	Plan not viewed to benefit Monmouth and inappropriate within the context of the town. Houses not needed as no jobs or infrastructure to support them.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocations at Leasbrook and Rockfield Road in Monmouth (policies HA4 and HA5). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3401 / Mrs Heather Evans / Support	No comment made.	Support noted.	No change required.
3404 / Ms Helen Henderson / Objection	Fails Test 2 as local infrastructure is inadequate, flooding, biodiversity loss.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land to the East of Caldicot / North of Portskewett (Policy HA2). Consideration of the Plan's soundness is set out	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		in the 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'.	
3405 / Mrs Helen Taylor / Objection	Fails test 2, no comments given.	Objection noted.	No change required.
3406 / Mr Horatio Nelson / Objection	Inappropriate scale of development.	The points raised are responded to in the relevant section of the Consultation Report regarding the Growth and Spatial Strategy (policies S1 and S2 respectively). The Deposit Plan is 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. Consideration of the Plan's soundness is set out in the 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'.	No change required.
3407 / Mr Ian Glen / Objection	Concerns re flooding and global warming, with evidence based on 1.5C temp not revised for >1.5C.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding climate change (Policy S4). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3408 / Mr Ian Scott / Support	No comment made.	Support noted.	No change required.
3423 / Mr Martin Bodle / Objection	Relocate the Shirenewton development from a dangerous highway position. Small children will be put at serious risk from the increased traffic	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation for Land west of Redd Landes, Shirenewton (Policy HA18). Consideration of the Plan's soundness is set out in the 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3428 / Mr Peter Woodrow / Objection	Sites allocated for housing and employment in Raglan not appropriate.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocations for Raglan (Policies HA10 – Land South of Monmouth Road, and EA1 – Employment Allocations). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3429 / Mrs Rhiannon Lord / Objection	I have photographic evidence of the current flooding of the Dixton Road area.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land at Leasbrook, Monmouth (Policy HA4). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3433 / Mrs Carla Farrands / Objection	Fails Test 2 as there is overdevelopment of Portskewett area with no additional services.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land to the East of Caldicot / North of Portskewett (Policy HA2). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3434 / Mrs Carol Rundle / Objection	Fails test 2 due to flooding risk, infrastructure insufficiency and heritage concerns.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land to the East of Caldicot / North of Portskewett (Policy HA2). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3435 /Miss Ceri Peach / Objection	Not appropriate in regard to the lack of infrastructure in place. Impact of negative environmental effects and wellbeing of local residents outweighs targets and need for development.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocations at Mounton Road, Chepstow (Policy HA3) and Land to the East of Caldicot/North of Portskewett (Policy HA2). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3436 / Mr Christopher	The cost. The ideas start off looking good, end up not so. Usually, money runs out.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the Self-Assessment of the	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
Banner / Objection		Deposit Plan against the Tests of Soundness which demonstrates that the Deposit Plan and the processes followed to reach this stage are 'sound'.	
3438 / Docter Alan Hudson / Objection	Unless the infrastructure of Chepstow is improved the town cannot sustain more housing.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation in Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3439 / Dr Joshua Thomas-Parr / Objection	RLDP does not account for local infrastructure prior to developing a huge number of houses. sewage is regularly put into the local River. Not have enough flooding plans, are not looking at flooding enough	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding relevant site allocations (Policies HA1 to HA18)). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3440 / Dr Yuk Wan / Support	No comment provided.	Support noted.	No change required.
3441 / Mr Freddie Blake / Objection	I believe the plan goes against the council's own stated vision	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3442 / Mr Gareth Yates / Objection	Ill thought-out plan, to shove as many people as possible in the same area. Local area has been subjected to proposed Gypsy Camps and excessive development.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocations at Mounton Road, Chepstow (Policy HA3) and Land to the East of Caldicot/North of Portskewett (Policy HA2). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3443 / Mr Gary RockliffeFidler-Fidler / Objection	States plan is arbitrary and creates unnecessary development from infrastructure and population perspective, developing the appearance of fulfilling	Comments noted. The points raised are responded to in the relevant section of the Consultation Report, including the Growth and Spatial Strategy (policies S1 and S2 respectively) and Gypsy, Traveller and Show people Sites (policy GT1). The Deposit Plan is considered to represent a sustainable level of growth that addresses our key local issues and objectives including the delivery of affordable homes, sustainable	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	manifesto promises rather than addressing real issues.	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. Consideration of the Plan's soundness is set out in the 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'.	
3444 / Mr Graham Parker / Objection	Does not support the needs of existing or new resident, fails to reduce congestion and pollution and impact on local environment , infrastructure is not sufficient to support proposed developments and should be included in all large developments, seems to invite conflict between proposed traveller site and proposed residential development due closeness of sites.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding relevant site allocations (Policies HA1 to HA18), Gypsy, Traveller and Show people Sites (Policy GT1) and the Infrastructure Delivery Plan (Appendix 8). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3445 / Mrs Heidi McAllister / Objection	It does not address the local key issues of infrastructure.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the Infrastructure Delivery Plan (Appendix 8). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3464 / Mr Colwyn Knight / Support	No comment made.	Support noted.	No change required.
3469 / Mr Andrew Orrell / Objection	The development is undeliverable in its scale, and phasing does not provide a solution.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation for Land west of Redd Landes, Shirenewton (Policy HA18). Consideration of the Plan's soundness is set out in the 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3493 / Mrs Julie Carr / Objection	Usk...flood risk and biodiversity loss.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation for Land east of Burrium Gate, Usk (Policy HA11). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3496 / Mr John Valentine / Objection	The current Medical and Dental services are inadequate. The roads in, through and out of the area are already badly congested at peak times. Public transport is frequently late to destination at peak times. No detail on what type of businesses will be attracted to the area	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocations at Mounton Road, Chepstow (Policy HA3) and Land to the East of Caldicot/North of Portskewett (Policy HA2) and Employment Allocations (Policy EA1). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3498 / MR Adrian Scrivens / Objection	Overlarge development in the wrong area with little thought given to the impact it will have on the area. (HA1)	The points raised are responded to in the relevant section of the Consultation Report regarding site allocation Policy HA1 Land to the East of Abergavenny. Consideration of the Plan's soundness is set out in the 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'.	No change required.
3501 / Mr Alan Tyrrell / Objection	Fails Test 2 and 3 as the developments come with no investment in local infrastructure and will make the congestion worse.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the Infrastructure Delivery Plan (Appendix 8). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3502 / Mr Alex Harvey / Objection	The road infrastructure cannot cope with current traffic volumes and there are no easy solutions without a full bypass for Chepstow which is not in the current plan.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land at Mounton Road, Chepstow (Policy HA3) and the Infrastructure Delivery Plan (Appendix 8). Consideration of the Plan's soundness is set out in the 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3503 / Ms Alison Baily / Support	No comment provided.	Support noted.	No change required.
3504 / Ms Alison Grenyer / Objection	Brown field sites need to be sought. Caldicot and Portskewett should not have further development as this will have a detrimental effect on the environment of the Caldicot Levels and current infrastructure.	Due to the limited brownfield opportunities in Monmouthshire, greenfield opportunities have had to be considered through the site selection process to meet our key housing and employment requirements. Planning Policy Wales (PPW) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development, including the provision of homes and economic growth, and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity, which is reflected in the policy framework. The points raised regarding Caldicot/Portskewett are responded to in the relevant section of the Consultation Report regarding the site allocations at Land to the East of Caldicot/North of Portskewett (Policy HA2). Consideration of the Plan's soundness is set out in the 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'. Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation for Land at Penlanlas Farm, Abergavenny (Policy HA5). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3505 / Mrs Alison Holland / Objection	Access to the proposed site will cause immense disruption in the surrounding area (HA5).	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation for Land at Penlanlas Farm, Abergavenny (Policy HA5). Consideration of the Plan's soundness is set out in the 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3507 / Mr Jak Dargie / Objection	Fails test 2 as Monmouth does not have the infrastructure for 270 additional homes. What is the strategy? The road system is failing with the current volume of traffic, with the development making this worse.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation for Land at Leasbrook, Monmouth (Policy HA4). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3508 / Mr Jonathan Wheeler-Jones / Objection	Plan fails to address key issues in relation to Mounton Road, with the plan ignoring local infrastructure issues and addressing none of the problems that might risk the development.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land at Mounton Road, Chepstow (Policy HA3) and the Infrastructure Delivery Plan (Appendix 8). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3509 / Dr Kate Coleman / Support	No comment made.	Support noted.	No change required.
3510 / Miss Laura Walters / Objection	No comment made.	Objection noted.	No change required.
3511 / Mrs Laura Giles / Objection	Outlined in previous comments.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3512 / Mr Mark Jones / Objection	Fails test 3 as HA3 contradicts ST1.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land at Mounton Road, Chepstow (Policy HA3) and Sustainable Transport Proposals (Policy ST1). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3513 / Mr Mark Kettle / Objection	Fails Test 1 for the reasons given. Where is the Chepstow bypass?	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land at Mounton Road, Chepstow	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		(Policy HA3). Policy ST5 - Transport Schemes, of the RLDP seeks to support and safeguard land for road improvement schemes which have been identified in the Local Transport Strategy. 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. It is, therefore, not included within the RLDP. Consideration of the Plan's soundness is set out in the 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'.	
3514 / Mr Martyn Brown / Objection	Fails Test 3 as it is tailored to the few, not the many.	Consideration of the Plan's soundness is set out in the 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'.	No change required.
3515 / Mr Philip Cotterell / Objection	Fails Test 1, 2 and 3 as the council needs to sort out the existing problems before adding more congestion and pollution and lack of basic medical care for its residents.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land at Mounton Road, Chepstow (Policy HA3) and the Infrastructure Delivery Plan (Appendix 8). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3516 / Mr Steven Richards / Objection	Fails Test 2 due to the Caldicot site flooding and impacting the nearby Nedern.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land to the East of Caldicot/North of Portskewett (Policy HA2). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3517 / Miss Vicky-Leigh Sayer / Support	No comment made.	Support noted.	No change required.
3518 / Mr Jason Smith / Objection	Fails all as the plan should not go forward due to infrastructure of the surrounding area. Roads/doctors/dentists/schools.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation at Mounton Road, Chepstow (Policy HA3).	No change required.

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		Consideration of the Plan's soundness is set out in the 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'.	
3519 / Mrs Judith Kendrick / Objection	Fails test 2 as the village capacity to sustain such a development.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land south of Monmouth Road, Raglan (Policy HA10). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3520 / Mrs Karen / Objection	Fails Test 'preparation' as Chepstow infrastructure is at breaking point already. This extra will drive people out of Chepstow.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3522 / Mrs Mary Auton / Objection	Concerns the proposed plan has not taken infrastructure into consideration and focuses on housing developments and unrealistic walking and cycling provisions.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land to the East of Caldicot/North of Portskewett (Policy HA2). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3523 / Miss Michelle Hartry / Support	No comment made.	Support noted.	No change required.
3524 / Mr Robert Carne / Objection	No comment made.	Objection noted.	No change required.
3525 / Mr Scott Davies / Objection	No comment made.	Objection noted.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3526 / Mrs Jayne Richards / Objection	Fails Test 2 due to lack of infrastructure and site is prone to flood.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land to the East of Caldicot/North of Portskewett (Policy HA2). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3527 / Miss Jessica Harrill / Objection	Fails Test preparation and 2 as it will ruin the area.	Consideration of the Plan's soundness is set out in the 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'.	No change required.
3528 / Mr John Bennett / Objection	Nothing will ever work in Caldicot unless MCC is willing to invest more money into the town.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land to the East of Caldicot/North of Portskewett (Policy HA2). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3529 / Mrs Martha Jones / Objection	Fails Test 2 and 3 due to infrastructure.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land to the East of Caldicot/North of Portskewett (Policy HA2) and the Infrastructure Delivery Plan (Appendix 8). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3530 / Mr. Martin McKenna / Objection	Fails Test 2 due to site access dangers.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land at Drewen Farm, Monmouth (Policy HA7). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3531 / Mrs Sue Lane / Objection	Infrastructure cannot support developments.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land to the East of Caldicot/North of Portskewett (Policy HA2) and the Infrastructure Delivery Plan (Appendix 8).	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		Consideration of the Plan's soundness is set out in the 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'.	
3532 / Mr Nigel Haines / Objection	Fails all tests as needs to increase infrastructure and capacity first.	Comment noted. The points raised are responded to in the relevant sections of the Consultation Report regarding the site allocations (Policies HA1 to HA18) and the Infrastructure Delivery Plan (Appendix 8). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3533 / Mr Thomas Adams / Objection	Fails test 1,2 and 3 for the reasons given in their response.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land to the East of Caldicot/North of Portskewett (Policy HA2). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3534 / Ms Yvonne Lampert / Objection	Fails test 'preparation' as we don't want all green fields covered in ugly houses.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocations (Policies HA1 to HA18). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3536 / Kim Bessant / Support	No comment made.	Support noted.	No change required.
3537 / Mr Lee C / Objection	Fails all 4 tests for the reason given in their response.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land to the East of Caldicot/North of Portskewett (Policy HA2) and the Infrastructure Delivery Plan (Appendix 8). Consideration of the Plan's soundness is set out in the 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3538 / Mr Lee Moses / Objection	Fails tests 2 and 3 due to traffic issues, infrastructure and environmental issues.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land to the East of Caldicot/North of Portskewett (Policy HA2) and the Infrastructure Delivery Plan (Appendix 8). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3539 / Mrs Lynn Waters / Objection	My only comment is with regard to the proposed housing development in Chepstow	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land at Mounton Road, Chepstow (Policy HA3) and the Infrastructure Delivery Plan (Appendix 8). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3541 / Mr Neil Parry / Objection	Fails test 'preparation' for the reasons given in the response.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land west of Trem yr Ysgol, Penperlleni (Policy HA12) and the Candidate Sites Assessment Report. Consideration of the Plan's soundness is set out in the 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'.	No change required.
3542 / Mrs Pam Pearce / Objection	No comment provided.	Objection noted.	No change required.
3543 / Mr Paul Dalton / Objection	No comment provided.	Objection noted.	No change required.
3544 / Simon Waters / Objection	Doesn't believe the wider picture has been considered. Acknowledges housing shortage however believes development is needed in other areas prior to housing.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land to the East of Abergavenny (Policy HA1) and Strategic Policy S6, Infrastructure. Consideration of the Plan's soundness is set out in the 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3545 / Mrs Tracy / Objection	Fails Test 2 and 3 as the Chepstow site should not go ahead. Reasons being infrastructure, loss of green areas and high pollution.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land at Mounton Road, Chepstow (Policy HA3) and the Infrastructure Delivery Plan (Appendix 8). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3546 / Stephanie Owen / Objection	Fails test 3 as no thought to the local road structures and community infrastructure.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land at Mounton Road, Chepstow (Policy HA3) and the Infrastructure Delivery Plan (Appendix 8). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3547 / Mr Jon Palmer / Objection	Concerns current infrastructure is inadequate and building more homes will negatively impact the situation.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land to the East of Caldicot/North of Portskewett (Policy HA2) and the Infrastructure Delivery Plan (Appendix 8). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3548 / Miss Alison Wright / Objection	Fails Test 3 as the housing locations are not workable.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation at Land to the East of Abergavenny (Policy HA1). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3549 / Miss Alysia Mayo / Objection	General Objection.	Objection noted.	No change required.
3550 / Mrs Amanda Graham / Objection	Fails all tests. The document and consultation questionnaire fail to provide user friendly and inclusive opportunity to participate fully in what you are asking.	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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		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. 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. 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. 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.	

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3551 / Miss Amanda Jones / Support	No comment made.	Support noted.	No change required.
3552 / Mr Andrew Bringhurst / Objection	Plan fails to address poor level of infrastructure in Chepstow; states need for increased maintenance of roads and infrastructure and train station	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land at Mounton Road, Chepstow (Policy HA3) and the Infrastructure Delivery Plan (Appendix 8). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3553 / Mr Andrew Erskine / Objection	Covered in previous comments.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation at Land to the East of Abergavenny (Policy HA1). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3554 / Mr Andrew Mand / Objection	Fails all tests as people are not listened to.	Consideration of the Plan's soundness is set out in the 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'.	No change required.
3555 / Mr Andrew Preece / Objection	Fails test 2 as the town and its development is too Large, Llanfoist, Abergavenny and its surrounding areas have already had huge development, more than the amenities and the town can cope with. The infrastructure is in a poor state of repair roads, pavements etc and needs much work. There will be a visual and environmental impact and a desire for tourists to visit the unique aspect of the towns and villages. There is lack of work in the area meaning people will have to travel outside of the area to find it, adding more to the population (over 10%	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation at Land to the East of Abergavenny (Policy HA1). Consideration of the Plan's soundness is set out in the 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	population growth) will not mean extra creation of jobs. Schools are oversubscribed and children can't even get into the school they are close too; People have to travel large distances for emergency medical care due to the closure of Neville Hall.		
3556 / Mr Andrew Woolley / Objection	Abergavenny is already at capacity, its infrastructure is overwhelmed, the River Usk cannot take any more pollution and the Health care providers around Abergavenny are already full and having long waiting lists.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation at Land to the East of Abergavenny (Policy HA1). Consideration of the Plan's soundness is set out in the 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'. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocations at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3557 / Mr Andy Whittaker / Objection	Fails test one and two as the development must not be allowed to proceed. Chepstow is gridlocked with traffic most days. The local GP surgery and dentist is maxed out and the schools are at full capacity. Use brownfield sites.	Comments noted. Due to the limited brownfield opportunities in Monmouthshire, greenfield opportunities have had to be considered through the site selection process to meet our key housing and employment requirements. Planning Policy Wales (PPW) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development, including the provision of homes and economic growth, and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity, which is reflected in the policy framework. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocations at Mounton Road, Chepstow (Policy HA3).	No change required.

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		Consideration of the Plan's soundness is set out in the 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'.	
3558 / Mrs Angela Hemmings / Objection	Fails Test 2 as no thought given to the impact on the wildlife that uses this area.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation at Penlanlas Farm, Abergavenny (Policy HA5). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3566 / Mrs Angharad Jones / Objection	Fails test two and three as the plan does not take into account existing infrastructure issues. It ignores the current problems already seen frequently in Chepstow.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land at Mounton Road, Chepstow (Policy HA3) and the Infrastructure Delivery Plan (Appendix 8). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3567 / Mrs Anna Santiago / Support	No comment made.	Support noted.	No change required.
3568 / Mrs Anne Moss / Objection	My views are my views and might or might now conform with "Future Wales". Therein lies the Failure of this public consultation process. I have no idea whether the RLDP is consistent with other Plans. Why would this consultation ask me such a question? No, the Replacement Local Development Plan is not appropriate. I have now got zero percentage confidence that the RLDP will deliver anything close to my view of the best way forward for our communities in Monmouthshire. Your consultation	Consideration of the Plan's general conformity with Future Wales: the National Plan 2040 is set out in the Council's Self-Assessment of the Deposit Plan against the Tests of Soundness. This demonstrates that the Deposit RLDP aligns with the objectives of Future Wales and establishes a policy framework that is in general conformity with Future Wales and makes a positive contribution to its policy aims. 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	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	process is most frustrating and inappropriate.	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.	
3569 / Ms Anne Rainsbury / Objection	Unsure how comments affect test measures set.	Consideration of the Plan's soundness is set out in the 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'.	No change required.
3570 / Mr Anthony John Hall / Objection	Fails Test 3 as it appears that this "plan" is a sub-set of a thing named "Future Wales". Also, that the Monmouthshire "plan" is part of a jigsaw with all 22 Counties and the Welsh Senedd having to co-ordinate this vast range of functions. Additionally, the details seen are very proscriptive and the complexity of co-ordination and application is such it will never be able "to deliver" to the perfection it appears to seek. The solution is surely to simplify all such "plans" to enable them to be understandable to the citizens and able to be applied equably.	Consideration of the Plan's soundness is set out in the 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'.	No change required.
3571 / Mrs Anwen Dobbin / Objection	Fails Test 2 as the roads cannot cope with extra traffic trying to get onto an overloaded traffic area.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land at Mounton Road, Chepstow (Policy HA3) and the Infrastructure Delivery Plan (Appendix 8). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3572 / Mrs Ashley Butler / Objection	The plan is not appropriate due to the proposed HA4 site's proximity to a	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land at Leasbrook, Monmouth (Policy HA4). Consideration of the Plan's soundness is set out in the Self-	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	protected site and lack of appropriate surveys and mitigations.	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'.	
3573 / Mrs Barbara Hellin / Support	No comment made.	Support noted.	No change required.
3574 / Mrs Barbara Shean / Objection	Fails test 'preparation' as they're not sure why all these questions are being asked to someone objecting to the proposed plan. They are not qualified to answer the questions, and it is a bit overboard.	Consideration of the Plan's soundness is set out in the 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'.	No change required.
3575 / Professor Brian Duerden / Objection	Fails Test 2 as the expansion of housing without infrastructure is not appropriate.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land at Mounton Road, Chepstow (Policy HA3) and the Infrastructure Delivery Plan (Appendix 8). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3576 / Mrs Brenda Lloyd / Support	No comment made.	Support noted.	No change required.
3577 / Mrs Bonnie Carpenter / Objection	Supporting infrastructure commitment is not clear. Timelines are not clear. Co-dependency with other policies has not been properly considered.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land at Churchfields, Devauden (Policy HA14), the Infrastructure Delivery Plan (Appendix 8) and the Housing Trajectory (Appendix 9). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3578 / Miss Bronwyn / Support	No comment made.	Support noted.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3579 / Mrs Beverley Strickland / Objection	Not thought through.	Consideration of the Plan's soundness is set out in the 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'.	No change required.
3580 / Mrs Bernadette Erskine / Objection	Access to HA1 is inappropriate (across a main road) and too far from centre of town. Number of dwellings would require further Doctor's surgery and school which should be provided at the same time. Hardwick roundabout will see increased congestion and views towards Little Skirrid will be changed forever.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land to the East of Abergavenny (Policy HA1) and the Infrastructure Delivery Plan (Appendix 8). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3581 / Mrs Brenda Rees / Objection	Traffic issues at Highbeech roundabout suggests a solution need to be found to divert traffic away from the area and Hardwick hill.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land at Mounton Road, Chepstow (Policy HA3) and the Infrastructure Delivery Plan (Appendix 8). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3582 / Mr Benjamin Smith / Support	No comment made.	Support noted.	No change required.
3583 / Miss Carmen Lewis / Objection	Fails Test 2 due to sustainable communities, GI, sustainable travel, education, residential amenity and flood risk.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land to the East of Abergavenny (Policy HA1) and the Infrastructure Delivery Plan (Appendix 8). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3584 / Mrs Carol Carne / Objection	Fails test 3 as they are very concerned about the site and for it to be looked at again. Reasons being it is building on a flood area, loss of farmland and swamping	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land to the East of Caldicot/North of Portskewett (Policy HA2).	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	small village with no thought to ensuring adequate infrastructure.	Consideration of the Plan's soundness is set out in the 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'.	
3585 / Ms Carol Evans / Support	No comment made.	Support noted.	No change required.
3586 / Mrs Catherine A'Herne / Support	No comment made.	Support noted.	No change required.
3587 / Dr Catherine Buckwell / Objection	Fails Test 2 as it is incongruous.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land to the East of Abergavenny (Policy HA1). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3589 / Mrs Catriona Standingford / Objection	Fails Test 2 as Chepstow suffers from major infrastructure issues.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land at Mounton Road, Chepstow (Policy HA3) and the Infrastructure Delivery Plan (Appendix 8). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3590 / Mrs Catherine Smith / Support	No comment made.	Support noted.	No change required.
3592 / Catherine Lewis / Objection	Fails all tests and commented to find another site.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3593 / Mrs Chloe Payn / Objection	Fails test 2 due to environmental, health, infrastructure, planning and sustainability issues	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land at Mounton Road, Chepstow (Policy HA3) and the Infrastructure Delivery Plan (Appendix 8). Consideration of the Plan's soundness is set out in the Self-Assessment of the Deposit Plan against the	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		Tests of Soundness which demonstrates that the Deposit Plan and the processes followed to reach this stage are 'sound'.	
3594 / Mr Chad Sankey / Objection	Chepstow housing site not suitable due to congestion and poor infrastructure.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land at Mounton Road, Chepstow (Policy HA3) and the Infrastructure Delivery Plan (Appendix 8). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3595 / Miss Clare Lawrence / Objection	I strongly oppose the plans for residential, hotel, and care home development on this agricultural land. Chepstow does not have the infrastructure to support such a significant increase in population and traffic. This development would irrevocably alter the landscape, It risks creating a lasting scar on Chepstow's natural heritage, detracting from the unique charm that draws people to the area. We must prioritize sustainable planning and consider the impact on both residents and the environment.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land at Mounton Road, Chepstow (Policy HA3) and the Infrastructure Delivery Plan (Appendix 8). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3596 / Mrs Charlotte Gilmore / Objection	Plan is not appropriate for the area.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land at Mounton Road, Chepstow (Policy HA3) and the Infrastructure Delivery Plan (Appendix 8). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3598 / Mrs Christine Palmer / Support	No comment made.	Support noted.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3599 / Mr Clive Anthony Green / Support	No comment made.	Support noted.	No change required.
3601 / Mr Christian Burrows / Objection	Proposal is not sound Fails Test 1 due to conflict with Regional and National Strategies, Misaligning with Regional Connectivity Plans, and Failing to consider Heritage Assets. Fails Test 2 due to inadequate response to evidences, neglecting of key issues, and having an imbalanced and unsustainable vision. Fails Test 3 due to lack of infrastructure support, inadequate flexibility and viability concerns. Proposes a Comprehensive Traffic Impact Assessment to be conducted, stricter safeguards to preserve landscape and ecological value of the AONB, the addressing of Infrastructure Deficiencies, a Commitment to Net-Zero Carbon Standards, and a revaluation of site suitability in order to ensure soundness.	The Council is satisfied that the RLDP has been prepared in accordance with relevant legislation and national planning policy, including the Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015, PPW12 and the Development Plans Manual, and is underpinned by robust and credible evidence which should be referred to accordingly. Comments on specific sites are responded to in the relevant section of the Consultation Report. Consideration of the Plan's soundness is set out in the 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'.	No change required.
3603 / Mr Darren / Objection	Previous notes outline.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land at Mounton Road, Chepstow (Policy HA3) and the Infrastructure Delivery Plan (Appendix 8). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3604 / Mr Daniel Elward / Objection	Plan for Raglan does not fit with Future Wales report from WG given impact on countryside, pollution and identified areas for development. Unlikely to be effective and will not fit with WG aim of reducing private transport.	Consideration of the Plan's general conformity with Future Wales: the National Plan 2040 is set out in the Council's Self-Assessment of the Deposit Plan against the Tests of Soundness. This demonstrates that the Deposit RLDP aligns with the objectives of Future Wales and establishes a policy framework that is in general conformity with Future Wales and makes a positive contribution to its policy aims.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		Of note, Welsh Government formally responded to the 2022 Preferred Strategy consultation in January 2023, and again in response to the Deposit Plan, with a 'green' rating, stating that "Future Wales places great emphasis on the development of National Growth Areas and the need for additional affordable housing. The Draft Plan is in general conformity with Policies 1, 7 and 33 of Future Wales and does not undermine the role of Cardiff, Newport and the Valleys as the main focus for growth and investment in the south-east region, but reflects the urgent need to increase the supply of affordable housing in Monmouthshire." This demonstrates that the level of growth proposed is deemed to be in conformity with Future Wales by Welsh Government. Similarly, Welsh Government has not raised an objection to the Deposit Plan settlement hierarchy and distribution of housing growth.	
3605 / Mrs Deborah Jones / Objection	Fails test 'preparation' due to inadequate infrastructure and not beneficial to local people.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3609 / Mr David Hawkins / Objection	Costed upgrades to infrastructure and amenities in Abergavenny (and in Monmouth) should be part of this proposal. Concerned over managing the increased vehicular traffic through the town, the accessibility between the development and the town, access to healthcare and schooling, nor parking at the train station or for the town centre. I do support additional residential property creation, but it must be partnered with infrastructure planning.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land to the East of Abergavenny (Policy HA1) and the Infrastructure Delivery Plan (Appendix 8). Consideration of the Plan's soundness is set out in the 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3609 / Mr David Hawkins / Objection	Vehicular access to Llanellen from the A4042 must be improved as part of the housing development plan at the village, with regards traffic flow and safety.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land adjacent to Llanellen Court Farm, Llanellen (Policy HA17) and the Infrastructure Delivery Plan (Appendix 8). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3611 / Mrs Debra Golden / Objection	Fails test 3 due to road network, lack of large supermarket, difficulty getting a doctor's appointment and management of the traveller site.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocations (Policies HA1 to HA18) and to Gypsy and Travellers (Strategic Policy S9 and Policy GT1). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3612 / Professor Denis Murphy / Objection	No comment made.	Objection noted.	No change required.
3613 / Dr Rebecca / Objection	We need smaller more considerate environmentally conscious housing built within areas that already have a community not an isolated small suburb across a vital bypass road. not in general conformity of Future Wales.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land to the East of Abergavenny (Policy HA1). Consideration of the Plan's general conformity with Future Wales: the National Plan 2040 is set out in the Council's Self-Assessment of the Deposit Plan against the Tests of Soundness. This demonstrates that the Deposit RLDP aligns with the objectives of Future Wales and establishes a policy framework that is in general conformity with Future Wales and makes a positive contribution to its policy aims. Of note, Welsh Government formally responded to the 2022 Preferred Strategy consultation in January 2023, and again in response to the Deposit Plan, with a 'green' rating, stating that "Future Wales places great emphasis on the development of National Growth Areas and the need for additional affordable housing. The Draft Plan is in general conformity with Policies 1, 7 and 33 of Future Wales and does not undermine the role of Cardiff, Newport and the Valleys as the main focus for growth and investment in the south-east region, but reflects the urgent need to increase the supply of affordable housing in Monmouthshire." This	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		demonstrates that the level of growth proposed is deemed to be in conformity with Future Wales by Welsh Government. Similarly, Welsh Government has not raised an objection to the Deposit Plan settlement hierarchy and distribution of housing growth.	
3614 / Dr Delyth / Support	No comment made.	Support noted.	No change required.
3615 / Mrs Elaine Moore / Objection	Not supported by robust, proportionate and credible evidence. In the case of HA18 evidence has not been provided in relation to highways impact and other sites have greater ability to meet the objectives of the plan. The rationale behind the policies cannot be demonstrated. The need to 50% affordable housing on a number of schemes has not been supported in terms of demand. Doesn't seek to meet assessed needs and contribute to the achievement of sustainable development. The real alternatives have not been considered. Unclear that support from the relevant infrastructure providers both financially and in terms of meeting relevant timescales have been provided. The sites can't be delivered.	The points raised are responded to in the relevant section of the Consultation Report regarding site allocation Land West of Redd Landes, Shirenewton (Policy HA18) and Strategic Policy S7, Affordable Housing. Consideration of the Plan's soundness is set out in the 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'.	No change required.
3616 / Mrs Emily Witham / Objection	Fails Test 2 and 3 as they do not believe HA4 is appropriate as it is not in line with WG policy on prioritising the selection of lower grade agricultural land for planning purposes.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation. 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'.	No change required.
3618 / Miss Elizabeth Kane / Objection	Fails Test 'preparation' as the road infrastructure can't support a development of this size.	The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation at Mounton Road, Chepstow (Policy HA3).	No change required.

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		Consideration of the Plan's soundness is set out in the 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'.	
3619 / Mrs Emma Gomersall / Objection	Fails test 2 as there is already too much traffic.	The points raised are responded to in the relevant section of the Consultation Report regarding site allocation Land at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3620 / Ms Emma Thomas / Objection	*To be honest, the whole "plan" is very difficult to assess as a lay person. The previous questions are opaque and extremely unfriendly to anyone who is not used to the language. It feels like this is a tick box exercise by MCC.*	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 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.
3621 / Miss Erin / Objection	Location of development is unsuitable.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation. 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3623 / Mrs Erin Gaitskell / Objection	Fails all as developers never fully give what is promised. The infrastructure needs to be in place first. Find land not on the side of the mountain changing the shape and view of Abergavenny. It is a tourist town and one of natural beauty. Build less houses, but houses people actually want.	The points raised are responded to in the relevant section of the Consultation Report regarding site allocation Land to the East of Abergavenny (Policy HA1) and Strategic Policy 6, Infrastructure. Consideration of the Plan's soundness is set out in the 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'.	No change required.
3624 / Ms Felicia Severns / Objection	No comments made.	Objection noted.	No change required.
3625 / Miss Fiona Warburg / Objection	Impact of allocation HA18 on Shirenewton.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation. 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'.	No change required.
3626 / Gareth Day and Caroline Hagg / Objection	Fails all 4 Tests for the reason given.	The points raised are responded to in the relevant section of the Consultation Report regarding site allocation Land West of Redd Landes, Shirenewton (Policy HA18). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3627 / Mr Gareth / Objection	No comment made.	Objection noted.	No change required.
3628 / Gareth Jones / Support	No comment made.	Support noted.	No change required.
3629 / Mr Gavin Thatcher / Support	No comment made.	Support noted.	No change required.
3631 / Mrs Gwyneth Morgan / Objection	The plan ignores current problems highlighted in my previous answers	The points raised are responded to in the relevant section of the Consultation Report regarding site allocations in Raglan. Consideration of the Plan's soundness is set out in the Self-Assessment of the Deposit Plan against the Tests of Soundness	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		which demonstrates that the Deposit Plan and the processes followed to reach this stage are 'sound'.	
3632 / Mr George RV Ashworth / Objection	Preparation Test failed: MCC has contravened it's Delivery Agreement and Community Involvement Scheme by denying Members the chance to consider the Deposit Plan in light of representations received and the Council's response to them, before the Deposit version was prepared. Test 1 failed due to the excessive housing target which is not in conformity with FW. Test 2 failed: Plan is not coherent and consistent.	Comments noted. The Council is satisfied that the RLDP has been prepared in accordance with the Delivery Agreement, including the Community Involvement Scheme (agreed by Welsh Government) and the Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015. 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. The housing target proposed in the Preferred Strategy was consulted on in December 2022-January 2023 and there was a further opportunity for stakeholders and communities to submit comments at the Deposit consultation stage of the process. Elected Members considered the Plan's housing target at the relevant Council meetings when seeking to endorse the Preferred Strategy and Deposit Plan for consultation. Members also considered the Initial Report of Consultation on the Preferred Strategy prior to endorsing the Deposit RLDP for consultation. 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. Consideration of the Plan's general conformity with Future Wakes: the National Plan 2040 is set out in the Council's Self-Assessment of the Deposit Plan against the Tests of Soundness. This demonstrates that the Deposit RLDP aligns with the objectives of Future Wales and establishes a policy framework that is in general conformity with Future Wales and makes a positive contribution to its policy aims. Welsh Government formally responded to the 2022 Preferred Strategy consultation in January 2023, and again in response to the Deposit Plan, with a 'green' rating,	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		stating that "Future Wales places great emphasis on the development of National Growth Areas and the need for additional affordable housing. The Draft Plan is in general conformity with Policies 1, 7 and 33 of Future Wales and does not undermine the role of Cardiff, Newport and the Valleys as the main focus for growth and investment in the south-east region but reflects the urgent need to increase the supply of affordable housing in Monmouthshire." This demonstrates that the level of growth proposed is deemed to be in conformity with Future Wales by Welsh Government. Similarly, Welsh Government has not raised an objection to the Deposit Plan settlement hierarchy and distribution of housing growth.	
3633 / Mr and Mrs Geoffrey and Kristina Sandercock / Objection	Fails Test 2 due to HA5.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation (Policy HA5). 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'.	No change required.
3634 / Dr Greg Palka / Objection	The Plan does not comply with the Well-being of Future Generations (Wales) Act 2015 or the Environment (Wales) Act 2016, which require sustainability and ecosystem preservation. Proposed developments in Chepstow contradict Future Wales: The National Plan 2040 by increasing emissions and harming biodiversity. The lack of a publicly accessible Environmental Impact Assessment (EIA) breaches the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017. Fails Test 1: Does the Plan fit The Plan is inconsistent with the Welsh Government Roads Review. The Chepstow developments conflict with the Nature Recovery Action Plan for Wales.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land West of Redd Landed, Shirenewton (Policy HA18). Consideration of the Plan's soundness is set out in the 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'. Consideration of the Plan's general conformity with Future Wales: the National Plan 2040 is set out in the Council's Self-Assessment of the Deposit Plan against the Tests of Soundness. This demonstrates that the Deposit RLDP aligns with the objectives of Future Wales and establishes a policy framework that is in general conformity with Future Wales and makes a positive contribution to its policy aims. Of note, Welsh Government formally responded to the 2022 Preferred Strategy consultation in January 2023, and again in response to the Deposit Plan, with a 'green' rating, stating that "Future Wales places great emphasis on the development of National Growth Areas and the need for additional affordable housing. The Draft Plan is in general conformity with Policies 1, 7 and 33 of Future Wales and does not undermine the role of Cardiff, Newport and the Valleys as the main focus for growth and investment in the south-east region, but reflects the urgent need to increase the supply of affordable housing in Monmouthshire." This	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	Fails Test 2: Is the Plan appropriate? The Plan disregards local evidence, worsening Chepstow's traffic, pollution, and loss of green spaces. Fails Test 3: Will the Plan deliver? The Plan lacks enforceable mechanisms to meet its goals. Changes needed The Plan must align with national policies like Future Wales, enforce biodiversity net gain, improve public consultation, reassess site allocations to avoid harm to green spaces, and require sustainable infrastructure such as active travel networks and renewable energy. Without these changes, the Plan is unsound.	demonstrates that the level of growth proposed is deemed to be in conformity with Future Wales by Welsh Government. Similarly, Welsh Government has not raised an objection to the Deposit Plan settlement hierarchy and distribution of housing growth.	
3635 / Mr Gavin Rees / Objection	If additional housing development is proposed withing 10 miles of the bottleneck to the motorway at Chepstow, then the plan must address the congestion issue and must include a plan to provide better access to the motorway east or west of Chepstow	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocations Land to the East of Caldicot/ North of Abergavenny (Policy HA2) and Land at Mounton Road, Chepstow (HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3643 / Daniel Moore / Objection	Fails Test 2 and 3. Test 2 - It is not supported by robust evidence. The affordable housing of 50% has not been supported in terms of demand. It does not achieve sustainable development as sites selected in rural settlements. The plan has not considered alternatives in a number of ways. Test 3 - The sites can't be delivered	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land West of redd Landes, Shirenewton (Policy HA18). Consideration of the Plan's soundness is set out in the 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	(HA18) and unclear if it will meet timescales.		
3644 / Mr David Cantle / Objection	Concerns re Policy HA4 and S8.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation. 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'.	No change required.
3672 / Hazel Thorpe / Support	No comment made.	Support noted.	No change required.
3681 / Mr Jamie Lewis / Objection	Fails all for the reasons given.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land West of Trem yr Ysgol, Penperlleni (Policy HA12) as well as the Candidate Site Assessment Report. Consideration of the Plan's soundness is set out in the 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'.	No change required.
3683 / Dr Jane Butterworth / Objection	Fails all tests for the reasons given.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land West of redd Landes, Shirenewton (Policy HA18). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3702 / Keith Plow / Objection	The plan is not sound - what about the ongoing changes that have happened with people movement. We must be more efficient, and life has to be simplified.	Consideration of the Plan's soundness is set out in the 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'.	No change required.
3709 / Mr Iain Ormrod / Support	No comment made.	Support noted.	No change required.
3710 / Mr MA Huxtable / Objection	As per previous comments.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land West of Redd Landed, Shirenewton (Policy HA18). Consideration of the Plan's soundness is set out in the Self-	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		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'.	
3712 / Miss J / Objection	Fails Test 2 due to traffic.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3715 / Mr Jack Davies / Objection	Fails Test 2 as the access roads throughout Kingswood Gate are not suitable.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Drewen Farm, Monmouth (Policy HA7). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3717 / Mr Jack Lapthorn-Graham / Objection	Fails Test 2 as transport has not been properly considered.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3719 / Miss Jaime Clennell / Objection	Fails Test 'preparation', 2 and 3 for the reasons given	The points raised are responded to in the relevant section of the Consultation Report regarding site allocations in Abergavenny. Consideration of the Plan's soundness is set out in the 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'.	No change required.
3722 / Mr James / Objection	Fails Test 2 and 3 for the reasons given	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Drewen Farm, Monmouth (Policy HA7). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3723 / Mr James Breakey / Objection	Fails Test 3 as it is undeliverable.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Penlanlas Farm, Abergavenny (Policy HA5). Consideration of the Plan's soundness is set out in the Self-Assessment of the	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		Deposit Plan against the Tests of Soundness which demonstrates that the Deposit Plan and the processes followed to reach this stage are 'sound'.	
3724 / Mr James Cameron / Objection	Fails Test 'preparation' as it will lead to more congestion and Chepstow's infrastructure cannot support more homes.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Penlanlas Farm, Abergavenny (Policy HA5). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3725 / Mr James Coxwell / Objection	Fails all tests as no infrastructure plan available to us.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3) and the Infrastructure Delivery Plan (Appendix 8). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3727 / Mr James Hailwood / Objection	Fails all tests as should stop building houses.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3729 / Mr James McDonald / Objection	Fails Test 2 due to traffic congestion and flooding.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3732 / Mr Jamie Sage / Objection	No belief in the plan to deliver.	Consideration of the Plan's soundness is set out in the 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'.	No change required.
3733 / Mrs Jane Davies / Objection	More traffic and pollution to the area. Infrastructure isn't sound enough to deal with more traffic. Roads aren't maintained enough. Excessive potholes	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land to the East of Caldicot/ North of Portskewett (Policy HA2). Consideration of the Plan's soundness is set out in the Self-Assessment of the Deposit Plan against the Tests of Soundness which	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		demonstrates that the Deposit Plan and the processes followed to reach this stage are 'sound'.	
3734 / Mrs Jane Tapsell / Support	No comment made.	Support welcomed.	No change required.
3735 / Ms Jane Westwood / Objection	Fails Test 2 as it has not been completely explained and fully consulted upon.	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.
3736 / Mr Hugh Taylor / Objection	This submission has outlined the failure to recognise the traffic challenges that Chepstow already faces and the consequences for air quality that has been an issue for around a decade. The plan is generally well-intentioned but lacks reality around the reliance for employment that requires the local population to travel to locations outside of Monmouthshire. The Council is hemmed in by the policies of the Welsh Assembly Government - results in the proposed plan being more based on hope than expectation.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3739 / Mrs Heather Burns / Objection	Concerns about environmental impact with the extra traffic on roads. Bypass is crucial for this to work.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land to the East of Caldicot/ North of Portskewett (Policy HA2). Policy ST5 - Transport Schemes, of the RLDP seeks to support and safeguard land for road improvement schemes which have been identified in the Local Transport Strategy. A proposal for a bypass is not set out within the current Monmouthshire Local Transport Strategy (LTS) road schemes, nor within the Welsh Government Road building programme. It is, therefore, not included within the RLDP. Consideration of the Plan's soundness is set out in the 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'.	No change required.
3740 / Mrs Helen Carey / Objection	Fails Test 2 and relocate to a different site that is not part of our local heritage.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land to the East of Abergavenny (Policy HA1). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3741 / Miss Helen Moody / Objection	Fails test 'preparation'.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3742 / Mrs Janet Turner / Objection	Fails test 'preparation' as there should be unknown or not now selections on all of the previous questions.	Comment noted and acknowledged. This approach reflects national guidance.	No change required.
3743 / Mrs Jennifer Richards / Objection	Fails Test 2 as any increase in traffic at High Beech roundabout will cause further problems to the dreadful situation.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3744 / Mrs Jennifer Schofield / Objection	Fails test 2 as there has been insufficient assessment of options related to access to Drewen Farm.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Drewen Farm, Monmouth (Policy HA7). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3745 / Mrs Jenny Carpenter / Objection	Where are the tests of soundness? The end of the form is submit! The plan may give the opportunity to deliver but it cannot be delivered by MCC alone. I truly hope these exacting policies do not make delivery unaffordable for the developers.	Consideration of the Plan's soundness is set out in the 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'. The points raised are responded to in the relevant section of the Consultation Report regarding relevant site allocations.	No change required.
3746 / Mr Jeremy Gardiner / Support	No comment made.	Support welcomed.	No change required.
3747 / Mr Jeremy Lock / Objection	The plan is in contradiction with itself when it seeks to provide environmentally and then seeks to build significant numbers of housing. Needs a better understanding of carbon zero policies. To say that the houses will be self-sufficient in heating is not carbon zero. The materials used in construction need to be compensated for by significant woodland areas. The woodland areas need to be of the scale of 3 times the area to the housing area.	The points raised are responded to in the relevant section of the Consultation Report regarding Strategic Policy S4 (Climate Change) and Policy NZ1. Consideration of the Plan's soundness is set out in the 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'.	No change required.
3749 / Ms Jill Cantor / Objection	The plan is not looking at the wellbeing of future generations.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Poultry Units, Rockfield Road, Monmouth (Policy EA1b). Consideration of the Plan's soundness is set out in the 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3750 / Mrs Joanne Perrin / Support	Mounton Road development is incompatible with the well-being and sustainability objectives set out by Welsh Government and local planning authorities. The development threatens to exacerbate air pollution, worsen traffic congestion, strain local services, and degrade the natural and historical character of Chepstow. It is in conflict with several key acts and policies, including the Wellbeing of Future Generations Act, the Public Health Act, and the Environmental Air Quality Act. Given these concerns, residents are urging local authorities to reconsider the inclusion of this development in the final Replacement Local Development Plan, as it is perceived to offer more harm than benefit to the community's long-term health, sustainability, and well-being. Formal complaints are being considered if the development proceeds without adequate consideration of these critical issues. The Welsh Government's Environmental Air Quality and Soundscapes Act 2024 and the Public Health Act 2017 also appear to be in conflict with the proposed development, Integrated Sustainability Appraisal (ISA) for the Monmouthshire Replacement Local Development Plan (RLDP) identifies objectives that the proposed development would fail to meet	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3751 / Mrs Joely Jones / Support	No comment made.	Support welcomed.	No change required.
3754 / Mr John Wells / Support	No comment made.	Support welcomed.	No change required.
3758 / Mr Joseph Porter / Objection	The plan is inconsistent with the Council's objectives and the wider well-being objectives in Wales. It's inconsistent with the Council's climate change and biodiversity plans, and its corporate plan which has an objective about tackling climate change.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Leasbrook, Monmouth (Policy HA4). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3760 / Miss Julia Brown / Objection	The plan will bring an over congested and over polluted area into crisis making it worse.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3761 / Mrs Julie Amery / Support	No comment made.	Support welcomed.	No change required.
3762 / Mrs Julie Godfrey / Objection	Fails Test 2 as increasing already heavy congestion.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3763 / Natalie Sandercock / Objection	See previous comments.	Consideration of the Plan's general conformity with Future Wales: the National Plan 2040 is set out in the Council's Self-Assessment of the Deposit Plan against the Tests of Soundness. This demonstrates that the Deposit RLDP aligns with the objectives of Future Wales and establishes a policy framework that is in general conformity with Future Wales and makes a positive contribution to its policy aims. Of note, Welsh Government formally responded to the 2022 Preferred Strategy consultation in January 2023, and again in response to the Deposit Plan, with a 'green' rating, stating that "Future Wales places great emphasis on the	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		development of National Growth Areas and the need for additional affordable housing. The Draft Plan is in general conformity with Policies 1, 7 and 33 of Future Wales and does not undermine the role of Cardiff, Newport and the Valleys as the main focus for growth and investment in the south-east region, but reflects the urgent need to increase the supply of affordable housing in Monmouthshire." This demonstrates that the level of growth proposed is deemed to be in conformity with Future Wales by Welsh Government. Similarly, Welsh Government has not raised an objection to the Deposit Plan settlement hierarchy and distribution of housing growth. Due to the limited brownfield opportunities in Monmouthshire, greenfield opportunities have had to be considered through the site selection process to meet our key housing and employment requirements. Planning Policy Wales (PPW) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development, including the provision of homes and economic growth, and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity, which is reflected in the policy framework.	
3781 / Mrs Karen Schneider / Support	No comment made.	Support welcomed.	No change required.
3782 / Miss Karen Yates / Objection	Fails all tests for the reasons given.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land West of Trem yr Ysgol, Penperlleni (Policy HA12). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3783 / Miss Katherine Jones / Objection	Fails Test 2 and 3 for the reasons given.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land to the East of Caldicot/ North of Portskewett (Policy HA2). Consideration of the Plan's soundness is set out in the Self-Assessment of the Deposit Plan against the Tests of Soundness which	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		demonstrates that the Deposit Plan and the processes followed to reach this stage are 'sound'.	
3784 / Miss Katie-Anne James / Support	No comment made.	Support welcomed.	No change required.
3785 / Dr Kenneth Pollock / Support	No comment made.	Support welcomed.	No change required.
3786 / Ms Kerry Mudd / Support	No comment made.	Support welcomed.	No change required.
3787 / Mr Kester Wright / Support	No comment made.	Support welcomed.	No change required.
3788 / Miss Kim / Objection	Current infrastructure and amenities do not meet the needs of residents.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocations (Policies HA1 to HA18). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3789 / Mrs Kirsty Jones / Objection	No comment made.	Objection noted.	No change required.
3790 / Mrs Laura Monks / Objection	Fails Test 1, 2 and 3 as the Plan will not deliver on infrastructure, removing of green spaces and will make the area look uninviting on approach to the roundabout.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3791 / Mr Leighton Cooke / Objection	Fails Test 2 as it fails to look at the impact it will have on the quality of lives of the residence of Chepstow, and the impact it has on the surrounding area.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3792 / Ms Leila Preddy / Objection	Fails Test 2 due to increased traffic and pollution concern.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3793 / Mrs Leonie Jones / Objection	See previous comments.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3794 / Mrs Lisa / Objection	Fails Test 2 due to traffic, flooding and water board issues.	The points raised are responded to in the relevant section of the Consultation Report regarding the allocated sites in Little Mill. Consideration of the Plan's soundness is set out in the 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'.	No change required.
3795 / Mrs Lisa Allbert / Objection	Fails Test 3 as no infrastructure for these proposed plans.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3796 / Miss Lisa Davies / Objection	Fails all 4 tests as building on land which will wash away. The fields are already badly affected by the storms and this will make it worse. It will be unsafe for people as it is a busy road for lorries and tractors. It will make it 10x worse.	The points raised are responded to in the relevant section of the Consultation Report regarding the site allocations in Abergavenny. Consideration of the Plan's soundness is set out in the 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'.	No change required.
3797 / Mrs Lisa Roberts / Objection	Fails Test 3 as drainage, road safety, investment in services for additional residents, transport links, elderly care provision.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land West of Trem yr Ysgol, Penperlleni (Policy HA12). Consideration of the Plan's soundness is set out in the 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3798 / Lou / Objection	Objects to development on the side of a mountain. The plan might be well written and in line with relevant policies but does not address the needs of the public.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land to the East of Abergavenny (Policy HA1). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3799 / Mrs Louise Peckham / Objection	Fails Test 2.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3800 / Mrs Louise Prettyjohns / Objection	Not suitable for development.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Policy ST5 - Transport Schemes, of the RLDP seeks to support and safeguard land for road improvement schemes which have been identified in the Local Transport Strategy. 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. It is, therefore, not included within the RLDP. Consideration of the Plan's soundness is set out in the 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'.	No change required.
3801 / Mrs Lubna Arif / Support	No comment made.	Support welcomed.	No change required.
3802 / Mrs Lucinda Lund / Objection	Fails Test 2 as they are unsure how effective this is.	The points raised are responded to in the relevant section of the Consultation Report regarding allocated sites. Consideration of the Plan's soundness is set out in the 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'.	No change required.
3803 / Ms Lucy Hoare / Objection	Fails Test 2 due to locations.	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocations (Policies HA1 to HA18).	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		Consideration of the Plan's soundness is set out in the 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'.	
3804 / Mr Luke Thompson / Support	No comment made.	Support welcomed.	No change required.
3805 / Mrs Lydia Whitlock / Support	No comment made.	Support welcomed.	No change required.
3806 / Mr Lyndon Lewis Prosser / Objection	Fails all tests because of the use of greenbelt, when plenty of brown/grey belt areas are more suitable.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Penlanlas Farm, Abergavenny (Policy HA5). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3807 / Ms Lynne Cresswell / Objection	Fails Test 3 as more investment needed in the high street.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Policy ST5 - Transport Schemes, of the RLDP seeks to support and safeguard land for road improvement schemes which have been identified in the Local Transport Strategy. 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. It is, therefore, not included within the RLDP. Consideration of the Plan's soundness is set out in the 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'.	No change required.
3808 / Ms M K Annandale / Objection	Fails all tests as it's not working. We are flooded. Businesses here are struggling to survive. No shoppers, tourists or delivery drivers want to visit a street they cannot drive up for continued ill planned works	Comments noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocations (Policies HA1 to HA18). Consideration of the Plan's soundness is set out in the 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	and insufficient parking. Can we please start again with a clean sheet?		
3809 / Mr & Mrs Malcolm and Janet / Objection	Fails Test 2 as the main concern is the specific plan to develop the area off Mounton Road.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3810 / Mr Mar Bentley / Objection	See previous comments.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3811 / Mr Marc Sugrue / Objection	The plans surrounding Caldicot and Portskewett put a huge burden on the area without providing the infrastructure plans required to make it a sustainable long-term project. Plans for the Gypsy and Traveller site in Portskewett is non-existent and completely omitted from any of the proposals. Many of the policies for the Traveller site have been ignored in the plan and the selection of the site as pointed out in the relevant section of this feedback.	The points raised are responded to in the relevant sections of the Consultation Report regarding Land to the East of Caldicot/ North of Portskewett (Policy HA2), Strategic Policy S9 (Gypsy and Travellers) and Policy GT1 (Gypsy, Traveller and Show People Sites). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3812 / Mrs Margaret-Anne Hall / Objection	Fails Test 3 as traffic around Chepstow would be affected and it would cause greater problems.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3813 / Mrs Marion Bower / Objection	Should the proposed development plan for Mounton Road Chepstow be allowed, it will significantly increase traffic accessing	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the Self-Assessment of the	No change required.

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	the A466 onto the Highbeech Roundabout. Concerns over congestions, safety as it a dangerous road, and is currently unable to facilitate the development, without appropriate mitigation it should not be allowed.	Deposit Plan against the Tests of Soundness which demonstrates that the Deposit Plan and the processes followed to reach this stage are 'sound'.	
3814 / Mrs Marion Jones / Objection	Fails Test 2 as many of the sites chosen are not suitable to build on due to traffic, infrastructure difficulties, flooding risk and inadequate services to support new residents.	The points raised are responded to in the relevant section of the Consultation Report regarding sites allocated for development. Consideration of the Plan's soundness is set out in the 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'.	No change required.
3816 / Sabrina Entwistle / Objection	Fails Test 2 as the plan specifically fails in the area of policy S8 HA4. I have made a number of comments in the site location section of this form (question 10). The simplest improvement would be to move the proposed site for development from Leasbrook (CS0270) to Land at Wonastow road (CS0274).	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Leasbrook, Monmouth (Policy HA4). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3828 / Mrs Sharon Gale / Objection	As far as I'm aware future Wales is there to create a Wales for the future of the people who live there. I do not want a future where we have ruined our environment, have little nature, have dangerous water to drink and polluted air to breath. Climate change is real, and we have a responsibility to not pass these problems to future generations. I can only comment on the unsuitability of the Dixton Road site, as I live in Monmouth. There must be better places to build new housing where problems of infrastructure, economy and environment do not exist to the same level	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Leasbrook, Monmouth (Policy HA4). Consideration of the Plan's soundness is set out in the 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'. The Deposit Plan is 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.	No change required.

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	as here. Being a small rural town we are constrained by location.		
3836 / Steve Hoselitz / Objection	The Deposit Plan fails legal and regulatory procedural requirements. The Council was committed to a Delivery Agreement/Community Involvement Scheme that commendably but voluntarily embraced a scheme of public consultation summarised in the Officer Report of 1st December 2022 at its 3.28 that: "Statutory consultation/engagement will take place over an eight-week period in December 2022 - January 23 ... Following the stakeholder involvement, engagement and consultation on the Preferred Strategy, responses will be collated and carefully considered. A consultation report will be prepared and published containing details of the representations and the Council's response to them. A summary consultation report and the Preferred Strategy with any necessary amendments will be reported to Council in Spring 2023 to seek approval of the Preferred Strategy." The Council has contravened its own Delivery Agreement/Community Involvement Scheme, and thereby contravened the 2005 (2015) Regulations and the Planning and Compulsory Purchase Act 2004 63 - (1). The Preferred Strategy housing target is the single most important element of the RLDP and	Comments noted. The Council is satisfied that the RLDP has been prepared in accordance with the Delivery Agreement, including the Community Involvement Scheme (agreed by Welsh Government) and the Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015. 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. The housing target proposed in the Preferred Strategy was consulted on in December 2022-January 2023 and there was a further opportunity for stakeholders and communities to submit comments at the Deposit consultation stage of the process. Elected Members considered the Plan's housing target at the relevant Council meetings when seeking to endorse the Preferred Strategy and Deposit Plan for consultation. Members also considered the Initial Report of Consultation on the Preferred Strategy prior to endorsing the Deposit RLDP for consultation. 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. Consideration of the Plan's general conformity with Future Wakes: the National Plan 2040 is set out in the Council's Self-Assessment of the Deposit Plan against the Tests of Soundness. This demonstrates that the Deposit RLDP aligns with the objectives of Future Wales and establishes a policy framework that is in general conformity with Future Wales and makes a positive contribution to its policy aims. Of note, Future Wales does not apportion housing growth to local authorities, the point raised in relation to this is, therefore, a misunderstanding of the scope of the	No change required.

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	Members were denied the chance to consider it in the light of representations received before the Deposit Version was prepared. The RLDP is not considered sound because it fails Test 1 in that its excessive level of housing growth is not in general conformity with the South East Wales regional housing apportionment in Future Wales: the National Plan 2040. The RLDP unsustainably directs too much development away from the National Growth Area which is Cardiff, Newport and the Valleys. The fact that the housing figure in the Preferred Strategy, carried forward into the RLDP, contains a higher figure of 5,400 which was acquiesced to by WG in a later letter of 26 January 2023, does not alter the fact that WG's 2021 initial view was that exceeding 4,275 homes as a target for Monmouthshire is excessive and fails to accord with Future Wales. Indeed, the later letter concluded by stating that further technical work is required to demonstrate the RLDP has met the tests of soundness in terms of growth in jobs and homes. Objectors have also criticised the absence of credible viability technical data to evidence that 50% affordable housing will be delivered, and without guaranteed delivery of 50% affordable housing, there is no justification for the RLDP exceeding the WG housing target of 4,275 units.	document. Furthermore, Welsh Government formally responded to the 2022 Preferred Strategy consultation in January 2023, and again in response to the Deposit Plan, with a 'green' rating, stating that "Future Wales places great emphasis on the development of National Growth Areas and the need for additional affordable housing. The Draft Plan is in general conformity with Policies 1, 7 and 33 of Future Wales and does not undermine the role of Cardiff, Newport and the Valleys as the main focus for growth and investment in the south-east region but reflects the urgent need to increase the supply of affordable housing in Monmouthshire." This demonstrates that the level of growth proposed is deemed to be in conformity with Future Wales by Welsh Government. Similarly, Welsh Government has not raised an objection to the Deposit Plan settlement hierarchy and distribution of housing growth. The RLDP's affordable housing targets are underpinned by robust and credible viability evidence. Site promoters of the proposed site allocations have completed site specific financial viability assessments to support their proposals and ensure their sites are viable based on 50% affordable housing requirements, and other key requirements. Consideration of the Plan's soundness is set out in the 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'.	

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3840 / Mr Mark Gwynne / Objection	Fails Test 2 as the site is a green space, will block light and cause privacy issues. Traffic could be an issue. Negative impact on schools/dentists/doctors. It will devalue their property.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land adjacent to Llanellen Court Farm, Llanellen (Policy HA17). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3841 / Mr Mark Orchart / Objection	Fails Test 3 due to the little or no consideration given to traffic for HA3.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3842 / Ms Martha Skilton / Support	No comment made.	Support welcomed.	No change required.
3843 / Martin Griffiths / Objection	Fails Test 2 as insufficient road and general infrastructure in Chepstow to support the development. The existing infrastructure is at breaking point.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3844 / Mr Martin Palmer / Support	No comment made.	Support welcomed.	No change required.
3845 / Mr Martin Sweeney / Objection	Logic of site CS0270 over 0274 as a strategic housing site is not clear. CS0274 appears to have been discounted purely on the basis that suitable residential housing was available elsewhere within the settlement boundary when, in fact, the settlement boundary is proposed to be extended significantly in order to accommodate CS0270 and there are major issues with regards to the impact on biodiversity and landscape setting associated with CS0270. Furthermore, the proposed policy position of mixed use sites	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Leasbrook, Monmouth (Policy HA4). Consideration of the Plan's soundness is set out in the 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	would be met at CS0274 but not at CS0270.		
3846 / Master Tomos / Objection	Fails Test 2 as detailed under question 19, I do not think that the proposed development on the site south of Monmouth Road in Raglan is sound.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land South of Monmouth Road, Raglan (Policy HA11). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3847 / Mr Mat Pilcher / Objection	Fails Test 2 as insufficient consideration of provisions to support local increases in the number of people requiring services/road links/ education etc.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land to the East of Caldicot/ North of Portskewett (Policy HA2). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3848 / Matthew Hamar / Support	No comment made.	Support welcomed.	No change required.
3849 / Mr Matthew Jenkins / Objection	MCC can change policies.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3850 / Mr Maurice Burns / Objection	Too much development in the area without supporting improvements to infrastructure.	The Deposit Plan is 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.	No change required.
3851 / Miss Megan / Objection	Fails Test 3 as it is overpopulated and too full already.	The Deposit Plan is 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.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3852 / Miss Megan Evans / Objection	Fails tests 1, 2 and 3.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land to the East of Caldicot/ North of Portskewett (Policy HA2). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3853 / Mrs Melanie Nicholas / Objection	Not fit for purpose.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3855 / Mr Michael George Shean / Objection	Fails Test 1, 2 and 3 as highways alone have the requisite expertise to answer this question.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'. Due to the limited brownfield opportunities in Monmouthshire, greenfield opportunities have had to be considered through the site selection process to meet our key housing and employment requirements. Planning Policy Wales (PPW) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development, including the provision of homes and economic growth, and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity, which is reflected in the policy framework.	No change required.
3856 / Mr Michael Griffiths / Objection	Fails Test 2 as the infrastructure in Chepstow cannot sustain existing levels of transport, let alone additional capacity.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3857 / Mr Michael Gwyther / Objection	Comments regarding HA3.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the Self-Assessment of the	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		Deposit Plan against the Tests of Soundness which demonstrates that the Deposit Plan and the processes followed to reach this stage are 'sound'. Due to the limited brownfield opportunities in Monmouthshire, greenfield opportunities have had to be considered through the site selection process to meet our key housing and employment requirements. Planning Policy Wales (PPW) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development, including the provision of homes and economic growth, and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity, which is reflected in the policy framework.	
3858 / Mr Michael Ogden / Objection	See previous comments.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3860 / Miss Michaela McDougall / Objection	Fails Test 2 and 3 due to better infrastructure, more doctors, better public transport, cheaper trains, better roads, better access to NHS dentists.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocations Land to the East of Caldicot/ North of Portskewett (Policy HA2), and Land at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3861 / Mrs Michelle Pole / Objection	Unsure.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land to the East of Caldicot/ North of Portskewett (Policy HA2). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3862 / Mr Mike Gorshkov / Objection	Fails all tests for the reasons given.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3863 / Dr Miles Thompson / Objection	Fails all tests as this development will increase traffic congestion, increase air pollution, increase the strain on local services, and degrade the green wedge between Chepstow, Pwllmeyric and Mathern. It seems counter to aspects of: - The Planning (Wales) Act 2015 - section 2 Sustainable development - which uses the definition of sustainable development in the Well-being of Future Generations (Wales) Act 2015 (anaw 2, section 5 and subsection 14) - The Wellbeing of Future Generations (Wales) Act 2015 (A Resilient Wales - 4: Water and air quality - highlights the importance of tackling air pollution) - The Welsh Government's Clean Air Plan for Wales; Environment (Air Quality and Soundscapes) (Wales) Act 2024 - Local Development Plan (LDP; policy LC6 - Green wedge) In balance, the proposed development seems to offer more potential harm than benefit, especially in terms of potential negative impacts on infrastructure and health and wellbeing, and so should be rejected.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3864 / Miss Lhosa Daly / Objection	Fails test 'preparation' for the reasons given.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3865 / Mr Adams / Objection	As per previous comments.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Policy ST5 - Transport Schemes, of the RLDP seeks to support and safeguard land for road improvement schemes which have been identified in the Local Transport Strategy. 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. It is, therefore, not included within the RLDP. Consideration of the Plan's soundness is set out in the 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'.	No change required.
3866 / Mr and Mrs Hassell / Objection	Fails Test 3 as it will only cause more problems.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Leasbrook, Monmouth (Policy HA4). 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'.	No change required.
3867 / Mr /Mrs White / Objection	Fails Tests 2 and 3 for the reasons given.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). 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'. Due to the limited brownfield opportunities in Monmouthshire, greenfield opportunities have had to be considered through the site selection process to meet our key housing and employment requirements. Planning Policy Wales (PPW) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development, including the provision of homes and economic growth, and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity, which is reflected in the policy framework.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3868 / Mr Gareth / Objection	HA11 site proposal should be review as per previous comments.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land East of Burrium Gate, Usk (Policy HA11). 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'.	No change required.
3869 / Mr Golsin / Support	No comment made.	Support welcomed.	No change required.
3870 / Mr Klinkert / Objection	The area doesn't need more housing it's too busy already. Look for other sites with better road networks. Once all the fields are built on, we won't get them back.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Policy ST5 - Transport Schemes, of the RLDP seeks to support and safeguard land for road improvement schemes which have been identified in the Local Transport Strategy. 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. It is, therefore, not included within the RLDP. Consideration of the Plan's soundness is set out in the 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'.	No change required.
3872 / Mr Monks / Support	No comment made.	Support noted.	No change required.
3873 / Mr V G Danks / Objection	No comment made.	Objection noted.	No change required.
3874 / Mrs Adams / Objection	Fails Test 2 as it does nothing to solve the problems in Chepstow and will add to them instead.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). 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'.	No change required.
3875 / Mrs Ashton-Smith / Objection	Fails Test 3 as there is already too much noise impact and poor air quality caused by the existing traffic. Extra congestion will cause more pollution.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the Council's Self-Assessment of	No change required.

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		the Deposit Plan against the Tests of Soundness which demonstrates that the Deposit Plan and the processes followed to reach this stage are 'sound'.	
3876 / Mrs Morgan / Objection	Fails Test 2 as there is too much traffic.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). 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'.	No change required.
3877 / Mrs O E Jones / Objection	Fails Test 2 and 3 as the Leasbrook site is not a suitable one for development.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Leasbrook, Monmouth (Policy HA4). 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'.	No change required.
3878 / Mrs Rebecca / Objection	The development land proposals for Raglan do not fit with the objectives that the council have outlined or the future Wales plan. There are significant risks and impacts that the proposed use of the land will have in particular the employment development proposals (detailed in previous sections). The plans do not make for a healthier Wales, resilient Wales, globally responsible Wales or a Wales of cohesive communities.	The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land South of Monmouth Road, Raglan (HA10), and Land West of Raglan (Policy EA1j). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3879 / Mrs Rhian / Objection	Fails Test 'preparation' and 2 as the Welsh Government has intervened to overturn planning permission on one of the sites currently identified in the Deposit RLDP (Policy HA10 - Land South of Monmouth Road, Raglan, section 14.12) on the basis that it was not consistent with Planning Policy Wales. I therefore do not believe	The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land South of Monmouth Road, Raglan (Policy HA10). Consideration of the Plan's soundness is set out in the 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'.	No change required.

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	that the plan is sound or appropriate in its current form.		
3881 / Mrs Natasha Baker / Objection	Fails Test 'preparation' as previously stated.	Site not identified in representation. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation. 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'.	No change required.
3882 / Mr Nathan Wagstaff / Objection	Fails Test 2 as the Plan development in Chepstow is unsustainable with the current infrastructure and road layouts.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). 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'.	No change required.
3883 / Mr Neil Fuller / Objection	Fails Test 2 as the infrastructure to support future residential development in rural areas does not exist in Monmouthshire.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land West of Redd Landes, Shirenewton (Policy HA18). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3884 / Mr Neil Webb / Objection	Fails all tests as easy option that does nothing to address the issues this plan will bring.	Due to the limited brownfield opportunities in Monmouthshire, greenfield opportunities have had to be considered through the site selection process to meet our key housing and employment requirements. Planning Policy Wales (PPW) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development, including the provision of homes and economic growth, and address Monmouthshire's core issues including responding to the climate and nature emergency, as well as housing affordability, rebalancing our demography and economic prosperity, which is reflected in the policy framework. The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3885 / Mrs Nerys Parker / Objection	Fails Test 2 due to lack of infrastructure (road), environmental impact and air pollution.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). 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'.	No change required.
3886 / Mrs Nerys Wilson / Objection	Does not adequately consider the preservation of conservation areas such as Shirenewton. Does not demonstrate clear alignment of conservation preservation with regional and national plane. It does not address the specific needs and constraints of Shirenewton. It does not provide clear enforceable policies that protect conservation areas and address infrastructure challenges in Shirenewton.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). 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'. The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land West of Redd Landes, Shirenewton (Policy HA18). Consideration of the Plan's soundness is set out in the 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'.	No change required.
3887 / Mr Nicholas Clayton-Ford / Support	No comment made.	Support noted.	No change required.
3888 / Mr Nicholas Langston-Able / Objection	The site was previously considered and rejected and there is no new evidence to suggest the site is now appropriate.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Policy ST5 - Transport Schemes, of the RLDP seeks to support and safeguard land for road improvement schemes which have been identified in the Local Transport Strategy. 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. It is, therefore, not included within the RLDP. Consideration of the Plan's soundness is set out in the 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'.	No change required.
3889 / Miss Nicola Lee / Objection	Fails Test 2 and 3 as the A466 at High Beech roundabout is already a huge bottle neck.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Policy ST5 - Transport Schemes, of the RLDP seeks to support and safeguard land	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		for road improvement schemes which have been identified in the Local Transport Strategy. 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. It is, therefore, not included within the RLDP. Consideration of the Plan's soundness is set out in the 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'.	
3890 / Mr Nigel Andrews / Support	No comment made.	Support noted.	No change required.
3891 / Mr Nigel Millichap / Objection	Fails Test 2 for the reasons given.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). 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'.	No change required.
3892 / Mr Norman Davies / Objection	Fails Test 2 due to access, won't link with the village, boggy land, mains drainage capacity.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land adjacent to Llanellen Court Farm, Llanellen (Policy HA17). 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'.	No change required.
3893 / Mr Ollie Richardson / Support	No comment made.	Support noted.	No change required.
3894 / Mrs P A Davies / Objection	Fails Test 2 as self-evident.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land at Mounton Road, Chepstow (Policy HA3). Policy ST5 - Transport Schemes, of the RLDP seeks to support and safeguard land for road improvement schemes which have been identified in the Local Transport Strategy. A proposal for a Chepstow Bypass is not set out within the current Monmouthshire Local Transport Strategy (LTS) road schemes, nor within	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		the Welsh Government Road building programme. It is, therefore, not included within the RLDP. Consideration of the Plan's soundness is set out in the 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'.	
3895 / Ms Pamela Robinson / Support	No comment made.	Support noted.	No change required.
3896 / Mrs Pamela Williams / Objection	Fails all tests for the reasons given.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land to the East of Caldicot/ North of Portskewett (Policy HA2). 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'.	No change required.
3897 / Mr Paul Bradley / Support	No comment made.	Support welcomed.	No change required.
3898 / Mr Paul Fletcher / Objection	Fails Test 2 for the reasons given.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land at Mounton Road, Chepstow (Policy HA3). Policy ST5 - Transport Schemes, of the RLDP seeks to support and safeguard land for road improvement schemes which have been identified in the Local Transport Strategy. 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. It is, therefore, not included within the RLDP. Consideration of the Plan's soundness is set out in the 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'.	No change required.
3900 / Mr Peter Cresswell / Objection	Fails Test 3 as no more businesses or housing without a Chepstow bypass road.	Comment noted. The points raised are responded to in the relevant section of the Consultation Report regarding the site allocation Land at Mounton Road, Chepstow (Policy HA3). Policy ST5 - Transport Schemes, of the RLDP seeks to support and safeguard land for road improvement schemes which have been identified in the	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		Local Transport Strategy. 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. It is, therefore, not included within the RLDP. Consideration of the Plan's soundness is set out in the 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'.	
3901 / Mr Peter Donne Jones / Objection	Not appropriate in the designated location.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). 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'.	No change required.
3903 / Mr Peter Morgan / Objection	HA3 does not address climate change Policy S4 and Health and Wellbeing 23.4.8.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). 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'.	No change required.
3904 / Mr Peter Garwood / Support	Fails Test 2 as unsound.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Leasbrook, Monmouth (Policy HA4). 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'.	No change required.
3905 / Mr Philip Brabon / Objection	No comment made.	Objection noted.	No change required.
3906 / Mr Philip Taylor / Objection	No comment made.	Objection noted.	No change required.
3907 / Mr Philip Waggett / Objection	Fails Test 3 as doing the minimum to protect any waterways is not good enough.	The points raised are responded to in the relevant section of the Consultation Report regarding Policy NR3. 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	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		demonstrates that the Deposit Plan and the processes followed to reach this stage are 'sound'.	
3908 / Mr Phillip Pugh / Objection	Fails all tests as it is the wrong site.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land to the East of Abergavenny (Policy HA1). 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'.	No change required.
3909 / Mr Piers Jacobs / Objection	The plan isn't appropriate in light of the evidence and won't be effective.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). 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'.	No change required.
3910 / Mrs Quinlan / Objection	Fails Test 2 as the Plan does not take into account the situation in Chepstow. They cannot say for the other areas.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). 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'.	No change required.
3911 / Mrs Rachael Wright / Objection	Fails Test 2 as they are not in a position to say yes or no to whether it is sound.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land to the East of Abergavenny (Policy HA1). 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'.	No change required.
3912 / Mrs Rachel Williams / Objection	Fails Test 'preparation' and 2 as residents are against the plan due to increased pollution, traffic and impact on wildlife. People are leaving Chepstow due to traffic and this will make it worse.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). 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'.	No change required.
3913 / Mrs Rebecca Higham / Objection	Fails Test 'preparation' as it is breaching air quality guidelines.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the Council's Self-Assessment of	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		the Deposit Plan against the Tests of Soundness which demonstrates that the Deposit Plan and the processes followed to reach this stage are 'sound'.	
3914 / Mrs Rebecca Prayoga / Objection	Fails legal and regulatory procedural requirements and out of conformity with Future Wales, creating conservation and environmental conflict, disregarding heritage, and creating sustainability issues. Fails test 1 as is inconsistent with national goals on biodiversity, sustainable transport, and environmental protections for AONB. Contradicting stated goals emphasising sustainability and heritage protection through development on greenfield sites and lack of robust infrastructure planning. Fails test 2 through failing to justify necessity of proposed developments in Chepstow considering limited infrastructure, overburdened transport network, high cost of housing and why other brownfield redevelopment opportunities are not being utilized. Fails test 3 due to three reasons, firstly infrastructure deficit and a lack of investment in transport, healthcare and amenities undermining plans effectiveness. Secondly, lack of attractiveness to young people (e.g. employment opportunities, local services). Third, environmental harm through greenfield development.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). 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'.	No change required.
3915 / Mrs Rebecca Reed / Objection	Fails Test 'preparation' and 2 as HA2 and HA3 Do not consider flow and movement of traffic at peak times. HA2 and HA3 do not have good enough transport links	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocations Land to the East of Caldicot/ North of Portskewett (Policy HA2) and Land at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the Council's Self-Assessment of	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	(train or road) to allow for reasonable commuting. Does not incorporate additional doctor surgeries for additional development.	the Deposit Plan against the Tests of Soundness which demonstrates that the Deposit Plan and the processes followed to reach this stage are 'sound'.	
3916 / Mrs Rebecca Webb / Objection	Development is in conflict with The Planning (Wales) Act 2015, Wellbeing of Future Generations (Wales) Act 2015, ISA, Environmental Air Quality and Soundscapes Act 2024 and Public Health Act 2017.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). 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'.	No change required.
3917 / Mr Reginald Darge / Support	No comment made.	Support noted.	No change required.
3918 / Mrs Rhian Head / Objection	Fails Test 2 due to flooding risk.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land East of Little Mill (HA15). 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'.	No change required.
3919 / Mrs Rhian Vaughan / Objection	Fails Test 'preparation' and 2 as they have photos showing the flooding if needed.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land adjacent to Llanellen Court Farm, Llanellen (Policy HA17). 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'.	No change required.
3920 / Ms Rhiannon Gambold / Support	No comment made.	Support noted.	No change required.
3921 / Mr Rhys Llewellyn-Holley / Objection	Fails Test 3 and consider alternatives.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land to the East of Abergavenny (Policy HA1). Consideration of the Plan's soundness is set out in the Council's Self-Assessment of	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		the Deposit Plan against the Tests of Soundness which demonstrates that the Deposit Plan and the processes followed to reach this stage are 'sound'.	
3922 / Dr Richard / Objection	Fails Test 2 and 3 as isolated plan without consideration of other issues affecting the town of Chepstow.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). 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'.	No change required.
3923 / Mr. Richard Davies / Support	No comment made.	Support noted.	No change required.
3924 / Mr Richard Dobbin / Objection	Fails all tests for the reasons given.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). 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'.	No change required.
3925 / Mr Richard Lansberry / Objection	The fundamental reasons why the plan in my opinion will fail are twofold. This plan is poorly thought through, shows total disregard for the current residents of Chepstow and surrounds and appears have a sense of panic about it. Monmouthshire County Council must stand firm and not rush into making poor decisions when other options are more viable and available.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). 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'.	No change required.
3926 / Mr Richard Thomas / Objection	Fails all tests for the reasons given.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		The Deposit Plan is 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.	
3927 / Mr Richard Woodhead / Support	No comment made.	Support noted.	No change required.
3928 / Dr Robert Handley / Support	No comment made.	Support noted.	No change required.
3930 / Mr Robert Hughes / Objection	Fails Test 2 for the reasons given.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocations Land South of Monmouth Road, Raglan (HA10), Land West of Raglan (Policy EA1j), and Raglan Enterprise Park (CC2). 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'	No change required.
3931 / Mr Robert Jones / Support	No comment made.	Support noted.	No change required.
3932 / Mr Robert Kendall / Objection	Fails Test 2 as the plan of housing development and Gypsy/traveller site location in Portskewett is totally unacceptable.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land to the East of Caldicot/ North of Portskewett (Policy HA2). 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'.	No change required.
3933 / Mr Robert Maidment-Wilson / Objection	Fails Test 2 and 3 as any greenfield development must not be permitted, as it will inevitably cause excess runoff and flooding downstream. A development on the 'wrong ' side of a major A road will turn a through route into a distributor road and lead to friction, excessive traffic	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land to the East of Abergavenny (Policy HA1). 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'.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	creation and inappropriate road use. Sustainability is a complete red herring		
3936 / Mr Robert Rigby / Support	No comment made.	Support noted.	No change required.
3937 / Mr Robin Waite / Objection	Fails Test 3 as not enough thought has been given to amenities, light pollution, infrastructure and services.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land to the East of Caldicot/ North of Portskewett (Policy HA2). 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'.	No change required.
3938 / Mr Roger Murrow / Objection	Fails Test 3 as if it is summit would be the first one ever to be so.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land to the East of Abergavenny (Policy HA1). 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'.	No change required.
3939 / Mr Ron Howard / Objection	Fails Test 2 and 3 as the plan is not appropriate in an area that is already congested and struggling to cope with its existing population. It will not deliver its objectives, merely make things worse.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). 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'. Policy ST5 - Transport Schemes, of the RLDP seeks to support and safeguard land for road improvement schemes which have been identified in the Local Transport Strategy. 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. It is, therefore, not included within the RLDP.	No change required.
3940 / Mrs Ruth Lock / Objection	Fails Test 2 as the site needs to be smaller.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land to the East of Caldicot/ North of Portskewett (Policy HA2). 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	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		demonstrates that the Deposit Plan and the processes followed to reach this stage are 'sound'.	
3941 / Mr & Mrs Ruth-Olivia & David. L. Prosser / Objection	Fails Test 2 and 3 due to flooding, wildlife and infrastructure.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Drewen Farm, Monmouth (Policy HA7). 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'.	No change required.
3942 / Mrs Ruth west / Objection	Fails Test 2 as the access point to the new development possesses great risk to all.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land west of Trem yr Ysgol, Penperlleni (Policy HA12). 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'.	No change required.
3943 / Mrs S Billington / Objection	Fails all tests and stated 'no sure'.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land to the East of Abergavenny (Policy HA1). 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'.	No change required.
3944 / Mrs Sally Benitez / Objection	The policy has not been thought through properly and public have not been given enough details about it either.	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'. Comments noted. Extensive consultation and engagement was 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. 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.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		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.	
3945 / Miss Samantha Haggins / Objection	For someone living Chepstow, the proposed plan regarding the new development in Chepstow is not sound. It needs to be relocated. Due poor traffic infrastructure already, and other issue regarding infrastructure.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). 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'.	No change required.
3946 / Mrs Sandra Irwin / Objection	The national plan calls for low levels of development in Monmouthshire as strategic government investment will be focussed elsewhere.	The Deposit Plan is 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 points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). 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'.	No change required.
3947 / Dr Sarah Cockbill / Objection	Fails Test 2 for the reasons given.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). 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'.	No change required.
3948 / Miss Sarah Lewis / Support	No comment made.	Support noted.	No change required.
3949 / Mrs Sarah Spencer / Objection	Building 770 houses, Gypsy and Traveller site and industrial units will irreparably change the area and it will not be for the better. The culture, nature, pressure on services of the area, will mean that South	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land to the East of Caldicot/ North of Portskewett (Policy HA2). Consideration of the Plan's soundness is set out in the	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
	Monmouthshire will become a suburb of Bristol and lose the community feel that we currently have. Please LISTEN to the people who live here and know what is right for our own area.	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	
3950 / Ms Sarah Spooner / Objection	Fails Test 3 as it is adding to logistic problems as well as the issue of not enough doctors, dentists or schools.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocations Land at Mounton Road, Chepstow (Policy HA3) and Land to the East of Caldicot/ North of Portskewett (Policy HA2). 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'.	No change required.
3951 / Miss Sarah Stamp / Objection	The plan will need infrastructure to work.	The points raised are responded to in the relevant section of the Consultation Report regarding Policy S6. 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'.	No change required.
3952 / Mr Scott Crichton / Objection	Fails Test 2 due to infrastructure and sewage capacity.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land to the East of Abergavenny (Policy HA1). 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'.	No change required.
3953 / Mrs Sheena Banfield / Objection	Fails Test 2 due to transport - roads, rail, not fit for purpose especially further building.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). 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'.	No change required.
3954 / Dr Sian Wall / Objection	Fails Test 'preparation' and 2 as not appropriate for the area.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocations Land at Mounton Road, Chepstow (Policy HA3) and Land to the East of Caldicot/ North of Portskewett (Policy HA2). Consideration of the Plan's soundness is set out in the Council's Self-Assessment of	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		the Deposit Plan against the Tests of Soundness which demonstrates that the Deposit Plan and the processes followed to reach this stage are 'sound'.	
3955 / Mrs Sidonie Hooper / Objection	No comment made.	Objection noted.	No change required.
3956 / Mr Silvano Woronycz / Objection	There are many problems: traffic, Chepstow as a commuter town, Cribbs Causeway that will be anchors on improving Chepstow. These are not addressed.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). 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'.	No change required.
3959 / Mr Simon Sihdu / Objection	Fails Test 'preparation' and Test 3 due to adverse impacts on Chepstow and the Wye Valley.	section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). 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'.	No change required.
3960 / Ms Sophie / Objection	This is not a practical way to sort the issues in the area. Its a quick fire way of building loads of houses ruining the area.	The Deposit Plan is 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. 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'.	No change required.
3961 / Mrs Sophie Todd / Support	No comment made.	Support noted.	No change required.
3961 / Mrs Sophie Todd / Objection	The local roads are narrow and unable to cope with the number of cars; additional dwelling will cause significant hazards to users. Construction work will be disruptive, polluting and damaging to local wildlife and livestock. There are no amenities for	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land West of Redd Landes, Shirenewton (Policy HA18). 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'.	No change required.

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	new houses with only a small school and no shops. This will lead to additional traffic which leads to more congestion/pollution. The area cannot cope with this level of development.		
3962 / Miss Stephanie Drake / Objection	Fails Test 3.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). 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'.	No change required.
3963 / Mr Stephen Lewis / Objection	Fails all 4 Tests as Wonastow Road is far more suitable.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Leasbrook, Monmouth (Policy HA4). 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'.	No change required.
3964 / Mr Steve Beckett / Support	No comment made.	Support welcomed.	No change required.
3965 / Mr Steve Jones / Objection	Failure to address road, transport and pollution issues that have accrued largely as a result on continuous housing development in my 25 years as a Chepstow resident have pushed the town's infrastructure beyond breaking point and the plan fails to mitigate for upcoming threats particularly from absorption of the Brunel Quarter and proposed development at Beachley. In order to enable further housing expansion substantial prior investment and political will is required to address these known issues.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). 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'.	No change required.

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3966 / Mr Steve Lamb / Objection	Fails Test 2.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land East of Burrium Gate, Usk (Policy HA11). 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'.	No change required.
3968 / Mr Steve Vickers / Objection	Overall, the housing plan elements appear to choose some marginal and some unsuitable locations. As people are at the heart of any plan any deficiency in housing and transport will impact well-bring and so lead to overall failure.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Leasbrook, Monmouth (Policy HA4). 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'.	No change required.
3969 / Mr Steve Walmsley / Objection	No comment made.	Objection noted.	No change required.
3970 / Mr Steven Harris / Support	No comment made.	Support noted.	No change required.
3971 / Miss Sue Netherway / Objection	Dixton Rd plan fails as it is based on false premises e.g. that residents will walk to town. There is no railway station within stipulated distance, public transport overall is poor. The land is top grade; planners should aim for lower grade where available.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Leasbrook, Monmouth (Policy HA4). 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'.	No change required.
3972 / Mrs Sue Young / Objection	Proposals are full of jargon with little regard for current residents, which are based on several assumptions. More detail is needed on actual plan for development at Caldicot.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land to the East of Caldicot/ North of Portskewett (Policy HA2). 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'.	No change required.
3973 / Mrs Susan Strode / Objection	Fails Test 2 as there is not enough consideration made to existing problems	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3).	No change required.

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	with regards to resources and roads to support now and future plans.	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'.	
3974 / Mrs Suzanne Prangley / Objection	Fails Test 2 and 3 as whilst the council needs to develop areas for housing, but the HA5 does not lend itself to being an economical site to develop due to the elevation and disturbance to land that could cause flooding to lower properties and to link roads in the area via single track country lanes and it is supposed to be an important site of nature conservation.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Penlanlas Farm, Abergavenny (Policy HA5). 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'.	No change required.
3975 / Miss Talia Wheeler / Support	No comment made.	Support welcomed.	No change required.
3976 / Ms Tasneem Clarke / Objection	Fails Test 2 but they are not qualified to answer this question.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). 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'.	No change required.
3977 / Mr Terence Frost / Objection	Fails Test 2 as it fails to acknowledge how existing development as impacted making further development at High Beech, Chepstow unacceptable without supporting infrastructure.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). 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'.	No change required.
3978 / Mr Terence Tiley / Objection	The impact outweighs the benefits. The fact the plan is based on an existing flood plain shows that any building would be subject to flooding.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land to the East of Caldicot/ North of Portskewett (Policy HA2). 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'.	No change required.

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3979 / Mr Terence Watson / Objection	Fails all Tests as no proposed development is sustainable.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). 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'.	No change required.
3980 / Mr Thomas Hooper / Objection	Fails all Tests as too much to type.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land to the East of Caldicot/ North of Portskewett (Policy HA2). 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'.	No change required.
3981 / Mr Thomas Reynolds / Objection	Fails Tests 2 and 3 due to the allocation at Chepstow.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). 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'.	No change required.
3982 / Mr Tim Crawford / Objection	Fails Test 2 as they are not happy with the whole setup.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land to the East of Caldicot/ North of Portskewett (Policy HA2). 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'.	No change required.
3983 / Mr Tim James / Objection	Fails legal and regulatory procedural requirements by contravening it Delivery Agreement/Community Involvement Scheme as Member were denied the chance to consider changes to the Preferred Strategy housing target in light of representations received before the Deposit version was prepared. The excessive housing target is also considered to fail the tests of soundness.	Comments noted. The Council is satisfied that the RLDP has been prepared in accordance with the Delivery Agreement, including the Community Involvement Scheme (agreed by Welsh Government). 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	No change required.

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		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. The housing target proposed in the Preferred Strategy was consulted on in December 2022-January 2023 and there was a further opportunity for stakeholders and communities to submit comments at the Deposit consultation stage of the process. Elected Members considered the Plan's housing target at the relevant Council meetings when seeking to endorse the Preferred Strategy and Deposit Plan for consultation. Members also considered the Initial Report of Consultation on the Preferred Strategy prior to endorsing the Deposit RLDP for consultation. 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. Consideration of the Plan's general conformity with Future Wakes: the National Plan 2040 is set out in the Council's Self-Assessment of the Deposit Plan against the Tests of Soundness. This demonstrates that the Deposit RLDP aligns with the objectives of Future Wales and establishes a policy framework that is in general conformity with Future Wales and makes a positive contribution to its policy aims. Of note, Welsh Government formally responded to the 2022 Preferred Strategy consultation in January 2023, and again in response to the Deposit Plan, with a 'green' rating, stating that "Future Wales places great emphasis on the development of National Growth Areas and the need for additional affordable housing. The Draft Plan is in general conformity with Policies 1, 7 and 33 of Future Wales and does not undermine the role of Cardiff, Newport and the Valleys as the main focus for growth and investment in the south-east region but reflects the urgent need to increase the supply of affordable housing in Monmouthshire." This demonstrates that the level of growth proposed is deemed to be in conformity with Future Wales by Welsh Government. Similarly, Welsh Government has not raised an objection to the Deposit Plan settlement hierarchy and distribution of housing growth.	
3984 / Mr Tim Monckton / Objection	If it is about urgent need for affordable housing, it should include a much higher affordable housing percentage. With only	Comment noted. Due to the limited brownfield opportunities in Monmouthshire, greenfield opportunities have had to be considered through the site selection process to meet our key housing and employment requirements. Planning Policy	No change required.

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	50% affordable housing, it will bring more new people to the area, so not answering the need for affordable housing and actually creating more problems in future, so not effective. It isn't appropriate to build on farmland/countryside - in conflict with nature emergency and doesn't fit well with your tourism targets.	Wales (PPW) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. The Deposit Plan is 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. 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'.	
3985 / Mr Tom & Julie Alger / Objection	Fails Test 2 as new roads in and out and infrastructure urgently needed - schools, doctors, dentists.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). 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'.	No change required.
3986 / Mr Tom James / Support	No comment made.	Support welcomed.	No change required.
3987 / Mr Tom Purdy / Objection	Lacks awareness of local issues.	The Deposit Plan is 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. 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'.	No change required.
3988 / Mrs Tracey / Objection	HA2 will be a loss to Caldicot rather than a gain.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land to the East of Caldicot/ North of Portskewett (Policy HA2). 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'.	No change required.

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3989 / Miss Tracey Meaker / Objection	Fails Test 'preparation' for personal reasons.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). 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'.	No change required.
3990 / Miss Tracy Hopkins / Support	No comment made.	Support welcomed.	No change required.
3991 / Mrs Vanessa Lewis / Objection	Fails Test 2.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). 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'.	No change required.
3992 / Ms Verena Evans / Objection	Fails Test 2 as evidence of problems with road usage.	The points raised are responded to in the relevant section of the Consultation Report regarding Policies S6 and 13. 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'.	No change required.
3993 / Mrs Veronica Martin / Objection	Fails Test 2 due to health and environmental impacts of increase air pollution and the impact on local infrastructure, economy and community well-being.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). 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'.	No change required.
3994 / Mrs Vicky Curtis / Support	No comment made.	Support welcomed.	No change required.
3995 / Mrs Victoria Clark / Objection	Fails all tests as it is a case of identifying green land that has not been built on and then build on it. It is not good enough. Little Mill will be joined to Newport at this rate.	Comment noted. Due to the limited brownfield opportunities in Monmouthshire, greenfield opportunities have had to be considered through the site selection process to meet our key housing and employment requirements. Planning Policy Wales (PPW) includes economic, social, environmental and cultural well-being factors within the definition of sustainable development. In this respect, the RLDP has a duty to address all elements of sustainable development, including the provision of homes and economic growth, and address Monmouthshire's core	No change required.

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		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 points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land East of Little Mill (Policy HA15). 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'.	
3996 / Mr William Fletcher / Objection	Future Wales is an inclusive society not one where the will of the people is subjugated by political intrigue to override their will. The plan is a blatant attempt to circumvent previous determinations, fought for by the people to stop development on land to the South of Monmouth Road in Raglan.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land South of Monmouth Road (Policy HA10). 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'. Consideration of the Plan's general conformity with Future Wales: the National Plan 2040 is set out in the Council's Self-Assessment of the Deposit Plan against the Tests of Soundness. This demonstrates that the Deposit RLDP aligns with the objectives of Future Wales and establishes a policy framework that is in general conformity with Future Wales and makes a positive contribution to its policy aims. Of note, Welsh Government formally responded to the 2022 Preferred Strategy consultation in January 2023, and again in response to the Deposit Plan, with a 'green' rating, stating that "Future Wales places great emphasis on the development of National Growth Areas and the need for additional affordable housing. The Draft Plan is in general conformity with Policies 1, 7 and 33 of Future Wales and does not undermine the role of Cardiff, Newport and the Valleys as the main focus for growth and investment in the south-east region, but reflects the urgent need to increase the supply of affordable housing in Monmouthshire." This demonstrates that the level of growth proposed is deemed to be in conformity with Future Wales by Welsh Government. Similarly, Welsh Government has not raised an objection to the Deposit Plan settlement hierarchy and distribution of housing growth.	No change required.
3997 / Mr William Jones / Support	No comment made.	Support welcomed.	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
3998 / Mr WS Rogers / Objection	Housing development east of the A465 is high risk location separated from the town and amenities by a major bypass and rail line making disabled access risky and difficult and on a scale that would adversely impact the countryside appeal of the town.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land to the East of Abergavenny (Policy HA1). 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'.	No change required.
3999 / Mrs Yvonne Jayne Powell / Support	No comment made.	Support welcomed.	No change required.
4000 / Mr Alexis Randall / Objection	See earlier comments.	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 points raised are responded to in the relevant section of the Consultation Report regarding this site allocations and Strategic Policy S6, Infrastructure. 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'.	No change required.
4001 / Dr Andrea Reynolds / Support	No comments made.	Support welcomed.	No change required.
4002 / Mrs Beatrice Hayes / Objection	It is inappropriate to put any more pressure on the roads and services of Chepstow without creating more support and transport systems to support it.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). 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'.	No change required.
4003 / Mrs Rachel Jones / Objection	Plan is not appropriate due to the HA3 allocation in Chepstow.	The points raised are responded to in the relevant section of the Consultation Report regarding this site allocation Land at Mounton Road, Chepstow (Policy HA3). Consideration of the Plan's soundness is set out in the Council's Self-Assessment of	No change required.

Rep. No. / Name / Support, Objection or Comment	Representation Summary	Council Response	Council Recommendation
		the Deposit Plan against the Tests of Soundness which demonstrates that the Deposit Plan and the processes followed to reach this stage are 'sound'.	