



Monmouthshire Replacement Local Development Plan

2018-2033

RLDP Deposit
Representations Register

Volume 1 - Private Individual



monmouthshire
sir fynwy

Private Individual

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1999	Mr Thomas Benson
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1029

Ann Langford

Archived: 06 February 2025 14:03:02

From [REDACTED]

Mail received time: Sat, 14 Dec 2024 22:48:37

Sent: Sat, 14 Dec 2024 22:48:20

To: [MCC - PlanningPolicy](#)

Subject: RLDP Objections

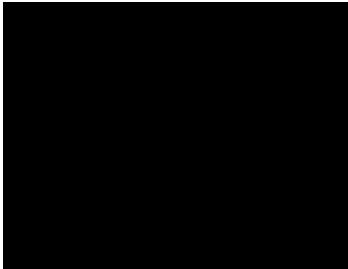
Importance: Normal

Sensitivity: None

Attachments:

[LetterofObjection.docx](#) 

Dear Sirs - I wish to object to aspects of the RDLP. I am afraid filling in your on-line form is beyond me, so I have written the attached letter which contains my arguments against the RDLP. Please can you acknowledge receipt of this letter and please do let me know if you can not read the attached document.



Dear Sirs

I am writing to object to the RDLP plan for the county, for Monmouth, and for CS0270.

Firstly for the county, I object to the underlying assumption that the purpose of this plan is to “correct” the age distribution of the county. The plan should be based on supplying forecasted need – which Welsh Government principal projection indicates to be a **4.9%** growth. (98726 from 94142)

<https://statswales.gov.wales/Catalogue/Population-and-Migration/Population/Projections/Local-Authority/2018-based/populationprojections-by-localauthority-year>

I can not find any reference to actual numbers of housing required in the RDLP section on New Housing. This is absolutely essential information in order that the public can understand and check the plan, and is a major deficiency of the RDLP. In the summary of the RDLP however it does state that 6210 new houses are needed which is an increase of **14.7%** over the 42200 dwellings estimated in Monmouthshire in 2018.

<https://statswales.gov.wales/Catalogue/Housing/Dwelling-Stock-Estimates/dwellingstockestimates-by-year-tenure>

This shows that the growth planned is completely out of line with the growth actually needed for Monmouthshire – 14.7% as compared to 4.9%.. I am afraid that RDLP policy S1 on growth needs to be completely rethought, and this will have major implications for S2 and the rest of the plan.

Turning to the growth required of Monmouth itself in this plan, 923 homes are required. The population of Monmouth in the 2021 census was 10317, which using an estimate of 2.23 population per dwelling means 4,626 dwellings in 2021. So growth asked for is 923 above 4626 dwellings – ie an increase of **20%** over the 2021 to 2033. This level of growth is completely unacceptable when the Welsh Government principal projection for the whole county is only **4.9%**.

To make matters worse for Monmouth, RDLP policy S2 allocates a disproportionate number of houses to Monmouth. Climate change is supposedly a priority of the Council, and it follows that that housing should be allocated primarily where employment opportunities exist. The plan does not follow this principle. Monmouth has relatively little employment compared to the opportunities afforded by Severnside, with its easy access to Cardiff, Newport and Bristol on sustainable public transport. The distribution of new houses should be skewed very heavily towards Severnside and Chepstow, and it isn't.

I also **strongly object** to the inclusion of CS0270 in the plan because of the environmental damage it will cause and the detrimental effect on Monmouth as a community. Specifically

- on our natural environment - the insects, bees and our fantastic horseshoe bats that rely on the current green fields of high quality agricultural land will not survive the development. The environmental checks the council have done to date are insufficient and unacceptable.
- on the beauty and heritage of the natural landscape of the area – the site is bang in the middle of designated ancient forest sites, a horseshoe bat conservation site (one of only a handful in Wales) and a scheduled ancient monument (Dixton motte), along with the medieval “coffin lane” from Great Manson farm where the hall dates to 1450 down to Dixton Church. The proposed development site compromises the whole landscape wherein these SSSI and heritage sites lie.
- on our drinking water - the runoff of phosphates from CS0270 goes straight into Monmouths already challenged drinking water supply
- on our already polluted river - the sewage system can't cope now - and they really can't be allowed to build until it can.
- on our CO2 emissions. The traffic of extra commuters driving to and back from work in the M4 corridor every day will pump even more CO2 into the atmosphere, not only

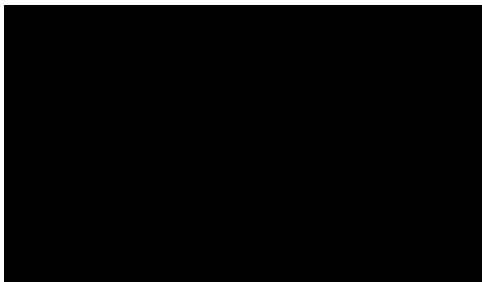
negating our efforts on climate change but adding to the air pollution currently produced by the A40 traffic running through the county and the middle of our town.
(I've heard the arguments about working at home, currently only 13% do and the trend is downwards.

And the argument that the new residents will all walk to work in Monmouth - this would mean 270*2 jobs created in Monmouth - [REDACTED]

- on transport within Monmouth. The extra traffic from CS0270 will make moving across town even more difficult - the Dixon roundabout can't cope now.
- on infrastructure - the likelihood of getting an appointment to see a GP or dentist will be even more remote

[REDACTED]

Therefore I submit that this plan is deeply flawed for the county as a whole, for Monmouth town, and particularly for the area known now as CS0270.



1175

Paul Bezani

Archived: 06 February 2025 15:47:41

From: [REDACTED]

Sent: Thu, 14 Nov 2024 20:52:18

To: [MCC - PlanningPolicy](#)

Cc: [REDACTED]

Subject: Formal Objection to Planning Application CS0270

Importance: Normal

Sensitivity: None

Dear Sir/Madam,

I am writing to formally object to the planning application CS0270 for the development of 270 homes on the site at Dixon Road, Monmouth.

The proposed development raises significant concerns in the following areas:

Water Quality and Pollution:

- The River Wye, Monmouth's drinking water source, is already under strain from phosphate pollution and is subject to warnings from the Drinking Water Inspectorate.
- The development site is upstream of the water intake, and surface runoff from the site would further pollute the river.
- The proposed drainage system (SuDS) is poorly designed for phosphate removal, particularly on the site's clay soil.

Traffic Congestion and Air Pollution:

- The development would generate significant additional traffic, leading to increased congestion and further air pollution.
- The area already exceeds WHO guidelines for NO2 levels, and the development would further exacerbate this problem.
- The site is not well-connected for cycling and walking, encouraging car use. Anyone that uses this road/junction regularly will undoubtedly understand this.

Environmental Sensitivity:

- The site is within the sustenance zone for endangered Greater Horseshoe Bats.
- It is close to the Wye Valley Area of Outstanding Natural Beauty and is visible from the historic Dixon Mound.
- The development would result in the loss of prime agricultural land.
- The site is identified as highly sensitive by the Monmouthshire Local Landscape Character Assessment.
- The site is prone to flooding, posing risks to residents and emergency services.

Alternative Site:

- [REDACTED], which is less environmentally sensitive, has better drainage, and is within walking distance of amenities. It is also in close proximity to the towns primary sources of employment. TriWall, Mandrin Stone, Singleton Court.

I urge you to consider these serious concerns against development of this site CS0270 and to reject the development proposal. [REDACTED]

Thank you for your attention to this matter.

Yours faithfully,



1192

Dr Richard Harries Jones

[View results](#)

Respondent

293

Anonymous

30:45

Time to complete

Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?

8. Would you like to comment on this question *

☒ Yes

☐ No

9. Is your representation in support or objection? *

☐ Support

☒ Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Policy HA3 - Land at Moun-ton Road, Chepstow
Allocated for a residential led mixed-use development

Local people have always been under the impression that this land is protected from development. It is a green space much valued by the local community.

Since the development of the Mount Pleasant, St Lawrence and Bayfield sites, there has been little or no improvement in the road structures to cope with the increased traffic generated. This plan does nothing to help the flow of traffic anywhere near the High Beech Roundabout.

I would like to see the plan for this development in Chepstow ditched but urgent improvements to the High Beech Roundabout carried out. This would include the construction of feeder lanes from Pwllmeyric to St Lawrence, A466 to Pwllmeyric and the re-opening of the "old St Lawrence Road" to allow a feed into Chepstow. Should this development go ahead, as I fear that it will, the roundabout improvements, as suggested above, must be carried out before any construction work begins on site.

Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)

11. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)

12. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)

13. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the design and sustainable placemaking policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)

14. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)

15. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PROW1)

16. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the infrastructure policies? (Policies S6, & IN1)

17. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)

18. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the residential site allocations? (Policies S8, HA1 – HA18)

19. Would you like to comment on this question *

☒ Yes

☐ No

20. Is your representation in support or objection? *

☐ Support

☒ Objection

21. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Policy HA3 – Land at Mounton Road, Chepstow
Allocated for a residential led mixed-use development

This land should be retained as an open green space that defines the border of Chepstow Town.

Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)

22. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the employment site allocations? (Policies EA1 & EA2)

23. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)

24. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the sustainable transport policies? (Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)

25. Would you like to comment on this question *

☐ Yes

☒ No

**Do you have any comments on the retail and commercial centres policies?
(Policies S14, RC1, RC2, RC3 & RC4)**

26. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)

27. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)

28. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any other comments to make on the Deposit RLDP and/or supporting documents?

29. Would you like to comment on this question *

☐ Yes

☒ No

Part 3: Tests of Soundness

Please refer to the notes at the for further

guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

30. Do you consider that the Plan is sound? *

☐ Yes

☒ No

31. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? *

☐ Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?

☐ Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?

☒ Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?

☐ Fails Test 3: Will the Plan deliver (is it likely to be effective)?

32. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): *

Policy HA3 - Land at Mounton Road, Chepstow
Allocated for a residential led mixed-use development

In my opinion, no account has been taken of the already dire traffic problems faced in Chepstow.

Building on the green land at Mounton Road defies the long held belief that this land should never be built upon.

Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

33. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

☒ Yes

☐ No

34. If you wish to speak at a hearing session which language would you wish to use?

☐ Welsh

☒ English

Part 5: Welsh Language

35. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

36. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?



1243

Mr C C Clarke

View results

Respondent

456

Anonymous

129:03
Time to complete

Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *



6. Telephone number *



7. Email *



Part 2: Your Representation

Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?

8. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)

9. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)

10. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)

11. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the design and sustainable place-making policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)

12. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)

13. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PR0W1)

14. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the infrastructure policies? (Policies S6, & IN1)

15. Would you like to comment on this question *

☐ Yes

☒ No

**Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies?
(Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)**

16. Would you like to comment on this question *

☐ Yes

☒ No

**Do you have any comments on the residential site allocations?
(Policies S8, HA1 – HA18)**

17. Would you like to comment on this question *

☒ Yes

☐ No

18. Is your representation in support or objection? *

☐ Support

☒ Objection

19. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

See previous comments

Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)

20. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the employment site allocations? (Policies EA1 & EA2)

21. Would you like to comment on this question *

☐ Yes

☒ No

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22. Would you like to comment on this question *

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(Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

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☐ Yes

☒ No

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policies? (Policies S14, RC1, RC2, RC3 & RC4)**

24. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)

25. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)

26. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any other comments to make on the Deposit RLDP and/or supporting documents?

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See previous Comments

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31. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

☐ Yes

☒ No

Part 5: Welsh Language

32. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

No comment

33. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?

No Comment



1246

Mr Philip Jarman

[View results](#)

Respondent
325 Anonymous

35:49
Time to complete

Part 1: Contact Details

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1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

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Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?

8. Would you like to comment on this question *

☒ Yes

☐ No

9. Is your representation in support or objection? *

☐ Support

☒ Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

I object to the Mounton Road area being added to the proposed LDP. Chepstow is disadvantaged by its location in the southeast corner of Wales adjacent to the Bristol Channel and adjacent to Gloucestershire in England. This location is severely restricted by the River Severn and River Wye particularly for the road and rail infrastructure. High Beech roundabout is a traffic congestion black spot, without adding houses, a residential home and hotel. The town becomes gridlocked when there is an accident because there is only one river bridge. Chepstow is the gateway to Wales, the Wye Valley and to Gloucestershire. This is a planning issue for the Welsh Assembly, Gloucestershire County Council and Central Government, not just for Monmouthshire County Council. County planning is too blinkered, particularly with the extensive house building on the east side of the River Wye. There has not been any progress towards a bypass, towards upgrading High Beech roundabout, so additional housing areas in Chepstow should not be considered at the present time.

Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)

11. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)

12. Would you like to comment on this question *

☒ Yes

☐ No

13. Is your representation in support or objection? *

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Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)

15. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the design and sustainable placemaking policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)

16. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)

17. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PROW1)

18. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the infrastructure policies? (Policies S6, & IN1)

19. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)

20. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the residential site allocations? (Policies S8, HA1 – HA18)

21. Would you like to comment on this question *

☒ Yes

☐ No

22. Is your representation in support or objection? *

- ☐ Support
- ☒ Objection

23. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

I object to the Mounon Road area being added to the proposed LDP. Chepstow is disadvantaged by its location in the southeast corner of Wales adjacent to the Bristol Channel and adjacent to Gloucestershire in England. This location is severely restricted by the River Severn and River Wye typically by the road and rail infrastructure. High Beech roundabout is a traffic congestion black spot, without adding houses, a residential home and hotel. The town becomes gridlocked when there is an accident because there is only one river bridge. Chepstow is the gateway to Wales, the Wye Valley and to Gloucestershire. This is a planning issue for the Welsh Assembly, Gloucestershire County Council and Central Government, not just for Monmouthshire County Council. County planning is too blinkered, particularly with the extensive house building on the east side of the River Wye. There has not been any progress towards a bypass, towards upgrading High Beech roundabout, so additional housing areas in Chepstow should not be considered at the present time.

Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)

24. Would you like to comment on this question *

- ☐ Yes
- ☒ No

Do you have any comments on the employment site allocations? (Policies EA1 & EA2)

25. Would you like to comment on this question *

- ☐ Yes
- ☒ No

Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)

26. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the sustainable transport policies? (Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)

27. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)

28. Would you like to comment on this question *

☒ Yes

☐ No

29. Is your representation in support or objection? *

☐ Support

☒ Objection

30. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

A hotel off Mounton Road is not required. Two hotels in Tintern are to be re-opened in the near future. A proposed hotel in Welsh Street has not progressed over the last five years. The Two Rivers Hotel is just around the corner a further hotel is not needed. The road system cannot cope with further developments.

Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)

31. Would you like to comment on this question *

☒ Yes

☐ No

32. Is your representation in support or objection? *

☐ Support

☒ Objection

33. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

The Mounton Road site is an area of agricultural land, a green field site, that should be protected as there is very little open countryside between Chepstow and Monmouth. This area is the gateway to the Wye Valley from the M4 so blighting this area with urban sprawl is totally unacceptable. This area is enjoyed by walkers and cyclists alike, so why spoil it.

Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)

34. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any other comments to make on the Deposit RLDP and/or supporting documents?

35. Would you like to comment on this question *

☐ Yes

☒ No

Part 3: Tests of Soundness

Please refer to the notes at the for further

guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

36. Do you consider that the Plan is sound? *

☐ Yes

☒ No

37. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? *

☒ Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?

☒ Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?

☒ Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?

☒ Fails Test 3: Will the Plan deliver (is it likely to be effective)?

38. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): *

I object to the Mounton Road area being added to the proposed LDP. Chepstow is disadvantaged by its location in the southeast corner of Wales adjacent to the Bristol Channel and adjacent to Gloucestershire in England. This location is severely restricted by the River Severn and River Wye typically by the road and rail infrastructure. High Beech roundabout is a traffic congestion black spot, without adding houses, a residential home and hotel. The town becomes gridlocked when there is an accident because there is only one river bridge. Chepstow is the gateway to Wales, the Wye Valley and to Gloucestershire. This is a planning issue for the Welsh Assembly, Gloucestershire County Council and Central Government, not just for Monmouthshire County Council. County planning is too blinkered, particularly with the extensive house building on the east side of the River Wye. There has not been any progress towards a bypass, towards upgrading High Beech roundabout, so additional housing areas in Chepstow should not be considered at the present time.

Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

39. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

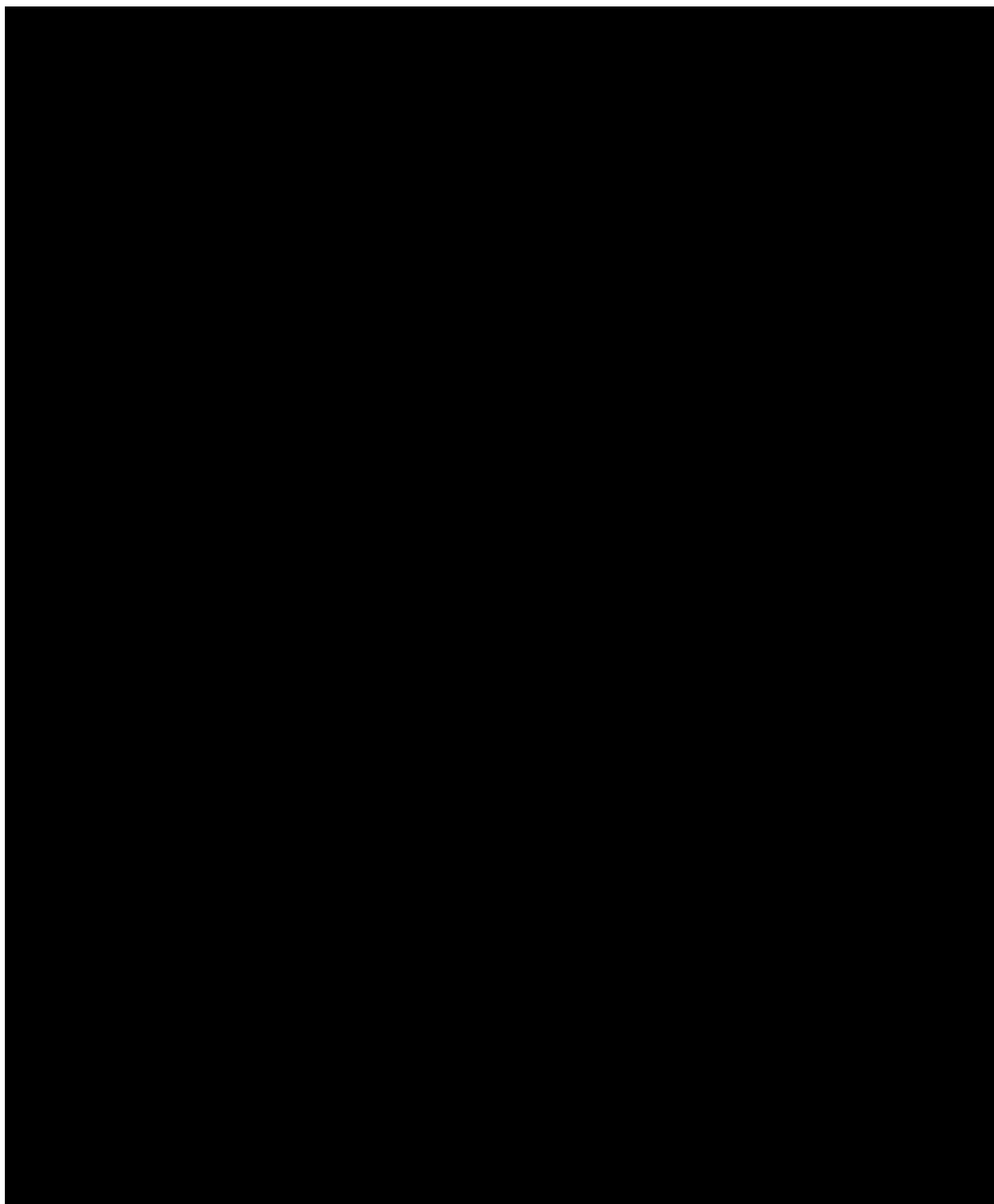
☐ Yes

☒ No

Part 5: Welsh Language

40. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

41. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?



1248

Mr Mark Broughton

[View results](#)

Respondent

259

Anonymous

201:39

Time to complete

Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?

8. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)

9. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)

10. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)

11. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the design and sustainable placemaking policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)

12. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)

13. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PR0W1)

14. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the infrastructure policies? (Policies S6, & IN1)

15. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)

16. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the residential site allocations? (Policies S8, HA1 – HA18)

17. Would you like to comment on this question *

☒ Yes

☐ No

18. Is your representation in support or objection? *

☐ Support

☒ Objection

19. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Policy HA18 - Land West of Redd Landes, Shirenewton:-

1. Sewerage System

There has long been a problem with Shirenewton's inadequate sewerage system, with signs that it is already unfit for purpose and failing to meet the demands placed on it from the existing housing stock. Adding significantly to the number of houses in the village would compound an already major problem. The Plan would need to address this.

2. Traffic Congestion

Given the rural location and very limited public transport serving Shirenewton, families living in the proposed new houses realistically would need their own transport, adding significantly to the volume of traffic passing through the village, especially at the start and end of each day. The proposed site is to the west of the single lane 'pinch point' in the village, which would result in the majority of the additional traffic passing through that restriction on most journeys, significantly increasing congestion. The Plan would need to address this problem.

3. Road Safety

There are very few pavements for pedestrians in Shirenewton, making it unsafe for residents to walk through the village, especially after dark. Pedestrians living in the proposed new houses would have to walk along the narrow road and through the single lane 'pinch point' in order to reach the centre of the village, where the bus stop, the post box and the restaurant are located. The recently introduced 20mph speed limit seems to have had limited impact on driving speeds throughout the village, with some drivers still exceeding even the previous speed limit of 30mph. There has been very little enforcement of the 20mph speed limit, and an extension of the 20mph zone proposed by the Plan is unlikely to be effective without enforcement measures.

In addition, one of the high-risk locations for pedestrians is crossing the Earlswood road as they leave the park, the recreation fields and the Village Hall, which regularly hosts the Play Group, the Toddler Group, and Scouts, plus a wide range and number of gatherings and events. Often, drivers accelerate rapidly after they have passed through the single lane 'pinch point', leaving the village at high speeds and without recognising that the park, recreation fields and Village Hall crossing point is located after a blind bend. Significantly more residents from the proposed new houses would be crossing at this high-risk location, and the Plan would need to address this safety issue.

Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)

20. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the employment site allocations? (Policies EA1 & EA2)

21. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)

22. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the sustainable transport policies? (Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)

23. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)

24. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)

25. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)

26. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any other comments to make on the Deposit RLDP and/or supporting documents?

27. Would you like to comment on this question *

☐ Yes

☒ No

Part 3: Tests of Soundness

Please refer to the notes at the for further guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

28. Do you consider that the Plan is sound? *

☒ Yes

☐ No

Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

29. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

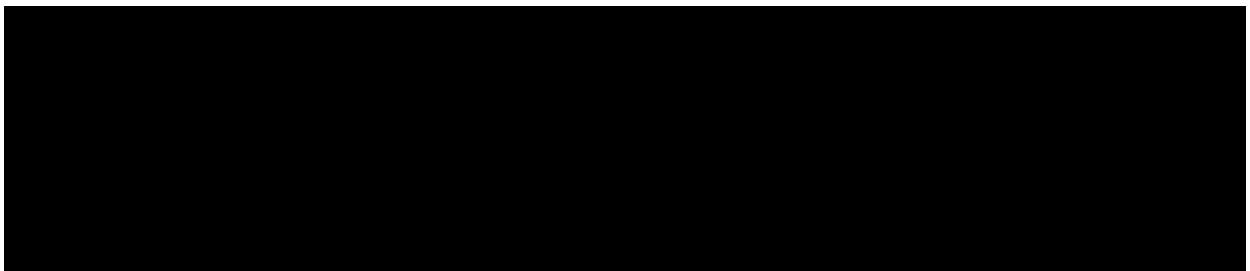
☐ Yes

☒ No

Part 5: Welsh Language

30. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

31. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?



1284

Mr G Alan Horne

View results

Respondent
298 Anonymous

80:35
Time to complete

Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?

8. Would you like to comment on this question *

☒ Yes

☐ No

9. Is your representation in support or objection? *

☐ Support

☒ Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

I agree with the 5 Goals set out. However something is missing concerning services and access. An increase Housing & Employment must go hand in hand with efficient access (e.g. improved roads to reduce congestion and pollution) and services (e.g. Schools, dentists, A&E & doctors) to meet the increased demand. Clear measures are required in order to set conditions of planning permission.

Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)

11. Would you like to comment on this question *

☒ Yes

☐ No

12. Is your representation in support or objection? *

☐ Support

☒ Objection

13. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

The proposed Mountain Road development must only be allowed if it can be proven to meet all Objectives as well as an easing of the current issues concerning pollution, congestion and services. An increase Housing & Employment must go hand in hand with efficient access (e.g. improved roads to reduce congestion and pollution) and services (e.g. water, sewage, Schools, dentists, A&E & doctors) to meet the increased demand. Clear measures are required in order to set conditions of planning permission.

Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)

14. Would you like to comment on this question *

☒ Yes

☐ No

15. Is your representation in support or objection? *

☐ Support

☒ Objection

16. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

The proposed Mountain Road development must only be allowed if it can be proven to meet all Objectives as well as an easing of the current issues concerning pollution, congestion and services. An increase Housing & Employment must go hand in hand with efficient access (e.g. improved roads to reduce congestion and pollution) and services (e.g. water, sewage, Schools, dentists, A&E & doctors) to meet the increased demand. Clear measures are required in order to set conditions of planning permission.

Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)

17. Would you like to comment on this question *

☒ Yes

☐ No

18. Is your representation in support or objection? *

☒ Support

☐ Objection

19. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

Policy OC1 would benefit from the addition of the need to meet the access and services objectives set out above.

Do you have any comments on the design and sustainable placemaking policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)

20. Would you like to comment on this question *

☒ Yes

☐ No

21. Is your representation in support or objection? *

☒ Support

☐ Objection

22. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

S3 could benefit from adding in 1) ease of access enhancing but not degrading existing traffic flows.
V) incorporates where required, services to meet the needs of increased residents and commercial activities.

Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)

23. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PROW1)

24. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the infrastructure policies? (Policies S6, & IN1)

25. Would you like to comment on this question *

☒ Yes

☐ No

26. Is your representation in support or objection? *

☒ Support

☐ Objection

27. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

S6 is critical to most developments in particular the Chepstow Mountain Rd. Transport infrastructure requires significant improvement particularly to alleviate congestion at the Highbeech Roundabout But where are the requirements for services?

Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)

28. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the residential site allocations? (Policies S8, HA1 – HA18)

29. Would you like to comment on this question *

☒ Yes

☐ No

30. Is your representation in support or objection? *

☐ Support

☒ Objection

31. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

HA3 must be strengthened to include the improvements in the road access and flows around Highbeech Roundabout. There is absolutely no way this development should be permitted with the improvements being made. Further new people moving into the Brunel Development are having to go to Lydney to get an NHS dentist. Waiting time for a Doctors appointments are 6 to 8 weeks. The developer and or Council has to address these critical services before development on this sites is given.

Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)

32. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the employment site allocations? (Policies EA1 & EA2)

33. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)

34. Would you like to comment on this question *

☒ Yes

☐ No

35. Is your representation in support or objection? *

☒ Support

☐ Objection

36. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

There should be a requirement that most Car Parks have facilities for Camper-van to stay overnight ideally with water filling and emptying facilities.

Do you have any comments on the sustainable transport policies? (Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)

37. Would you like to comment on this question *

☒ Yes

☐ No

38. Is your representation in support or objection? *

- ☒ Support
- ☐ Objection

39. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

There has to be a realization that the Policy is a clear objective but that until public and active travel services and facilities meet the demand there has to be investment in the road infrastructure to meet other Objects. The proposed development in Chepstow will attract people working in and around Bristol. ST 2 must recognize this requirement.

**Do you have any comments on the retail and commercial centres policies?
(Policies S14, RC1, RC2, RC3 & RC4)**

40. Would you like to comment on this question *

- ☐ Yes
- ☒ No

Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)

41. Would you like to comment on this question *

- ☐ Yes
- ☒ No

Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)

42. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any other comments to make on the Deposit RLDP and/or supporting documents?

43. Would you like to comment on this question *

☒ Yes

☐ No

44. Is your representation in support or objection? *

☒ Support

☐ Objection

45. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

All involved have done a great job. Please now consider the realities of the situation in and around Chepstow and take these into account so that permission for the proposed Mountain development only proceeds when improvements are made in services and road access and flows.

Part 3: Tests of Soundness

Please refer to the notes at the for further

guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

46. Do you consider that the Plan is sound? *

☐ Yes

☒ No

47. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? *

- ☐ Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?
- ☐ Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?
- ☒ Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?
- ☐ Fails Test 3: Will the Plan deliver (is it likely to be effective)?

48. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): *

The plans 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.

Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

49. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

- ☐ Yes
- ☒ No

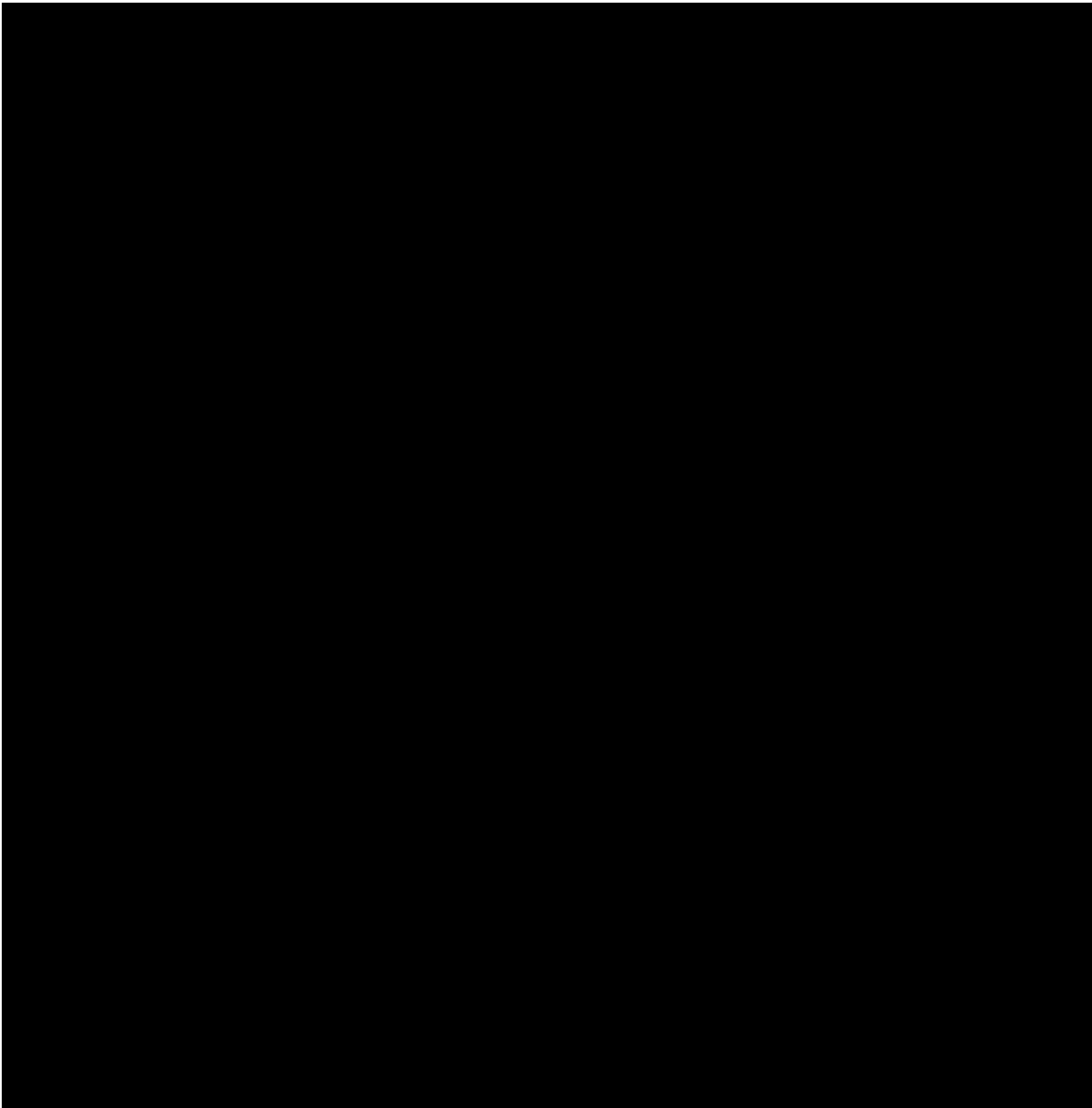
Part 5: Welsh Language

50. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

Little impact

51. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?

I do not know.



1289

Mr Charles Boase

View results

Respondent

630

Anonymous

15:51

Time to complete

Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?

8. Would you like to comment on this question *

☒ Yes

☐ No

9. Is your representation in support or objection? *

☐ Support

☒ Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

The area proposed for development in Monmouth, at Leasebrook, adversely affects the shape and appearance of the town. Any largescale development should be to the south and west of Rockfield Road, where the landscape is better able to cope with it.

Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)

11. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)

12. Would you like to comment on this question *

☒ Yes

☐ No

13. Is your representation in support or objection? *

- ☐ Support
- ☒ Objection

14. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.
*

See the answer above

Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)

15. Would you like to comment on this question *

- ☐ Yes
- ☒ No

Do you have any comments on the design and sustainable place-making policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)

16. Would you like to comment on this question *

- ☐ Yes
- ☒ No

Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)

17. Would you like to comment on this question *

☒ Yes

☐ No

18. Is your representation in support or objection? *

☐ Support

☒ Objection

19. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Overmonnow sites are better suited for Active Travel than the site at Dixon

Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PR0W1)

20. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the infrastructure policies? (Policies S6, & IN1)

21. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)

22. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the residential site allocations? (Policies S8, HA1 – HA18)

23. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)

24. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the employment site allocations? (Policies EA1 & EA2)

25. Would you like to comment on this question *

☐ Yes

☒ No

**Do you have any comments on the visitor economy policies?
(Policies S12, T1 & T2)**

26. Would you like to comment on this question *

☐ Yes

☒ No

**Do you have any comments on the sustainable transport policies?
(Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

27. Would you like to comment on this question *

☒ Yes

☐ No

28. Is your representation in support or objection? *

☐ Support

☒ Objection

29. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

The Dixon site is less suitable for Active Travel than the sites to the south and west of Rockfield Road.

Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)

30. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)

31. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)

32. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any other comments to make on the Deposit RLDP and/or supporting documents?

33. Would you like to comment on this question *

☐ Yes

☒ No

Part 3: Tests of Soundness

Please refer to the notes at the for further

guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

34. Do you consider that the Plan is sound? *

☒ Yes

☐ No

Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

35. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

☐ Yes

☒ No

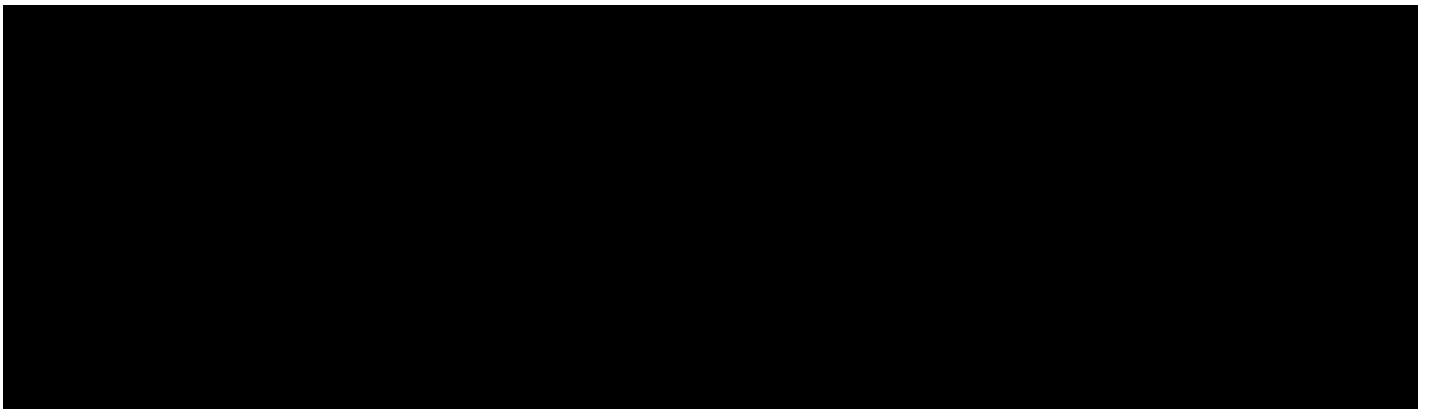
Part 5: Welsh Language

36. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

Not known

37. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?

Not known



1342

Mr Howard Easton

[View results](#)

Respondent

389

Anonymous

10:14
Time to complete

Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?

8. Would you like to comment on this question *

☒ Yes

☐ No

9. Is your representation in support or objection? *

☐ Support

☒ Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

It is the stated policy of the Welsh Government to reduce commuting in the interest of the environment. MCC has exactly the same policy. Any development in Usk runs completely counter to these policies - there is no previous history of significant job creation in Usk and no reason to believe that the future will be different. In short you are stating one thing in your policy and then acting completely against what you say. Any local development must be focussed on conurbations where jobs exist and where significant economic development can generate future jobs

Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)

11. Would you like to comment on this question *

☒ Yes

☐ No

12. Is your representation in support or objection? *

☐ Support

☒ Objection

13. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

there is absolutely no evidence in the RDLP of an ability to generate jobs in Usk for the new Usk residents

Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)

14. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)

15. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the design and sustainable placemaking policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)

16. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)

17. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PR0W1)

18. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the infrastructure policies? (Policies S6, & IN1)

19. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)

20. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the residential site allocations? (Policies S8, HA1 – HA18)

21. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)

22. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the employment site allocations? (Policies EA1 & EA2)

23. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)

24. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the sustainable transport policies? (Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)

25. Would you like to comment on this question *

☐ Yes

☒ No

**Do you have any comments on the retail and commercial centres policies?
(Policies S14, RC1, RC2, RC3 & RC4)**

26. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)

27. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)

28. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any other comments to make on the Deposit RLDP and/or supporting documents?

29. Would you like to comment on this question *

- ☐ Yes
- ☒ No

Part 3: Tests of Soundness

Please refer to the notes at the for further guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

30. Do you consider that the Plan is sound? *

- ☐ Yes
- ☒ No

31. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? *

- ☒ Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?
- ☒ Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?
- ☐ Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?
- ☐ Fails Test 3: Will the Plan deliver (is it likely to be effective)?

32. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): *

already given

Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

33. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

☒ Yes

☐ No

34. If you wish to speak at a hearing session which language would you wish to use?

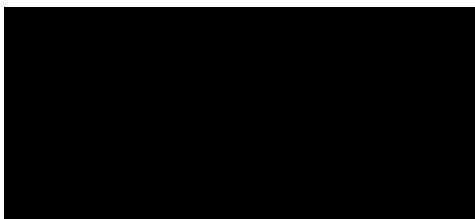
☐ Welsh

☒ English

Part 5: Welsh Language

35. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

36. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?



1349

Mrs Winterborn

[View results](#)

Respondent

92

Anonymous

15:44

Time to complete

Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?

8. Would you like to comment on this question *

☒ Yes

☐ No

9. Is your representation in support or objection? *

☐ Support

☒ Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Land North of Little Mill - If the plan goes ahead, traffic should also be able to access the field via Ty Draw Lane, as well as Millbrook Court, if not, clear road markings should be made for traffic turning right into the field at the top of Millbrook Court, so as to avoid accidents.

Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)

11. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)

12. Would you like to comment on this question *

☒ Yes

☐ No

13. Is your representation in support or objection? *

- ☐ Support
- ☒ Objection

14. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

There is no need for housing in the field and should not go ahead.

Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)

15. Would you like to comment on this question *

- ☐ Yes
- ☒ No

Do you have any comments on the design and sustainable placemaking policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)

16. Would you like to comment on this question *

- ☐ Yes
- ☒ No

Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)

17. Would you like to comment on this question *

- ☐ Yes
- ☒ No

Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PR0W1)

18. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the infrastructure policies? (Policies S6, & IN1)

19. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)

20. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the residential site allocations? (Policies S8, HA1 – HA18)

21. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)

22. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the employment site allocations? (Policies EA1 & EA2)

23. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)

24. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the sustainable transport policies? (Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)

25. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)

26. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)

27. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)

28. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any other comments to make on the Deposit RLDP and/or supporting documents?

29. Would you like to comment on this question *

☐ Yes

☒ No

Part 3: Tests of Soundness

Please refer to the notes at the for further guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

30. Do you consider that the Plan is sound? *

☒ Yes

☐ No

Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

31. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

☐ Yes

☒ No

Part 5: Welsh Language

32. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

33. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?

About you

It is important for us to understand the potential impact of these proposals on different groups. The following section asks about where you live as well as questions that will allow us to analyse the responses received from people who possess one or more of the protected characteristics defined by the Equality Act 2010.

You are not obliged to complete these questions and can select 'prefer not to say'.

1365

Mr Adrian Lewis

[View results](#)

Respondent

234

Anonymous

35:13

Time to complete

Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?

8. Would you like to comment on this question *

☒ Yes

☐ No

9. Is your representation in support or objection? *

☐ Support

☒ Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Land to the East of Caldicot/North of Portskewett. Remove this as a strategic site. There is no evidence of demand for housing from the local population nor is there evidence of demand from businesses for B1 industrial accommodation.

Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)

11. Would you like to comment on this question *

☒ Yes

☐ No

12. Is your representation in support or objection? *

☐ Support

☒ Objection

13. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Land East of Caldicot/North of Portskewett. It appears that the development of the Paper Mills at Sudbrook has attracted people from the Bristol area who commute to that city. Crick Road development will probably do the same. Adding to this means more traffic and potential pollution which the RDLP states that it aims to avoid - a contradiction of objectives. Whilst there is a shortage of schools, there is also a shortage of teachers, so, unless there is a complementary recruitment plan, this is a waste of time and money. So too the building of commercial premises if there is no demand - as witnessed by the the number of vacant units in the Severn Industrial Estate.

Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)

14. Would you like to comment on this question *

☒ Yes

☐ No

15. Is your representation in support or objection? *

☐ Support

☒ Objection

16. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Land East of Caldicot/North of Portskewett - As the plan indicates, this will serve mainly travel to the East, ie. Bristol and will not serve the local community.

Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)

17. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the design and sustainable placemaking policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)

18. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)

19. Would you like to comment on this question *

☒ Yes

☐ No

20. Is your representation in support or objection? *

☐ Support

☒ Objection

21. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Land East of Caldicot/North of Portskewett - Creating more traffic flow will negate any effort to reach net zero.

Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PR0W1)

22. Would you like to comment on this question *

☒ Yes

☐ No

23. Is your representation in support or objection? *

☐ Support

☒ Objection

24. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Land East of Caldicot/North of Portskewett - run off and flooding North of Caldicot Castle will damage natures' recovery

Do you have any comments on the infrastructure policies? (Policies S6, & IN1)

25. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)

26. Would you like to comment on this question *

☒ Yes

☐ No

27. Is your representation in support or objection? *

☐ Support

☒ Objection

28. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Land East of Caldicot/North of Portskewett -

Do you have any comments on the residential site allocations? (Policies S8, HA1 – HA18)

29. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)

30. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the employment site allocations? (Policies EA1 & EA2)

31. Would you like to comment on this question *

☒ Yes

☐ No

32. Is your representation in support or objection? *

☐ Support

☒ Objection

33. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Land East of Caldicot/North of Portskewett -no proof of demand from business. This was initially proposed for the Crick Road development and there was no demand from business.

Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)

34. Would you like to comment on this question *

☒ Yes

☐ No

35. Is your representation in support or objection? *

☐ Support

☒ Objection

36. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Land East of Caldicot/North of Portskewett - The Welsh Government in punishing private cars and owners of tourist accommodation and applying tourist tax show its contempt for tourists, so nothing in this plan will alter that.

Do you have any comments on the sustainable transport policies? (Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)

37. Would you like to comment on this question *

☒ Yes

☐ No

38. Is your representation in support or objection? *

☐ Support

☒ Objection

39. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Land East of Caldicot/North of Portskewett - this requires a greater investment than indicated in the RLDP

Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)

40. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)

41. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)

42. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any other comments to make on the Deposit RLDP and/or supporting documents?

43. Would you like to comment on this question *

☐ Yes

☒ No

Part 3: Tests of Soundness

Please refer to the notes at the for further guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

44. Do you consider that the Plan is sound? *

☐ Yes

☒ No

45. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? *

- ☐ Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?
- ☐ Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?
- ☒ Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?
- ☒ Fails Test 3: Will the Plan deliver (is it likely to be effective)?

46. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): *

Lack of evidence of demand for housing or business premises. Increased traffic contradicts aims for achieving low carbon emissions.

Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

47. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

- ☐ Yes
- ☒ No

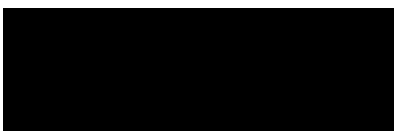
Part 5: Welsh Language

48. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

No effect. People moving into Land East of Caldicot/North of Portskewett - will probably be English

49. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?

Close the borders and become an insular/isolated republic



1410

Mr Kevin Hall

[View results](#)

Respondent
275 Anonymous

53:24
Time to complete

Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?

8. Would you like to comment on this question *

☒ Yes

☐ No

9. Is your representation in support or objection? *

☐ Support

☒ Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

the complete policy is missing fundamental items Caldicot needs infrastructure before you build more and more houses we as a town are at sinking point. Where is the money going to come from to build more hospitals, doctors, dentist and most importantly roads and transport links. Our drainage also requires major attention too. to sign up to 50% affordable from the bottom line their will be zero left for any 106 money.

Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)

11. Would you like to comment on this question *

☒ Yes

☐ No

12. Is your representation in support or objection? *

☐ Support

☒ Objection

13. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

we do not have any infrastructure to support this level of growth. The growth we have had has already killed the village. Its just built at all cost how many of the [REDACTED]

Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)

14. Would you like to comment on this question *

☒ Yes

☐ No

15. Is your representation in support or objection? *

☐ Support

☒ Objection

16. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

the have a great position along the M4 corridor but we cant get to it we need roads not more houses. Roads must come first.

Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)

17. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the design and sustainable placemaking policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)

18. Would you like to comment on this question *

☒ Yes

☐ No

19. Is your representation in support or objection? *

☐ Support

☒ Objection

20. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

a total rethink has to be undertaken how the so called experts can offer up one course of action under the conservatives and now labour are in they flip flop to something completely different but the underlying issues have not changed.

Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)

21. Would you like to comment on this question *

☒ Yes

☐ No

22. Is your representation in support or objection? *

☐ Support

☒ Objection

23. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

you have just built a mass of houses in caldicot there are not enough parking (against policy but that's a common problem just build and build more) no solar panels no Ev charging places and how big are all the gardens going to have to be to put in costly heat pumps for every house?

Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PROW1)

24. Would you like to comment on this question *

☒ Yes

☐ No

25. Is your representation in support or objection? *

☐ Support

☒ Objection

26. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

you are just filling up all the green spaces we have, you say are the right things to get the houses built but the green environment gets overlooked and forgotten about. I am more than happy to provide examples.

Do you have any comments on the infrastructure policies? (Policies S6, & IN1)

27. Would you like to comment on this question *

☒ Yes

☐ No

28. Is your representation in support or objection? *

☐ Support

☒ Objection

29. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

we have no infrastructure at all. and this plan will sink us further.

Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)

30. Would you like to comment on this question *

☒ Yes

☐ No

31. Is your representation in support or objection? *

☐ Support

☒ Objection

32. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

affordable housing is required but how many local people can actually buy any of these properties? they are being swallowed up buy those from across the bridge selling up and becoming mortgage free. You offer nothing to the locals, yes you say 50% affordable but that will not be the case.

Do you have any comments on the residential site allocations? (Policies S8, HA1 – HA18)

33. Would you like to comment on this question *

☒ Yes

☐ No

34. Is your representation in support or objection? *

☐ Support

☒ Objection

35. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

too much in severn side we have no infrastructure at all

Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)

36. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the employment site allocations? (Policies EA1 & EA2)

37. Would you like to comment on this question *

☒ Yes

☐ No

38. Is your representation in support or objection? *

- ☐ Support
- ☒ Objection

39. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

the labour government are killing all our industry their will be zero employment opportunities here in the future. Planning have already had the chance to re use some unused building but have refused it for reasons only known by them.

Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)

40. Would you like to comment on this question *

- ☒ Yes
- ☐ No

41. Is your representation in support or objection? *

- ☐ Support
- ☒ Objection

42. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

the castle is the only thing that brings us visitors but when big events are done everything shuts down (as wee have insufficient roads or infrastructure. but the cost to the council outweighs any benefits.

Do you have any comments on the sustainable transport policies? (Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)

43. Would you like to comment on this question *

☒ Yes

☐ No

44. Is your representation in support or objection? *

☐ Support

☒ Objection

45. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

we have no bus service you can use and the train service is useless. It is not safe to go to use them in the hours of darkness which is a large portion of the day in winter and when you get to the station the train will be late, cancelled, full and overcrowded. we do not have a useable train service I am thankful I do not have to use it for work every day. STJ how much did it cost to build a new car park so far away from the entrance. it is not used ev chargers not used or the disabled bays as they have a dangerous trek to the actual entrance who signed that off as a good idea?

Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)

46. Would you like to comment on this question *

☒ Yes

☐ No

47. Is your representation in support or objection? *

☐ Support

☒ Objection

48. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

we have no retail all the retails space is owned by outsider and the rents just keep going up forcing business out after the initial one year period.

Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)

49. Would you like to comment on this question *

☒ Yes

☐ No

50. Is your representation in support or objection? *

☐ Support

☒ Objection

51. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

keep building and we will have not open spaces left we keep getting told you are getting all this yet we had all that to start you are just taking it all away.

Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)

52. Would you like to comment on this question *

☒ Yes

☐ No

53. Is your representation in support or objection? *

☐ Support

☒ Objection

54. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

our waste collections are down the drain and its not the workers on the coal face its the decision making desk jockeys that are the issue we pay more year and get less year on year where will it end.

Do you have any other comments to make on the Deposit RLDP and/or supporting documents?

55. Would you like to comment on this question *

☒ Yes

☐ No

56. Is your representation in support or objection? *

☐ Support

☒ Objection

57. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

the RLDP keep changing can we get some real out of the box thinking and address all the issues we have before building more and more houses.

Part 3: Tests of Soundness

Please refer to the notes at the for further

guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

58. Do you consider that the Plan is sound?

*

☐ Yes

☒ No

59. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? *

☐ Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?

☒ Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?

☒ Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?

☒ Fails Test 3: Will the Plan deliver (is it likely to be effective)?

60. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): *

all my previous answers cover this we need to start again and address the fundamentals first. infrastructure !!!

Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

61. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

☐ Yes

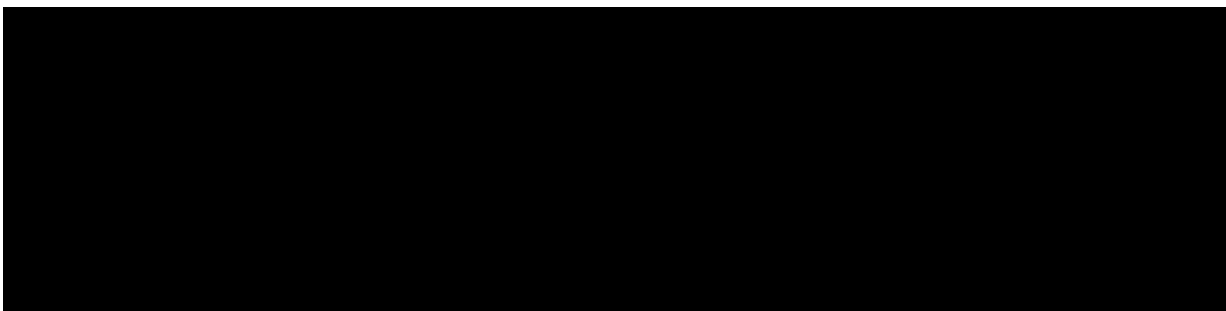
☒ No

Part 5: Welsh Language

62. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

63. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?

cover what the people want not what you think we want. we will not be listened to as we never are and the evidence is there if you look



1575

Ms Janet Horton

[View results](#)

Respondent

126

Anonymous

100:34

Time to complete

Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?

8. Would you like to comment on this question *

☒ Yes

☐ No

9. Is your representation in support or objection? *

☐ Support

☒ Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Constraints - a missing constraint. The current road infrastructure is already significantly challenged at several 'choke points' in the Chepstow area. This includes the High Beech roundabout and the A48 past Tesco and up Highmoor Hill.

All further development in the SE of the county (Chepstow itself and rural settlements such as Devauden and the substantial developments at Caldicot and Caerwent) will make a bad situation much worse. Adequate provision must be made for new access points to the key road infrastructure such as the M4.

Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)

11. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)

12. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)

13. Would you like to comment on this question *

☒ Yes

☐ No

14. Is your representation in support or objection? *

☒ Support

☐ Objection

15. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

GW1 - The recognition of the importance of 'green wedges' is very welcome

Do you have any comments on the design and sustainable placemaking policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)

16. Would you like to comment on this question *

☒ Yes

☐ No

17. Is your representation in support or objection? *

☐ Support

☒ Objection

18. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Historic Environment - please can consideration be given to including St Brides Netherwent as a key area of Historic importance. It already has a number of designated Scheduled Ancient Monuments and there are a number of additional sites of historic significance across the parish. Its location to the north of the town of Magor and Undy means its peace and tranquility is exceedingly vulnerable to pressure from through traffic and to pressure for housing development, as evidenced by the proposal (subsequently rejected as part of the earlier RLDP process) that it should be designated as a site for a new settlement.

Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)

19. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PR0W1)

20. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the infrastructure policies? (Policies S6, & IN1)

21. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)

22. Would you like to comment on this question *

☒ Yes

☐ No

23. Is your representation in support or objection? *

- ☐ Support
- ☒ Objection

24. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

H2 - relating to development at Land at Mounton Road, Chepstow;
Policy HA2 - Land to the East of Caldicot/North of Portskewet
Policy HA9 - Land at Former MOD, Caerwent
Development at this scale through as a result of the three policies above will result in a significant increase in road traffic. Unless there is an accompanying significant improvement to existing 'choke points' at locations such as the High Beech roundabout, any benefit anticipated from the development will be outweighed by the costs and frustrations created by congestion.

Do you have any comments on the residential site allocations? (Policies S8, HA1 – HA18)

25. Would you like to comment on this question *

- ☒ Yes
- ☐ No

26. Is your representation in support or objection? *

- ☐ Support
- ☒ Objection

27. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Policy HA18 - Land west of Redd Landes, Shirenewton; this is a large increase relative to the size of the village, which will add stress to existing limited infrastructure (especially sewerage). A development of this size seems disproportionate to the existing village - please give consideration to reducing the size of the development.
Additionally we note that it is expected that residents of the new dwellings would to walk to the school. Unless a new attractive right of way is created over the field behind the proposed development to meet the existing right of way 380/42/1, this is highly unlikely. A new path following this proposed route would be a quick and attractive walk, avoiding roads until the last few meters to the school. It would additionally provide a useful new access for residents of Mynyddbach to the Recreation ground. But consideration will need to be given about to how to sympathetically provide a path that is dry underfoot and yet still in keeping with the attractive open countryside that it passes through, especially through the field at the top of the Huntsman Hill, which has springs running in it throughout the year.

Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)

28. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the employment site allocations? (Policies EA1 & EA2)

29. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)

30. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the sustainable transport policies? (Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)

31. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)

32. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)

33. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)

34. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any other comments to make on the Deposit RLDP and/or supporting documents?

35. Would you like to comment on this question *

☐ Yes

☒ No

Part 3: Tests of Soundness

Please refer to the notes at the for further guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

36. Do you consider that the Plan is sound? *

☒ Yes

☐ No

Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

37. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

☒ Yes

☐ No

38. If you wish to speak at a hearing session which language would you wish to use?

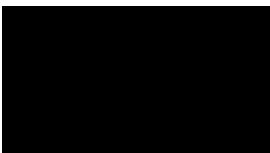
☐ Welsh

☒ English

Part 5: Welsh Language

39. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

40. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?



1581

Richard Kitchen

Subject: Objection to RLDP Proposal for Development at Dixon Road, Monmouth

Dear Consultation Team

I am writing to formally object to the proposed development at site HA4 Dixon Road, Monmouth, as outlined in the RLDP.

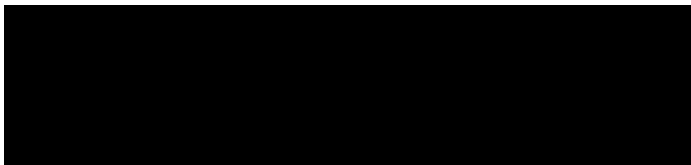
This site is inappropriate due to its:

1. **Environmental Sensitivity:** The area is critical for endangered Horseshoe Bats, forms part of Monmouth's historic landscape, and lies within the Wye Valley Area of Outstanding Natural Beauty (AONB). Development here would disrupt habitats, impact scenic views, and use high-quality agricultural land.
2. **Water Quality Risks:** The development threatens Monmouth's drinking water from the River Wye, a Special Area of Conservation. Infrastructure upgrades to address pollutants are delayed until 2030, and surface runoff would exacerbate phosphate contamination in this ecologically sensitive river. The proposed drainage solutions are insufficient due to the site's clay-heavy soil.
3. **Traffic and Air Pollution:** Adding 405 vehicles to the congested Dixon roundabout would worsen delays, increase CO2 emissions by 476 tonnes annually, and raise local air pollution. The lack of effective PM2.5 air quality monitoring in Monmouth further compounds the issue.

I urge Monmouthshire County Council to reconsider this proposal and instead prioritize the alternative site at Wonastow Road (CS0274), which is more suitable for development.

Affordable housing is essential, but it must be delivered in the right location with appropriate infrastructure to safeguard Monmouth's environment, heritage, and residents' well-being.

Yours faithfully,

A large black rectangular redaction box covering the signature and name of the sender.

1646

Mr Brian Williams

View results

Respondent

614

Anonymous

386:29

Time to complete

Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?

8. Would you like to comment on this question *

☒ Yes

☐ No

9. Is your representation in support or objection? *

☐ Support

☒ Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

3.1.1

Plan does not adequately describe how affordable housing prices will be kept low in the medium and longer term given the pressure of incoming migration from areas such as Bristol where average salaries are higher. Chepstow area has the highest growth in prices (1).

Attracting employment is a laudable aim but the house building approach seems a 'Field of Dreams' strategy. Out commuting is already significant, and focusing development in the southeast of the county will only increase this pattern - or enable home working related to employers based outside Monmouthshire rather than attracting employment.

Given the known high proportion of older people I don't feel the plan focuses explicitly enough on this group. The highest priority type of housing needed is single bed dwellings(1) but the focus seems to be on young people not recognising that 40% of single households are the over 65's(2) . There should be more explicit focus on age integration within housing mix assessment of new developments rather than separating out into 'specialist housing' H7.

1. Local Housing Market Assessment 2020-25

2. Our Strategy for an Ageing Society, Age Friendly Wales, WG

Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)

11. Would you like to comment on this question *

☒ Yes

☐ No

12. Is your representation in support or objection? *

☐ Support

☒ Objection

13. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

6.3 I do support provision of more affordable housing if it can be kept affordable. Insufficient detail on how new housing will be kept affordable in medium-long term given that high proportion of it (50%+) will be built in the part of the county where house prices already increasing most quickly as well as being in the commuter belt.

6.3.11 There is said to be an identified need at most for 46-60 ha of business land to 2040 (not 2033). Already 40ha landbanked, but an additional 38 ha proposed to 2033? Even with a doubling of current uptake rate this is enough for 20 years - this is excessive and new sites should be reduced.

Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)

14. Would you like to comment on this question *

☒ Yes

☐ No

15. Is your representation in support or objection? *

☐ Support

☒ Objection

16. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

6.4.1 I do not understand why Caldicot - the 4th largest settlement in Mons - is linked with 'Severnside Area' for the purposes of this plan. There is no such official designation; this area includes Magor which Strategic Policy S14 defines as a minor market town (i.e. a tier 2 secondary settlement) in its own right. Living in Crick I have absolutely no sense of 'community' with Rogiet, Magor or Undy. Although there is a wish to define this as an 'area' for the purposes of the plan it is notable that each individual settlement within it still has very tightly drawn boundaries, so this large area is not a settlement area with its own boundary.

The Deposit Plan introduction includes statements:

'An integral element of Monmouthshire's distinctive settlement pattern arises from its historic market towns and villages and their relationship with the surrounding rural areas.'

'The Primary Settlements of Abergavenny, Caldicot, Chepstow and Monmouth.'

I can only assume this clustering designation has been made to try and presentationally diminish the obvious impact of siting of 33% of the Monmouthshire's new homes in a single 770 house development at Caldicot/Portskewett (HA2), a move which will remove the distinctive settlement pattern for Caldicot, Portskewett and Crick. Even the small green buffer between Crick and HA2 will be filled by a Gypsy and Traveller site. Caldicot, Crick and Portskewett will for all practical purposes merge into a single settlement. and that driven for no other reason than the proposed site HA2.

In the plan Caldicot and the various settlements should be considered in their own right not as an invented cluster.

Overall 48%+ of new homes will be in the south eastern corner of the county in prime 'out-commuting' territory. This is over-development. I do not believe it will achieve the desired business development aims of the Plan, although it will provide MCC with an increase in income through Council Tax, etc.

Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)

17. Would you like to comment on this question *

☒ Yes

☐ No

18. Is your representation in support or objection? *

☒ Support

☐ Objection

19. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

7.2 Green wedges. Whilst I support the concept the allocations do seem very limited in scale.

I think there should be a green wedge established on the land around the northern end of the Nedern Brook wetland SSSI - bounded by the M48, A48, Caerwent-Caldicot (Church Road) and at least some land to the west of the old MOD railway line. Whilst I recognise the SSSI designation makes building here less likely I think formal recognition of the need to protect this area of biodiversity importance would be beneficial. There has already been encroachment towards the SSSI by development at Caldicot and the southern end of the SSSI will be potentially impacted by proposed development HA2.

Do you have any comments on the design and sustainable place-making policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)

20. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)

21. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PR0W1)

22. Would you like to comment on this question *

☒ Yes

☐ No

23. Is your representation in support or objection? *

☒ Support

☐ Objection

24. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

10.10.6 I support the requirement for project level assessments, but, as suggested in the HRA, think this paragraph should be cross-referenced to the HRA specifically in terms of the type of assessment required for assessing the impact on birdlife.

Do you have any comments on the infrastructure policies? (Policies S6, & IN1)

25. Would you like to comment on this question *

☐ Yes

☒ No

**Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies?
(Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)**

26. Would you like to comment on this question *

☒ Yes

☐ No

27. Is your representation in support or objection? *

☐ Support

☒ Objection

28. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

H1 - for reasons previously detailed above I do not agree with the invented concept of Caldicot (inc. Severnside area comprising of: Caerwent, Crick, Magor Undy, Portskewett, Rogiet and Sudbrook). With the possible exception of Portskewett which MCC have progressively been incorporating into Caldicot, this should be changed to recognise the individual settlements for the separate settlements that they are.
H7 Ideally these needs should be accommodated within H8 with all the larger new developments addressing these needs, rather than being addressed in a separate policy. Settlements should be designed to allow a 'cradle to grave' life rather than [REDACTED]
[REDACTED]

H8 - as above.

Policy S7 - broadly agree, but given the locations chosen for the majority of new housing I'm not sure how (other than social housing) prices will be kept 'affordable' in the medium to longer term.

Policies S9 and GT1 The proposed GT site at Crick is treated differently in this Deposit Plan to all of the other proposed residential sites. For each and all of those (HA1-HA18) site-specific requirements over and above policy S8 are outlined in detail, but there is absolutely no detail given about specific requirements relating to the Bradbury Farm site - all the more surprising since the MCC lead Cllr Griffiths has stated in several public meetings, including a full Council meeting, that a new access road would be required as the Crick Road access is unsafe, and air quality and noise assessments and mitigations would need to be in place before this could be taken forward. In addition, no response has ever been given to the concern that there are already 2 private G&T sites adjacent to Crick which represents clustering specifically advised against in WG guidance. As the site is located in the small green buffer between site HA2 and Crick it is not clear whether it will have mains sewer drainage - Crick does not.

**Do you have any comments on the residential site allocations?
(Policies S8, HA1 – HA18)**

29. Would you like to comment on this question *

☒ Yes

☐ No

30. Is your representation in support or objection? *

- ☐ Support
- ☒ Objection

31. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Site HA2 is a very large development, much of it on open countryside, which effectively merges Caldicot, Portskewett and Crick. Taken in conjunction with building currently underway at an adjacent site this brings the total houses in this location to 1000. I accept there is a local need for affordable housing but given the location in what everyone knows is already a commuter belt I do not believe this will bring the aimed for jobs to Monmouthshire, instead it will represent dormitory housing for Bristol, Newport or Cardiff. On that basis I do not consider it can be justified, I believe this is overdevelopment and should be, at the very least, substantially reduced in size if not scrapped.

Crick Road is identified as the spine for the development. At the northern end where Crick Road meets the A48 - the main route to Newport or northern Monmouthshire - the road narrows to the extent that a car and a van are unable to pass each other, despite the absence of a pavement. There is no scope to widen the road. This is not reasonable given the expected substantial increase in traffic associated with the development.

The site will impact substantially on the individual identities of Portskewett and Crick which will be effectively merged with Caldicot. This loss of identity through urban sprawl would be in conflict with the Deposit Plans opening statement para 2.1.3 - 'An integral element of Monmouthshire's distinctive settlement pattern arises from its historic market towns and villages and their relationship with the surrounding rural areas.' The site is 1.1km from the Severn SAC/SPA/RAMSAR site and is adjacent to the Nedern Brook SSSI which is functionally linked to the Severn Estuary EMS because of use by wintering wildfowl which accounts for the designation. A major concern highlighted by the HRA is the negative impact of recreational pressure on the Estuary birdlife, so the same will apply to the Nedern Brook SSSI. The Candidate Site Assessment says this area to the west of the former railway (bordering the HA2 site) will be designated as an 'Area of Amenity Importance' to provide additional protection. I am not clear what 'amenity' means in this context but increased use of the Nedern Brook SSSI, by people and especially by dog walkers, would be potentially harmful.

The site will generate a significant amount of extra traffic on the A48 and add to the major problems already existing at the High Beech roundabout. Against policy ST1.

Site HA3 must have a major impact on traffic flows on the A466 and High Beech roundabout, already subject to major congestion - against policy ST1. There must be an inevitable secondary impact on air quality on Hardwick Hill / Mount Pleasant in contravention of policy PM2 unless and until traffic movement is mainly by EV. HA3 should not be allowed to proceed unless these issues are properly addressed - 'ambitions' (Local Transport Strategy) are not enough.

Site HA9 Can the foul waste issues actually be addressed? Comments about scrubland and overgrown vegetation in the Candidate Site Assessment betray ignorance that this is likely a positive factor for the presence of protected species. There have been past court judgements against work on this site because of the unlicensed destruction of habitat. I fail to see how development could maintain let alone enhance populations of protected and priority species on this site, so biodiversity considerations would have to be overridden for work to progress.

Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)

32. Would you like to comment on this question *

☒ Yes

☐ No

33. Is your representation in support or objection? *

☐ Support

☒ Objection

34. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Para 16 I don't understand how the employment land calculations are made? In the introduction it says there is 40 ha already banked and proposes 38 ha more, which comes to 78 ha? The approach of having flexible land availability appears akin to land banking.

Do you have any comments on the employment site allocations? (Policies EA1 & EA2)

35. Would you like to comment on this question *

☒ Yes

☐ No

36. Is your representation in support or objection? *

- ☐ Support
- ☒ Objection

37. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

I don't think Site EA1e already has mains drainage? It appears to be in the SPZ, so presumably this would need to be installed?

**Do you have any comments on the visitor economy policies?
(Policies S12, T1 & T2)**

38. Would you like to comment on this question *

- ☐ Yes
- ☒ No

**Do you have any comments on the sustainable transport policies?
(Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

39. Would you like to comment on this question *

☒ Yes

☐ No

40. Is your representation in support or objection? *

☒ Support

☐ Objection

41. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

I agree with the policy ST1 that says 'Developments that are likely to create significant additional road traffic growth, or adversely affect the safe and efficient operation of the highway system will not be permitted.' but don't understand why this hasn't been applied to policy HA2 and HA3 developments, both of which would do this?

Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)

42. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)

43. Would you like to comment on this question *

☐ Yes

☒ No

**Do you have any comments on the mineral and waste policies?
(Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

44. Would you like to comment on this question *

☒ Yes

☐ No

45. Is your representation in support or objection? *

☐ Support

☒ Objection

46. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

I don't believe site W3f - land adjacent to oak grove farm - has mains drainage. It is on an SPZ, so presumably like site W3g this would need to be taken into account.

Do you have any other comments to make on the Deposit RLDP and/or supporting documents?

47. Would you like to comment on this question *

☒ Yes

☐ No

48. Is your representation in support or objection? *

☐ Support

☒ Objection

49. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

I am very disappointed in the extent of information given in the Deposit Plan relating to policies S9 and GT1 with absolutely minimal detail provided. This is in keeping with a public 'consultation' that did not even provide the consultation results for the specific site that was chosen, choosing instead to combine these with results for a site that was not chosen, thus rendering the consultation pointless. I feel the whole approach to this issue has been to force through a pre-decided outcome.

Part 3: Tests of Soundness

Please refer to the notes at the for further

guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

50. Do you consider that the Plan is sound? *

☐ Yes

☒ No

51. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? *

- ☐ Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?
- ☐ Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?
- ☒ Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?
- ☐ Fails Test 3: Will the Plan deliver (is it likely to be effective)?

52. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): *

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.

Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

53. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

- ☒ Yes
- ☐ No

54. If you wish to speak at a hearing session which language would you wish to use?

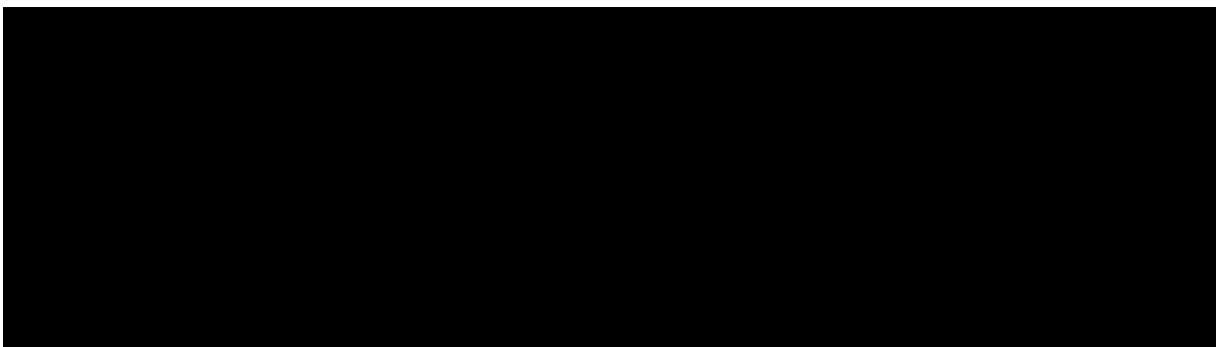
☐ Welsh

☒ English

Part 5: Welsh Language

55. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

56. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?



1647

Ms J Wasdell

View results

Respondent

525

Anonymous

19:19

Time to complete

Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?

8. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)

9. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)

10. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)

11. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the design and sustainable place-making policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)

12. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)

13. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PR0W1)

14. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the infrastructure policies? (Policies S6, & IN1)

15. Would you like to comment on this question *

☐ Yes

☒ No

**Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies?
(Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)**

16. Would you like to comment on this question *

☐ Yes

☒ No

**Do you have any comments on the residential site allocations?
(Policies S8, HA1 – HA18)**

17. Would you like to comment on this question *

☒ Yes

☐ No

18. Is your representation in support or objection? *

☐ Support

☒ Objection

19. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Regarding the proposal for housing at Churchfields, Devauden, I would like to make the following comments;

Any development should ensure the protection of the existing ancient hedgerow, particularly since the site is adjacent to a designated SINCE site (land to the West of the B4293). This is also important in terms of connectivity.

Any development must ensure adequate drainage to ensure there is no run off of surface water to neighbouring land.

Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)

20. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the employment site allocations? (Policies EA1 & EA2)

21. Would you like to comment on this question *

☐ Yes

☒ No

**Do you have any comments on the visitor economy policies?
(Policies S12, T1 & T2)**

22. Would you like to comment on this question *

☐ Yes

☒ No

**Do you have any comments on the sustainable transport policies?
(Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

23. Would you like to comment on this question *

☐ Yes

☒ No

**Do you have any comments on the retail and commercial centres
policies? (Policies S14, RC1, RC2, RC3 & RC4)**

24. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)

25. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)

26. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any other comments to make on the Deposit RLDP and/or supporting documents?

27. Would you like to comment on this question *

☐ Yes

☒ No

Part 3: Tests of Soundness

Please refer to the notes at the for further

guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

28. Do you consider that the Plan is sound? *

☒ Yes

☐ No

Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

29. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

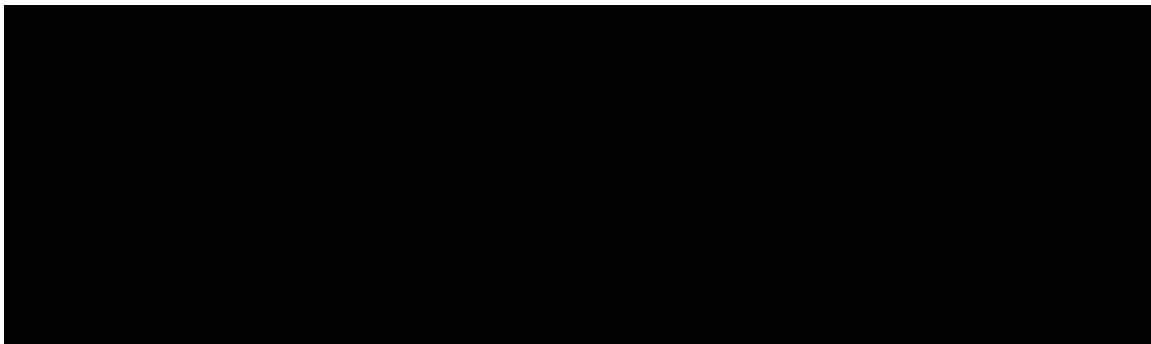
☐ Yes

☒ No

Part 5: Welsh Language

30. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

31. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?



1653

John Bromley

Monmouthshire RLDP 2024

Response from citizen, taxpayer and voter

A general view of a plan that incorporates hundreds of policy items far too numerous for ordinary comprehension or for effective delivery is that of a bureaucratic box-ticking exercise. It should concentrate on the key missions of proposed planning developments.

Key issues and challenges

The plan identifies a key challenge being an older age profile specifically lacking young working age adults, accompanied by the high price of local housing, but also the second highest GDP per head in Wales and an overall outward commuting demographic. The proposed solution is more social housing and local employment sites. Correct demographics, wrong solution. Young working age adults flock to major vibrant cities, for us it means London, Cardiff and Bristol and it's a global phenomenon and there is nothing MCC planning dpt can do about it. Monmouthshire doesn't have a major city hence the imbalance and so should play to its strengths which are a green and pleasant countryside, safe local communities, relative absence of sink schools and proximity to Cardiff and Bristol. Young working age adults mature, have families, earn higher salaries and move to Monmouthshire towns and villages and this is the cause of the high GDP per head, the outward commute and high house prices. The plan totally fails to recognise this self-evident truth.

Recommendation-plan should address provision of commuting houses on small estates and recognise that the social housing required for a local population is only financed on the back of open-market builds

Spatial Strategy/Settlement Policies

The plan does put an emphasis on development in Severnside and the M4 corridor but otherwise just spreads housing demand across the designated towns and so-called secondary settlements leaving minor in-fill housing in the small settlements. The M4 corridor is the obvious growth potential so in isolation Severnside is the correct priority, however Newport is sitting on an enormous brownfield site at Llanwern on the same corridor just over the Monmouthshire boundary and there is no recognition how this impacts Severnside.

The 3 secondary settlements are Usk, Raglan and Penperlleni and have little in common apart from a planners lack of idea of how to treat them. Usk has been a settlement since Roman times and has the building infrastructure of a small town and should be reclassified as such, Raglan has the building infrastructure of a village and should be reclassified as such and Penperlleni should be a planning dpt project. Many of the high-income commuters behind Monmouthshire's relative prosperity aspire to living in well-resourced village communities but if these are expanded too far they will lose their appeal so there is a strong case to expand some of the smaller settlements and improve their local resources. It's too difficult to build a community from scratch and we should be building homes not just houses. Trellech is one example of a settlement with a school, medical centre, church and pub but with no local village shop, and probably no archaeological interest west of the church. Home delivery works but doesn't help build community links.

Recommendation- correlate Newport's plan for the M4 corridor with Monmouthshire's plan and adjust housing numbers accordingly. Reclassify Raglan and Usk as village and small town.

Sustainable transport links

Our big new plan has to major on a new Severn junction rail park and ride and Caldicot rail metro centre. It only name checks these potential developments.

I am often overtaken by 30 seater local buses informing me about their eco-friendly battery powering but with only one or two passengers aboard. A planning analysis of this would conclude a minibus would be more economically sustainable for most routes and times.

Employment site allocations Raglan

Raglan is situated in the centre of the county astride the major trunk roads A40 and A449 leading onto the M4, M5 and A465 heads of the valley. As such it is ideally placed for distribution and service centres and has one previously thriving commercial estate with direct access to the Raglan roundabout already. Hopefully the vacating tenants will be replaced shortly. There is a larger similar estate with direct access to the roundabout allocated to Raglan and I hope it will thrive over time but it is quite large and therefore I seriously question MCC putting forward another much smaller site on their own land with immensely inferior road access, mostly past the school and through the already congested Raglan High street. This seems an abuse of its planning duties.

There is another MCC proposal on its own land for solar panels on good pastureland on its tenanted dairy farm. I disapprove of solar panels on good farmland as there is plenty of marginal land and commercial roofing for solar panels and in view of the past MCC performance on land owned by them ie the 38 unit housing development in Raglan approved in the last LDP and still not completed I think we should quash this idea to avoid any form of planning blight on the land.

Residential site allocations Raglan

The housing allocations for the 3 secondary settlements are:

Completed units 2018/23	109
Existing approvals	38 all Raglan
Windfalls	67 Raglan 21 expected November already
New allocations	136 Raglan 54
Total	350

It seems a heavy loading for Raglan

. In the last LDP there were 2 competing sites for housing allocations. One was the MCC owned site on the Chepstow road and the other on the Usk road. The latter had hammerhead access onto 2 village roads plus direct access onto the Raglan roundabout without causing any traffic congestion in the High Street or negotiating the Raglan A40 traffic junctions, which are currently under Welsh

Assembly traffic safety review and proposals. Both sites abutted the Wilcae river to the south of the village, which formed a natural boundary to further site expansion. The MCC site was chosen and the Usk road site resubmitted for the new RLDP.

Meanwhile Richborough Estates, a planning consultancy, submitted a plan for 110 houses in a village of about 600 dwellings outside the approved LDP on land to the east of the village and south of Monmouth Road. MCC planning dpt approved this application but it was revoked by a Welsh Assembly call-in and subsequent inspector refusal of consent. The judgement as I recall was that there was nothing intrinsically wrong with the site but that such a deviation from planning policy had to be approved through the normal planning process ie the RLDP.

Richborough submitted 3 candidate sites for the new LDP for the original 110 houses plus the next field and the next field after that which would double the size of the village to a small town and extend it across to the A449 carriageway without any corresponding infrastructure improvements. MCC planning have now preferred the Richborough proposal now reduced to 54 houses to the runner-up site in the previous plan. [REDACTED] and if the site is approved in the LDP we can expect to see the original application for 110 houses resubmitted, given that it has already been approved by MCC planning dpt.

MCC claims to follow a robust and credible evidence based development plan but in this instance have produced no credible evidence whatsoever for the choice of site. The Richborough site which would adjoin an infill site of 21 housing units expecting approval this month, will lead the way to the wholesale expansion of the village outside natural boundaries and offer road access through the congested High Street or the A40 junctions under the current safety review.

I have heard from planners that the Richborough arable site growing maize and corn is of lesser agricultural value than the pastureland on the Usk road grazing [REDACTED] pet longhorn cattle and that the walk into the village would be slightly shorter. Conversely children from the Richborough site would be denied a walk to school per the Welsh Assembly guidelines because it would be only 3 steps across the road.

[REDACTED]
and present credible evidence for their choice of site.

[REDACTED]

[REDACTED]

1671

Mark Griffiths

View results

Respondent

547

Anonymous

04:06

Time to complete

Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?

8. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)

9. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)

10. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)

11. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the design and sustainable place-making policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)

12. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)

13. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PR0W1)

14. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the infrastructure policies? (Policies S6, & IN1)

15. Would you like to comment on this question *

☐ Yes

☒ No

**Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies?
(Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)**

16. Would you like to comment on this question *

☐ Yes

☒ No

**Do you have any comments on the residential site allocations?
(Policies S8, HA1 – HA18)**

17. Would you like to comment on this question *

☒ Yes

☐ No

18. Is your representation in support or objection? *

☐ Support

☒ Objection

19. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Objection to Policy HA4 - Land at Leasbrook, north of Dixon Road (CS0270)

The land at Leasbrook (CS0270) is a less favourable choice of site for the allocation of 270 new homes than the alternative site of Drybridge Farm (CS0099). This is because the Leasbrook site has significant constraints (according to the council's own Candidate Sites Assessment Report 2024) :

- access to the site floods and therefore requires an emergency access
- it is situated in close proximity to two Special Areas of Conservation
- it is partly within the Lower Wye Valley Landscape of Historic Interest
- it will affect the setting of the Wye Valley National Landscape (formerly an Area of Outstanding Natural Beauty- AONB)
- it occupies a remarkably conspicuous position as you travel from England into Wales.

In comparison, Drybridge Farm (CS0099) is a more favourable site because:

- it does not occupy a remarkably conspicuous position as you travel from England into Wales
- it does not flood
- it is not in close proximity to two Special Areas of Conservation
- it is not partly within the Lower Wye Valley Landscape of Historic Interest
- it will not affect the setting of the Wye Valley National Landscape (formerly an AONB)

In addition, the Council has admitted and accepted that the following comment it made, relating to Drybridge Farm (CS0099), in its Candidate Sites Assessment Report 2024 was totally incorrect.

The error made in the comment referencing Drybridge Farm stated that:

' Site not progressing as insufficient information has been submitted in relation to demonstrating deliverability in accordance with key policy requirements'

In fact, the council has apologised and now accepts this error was made and that the above incorrect statement should not have been included in the candidate sites report.

The Drybridge Farm site did in fact submit a detailed financial analysis to demonstrate deliverability and viability.

Given that the inaccurate comment made by the council in the report prevented the Drybridge Farm site (CS0099) from being progressed further, the decision made to allocate 270 new homes to Leasbrook (CS0270) should now be rescinded.

The plan should be changed and allocate the 270 new homes to the Drybridge Farm site as it has fewer constraints than the Leasbrook site and in addition, the Drybridge Farm site is sustainably located at the edge of a settlement, within walking distance of Monmouth Town Centre, health care and schools and is accessible via existing footways and active travel links.

Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)

20. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the employment site allocations? (Policies EA1 & EA2)

21. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)

22. Would you like to comment on this question *

☐ Yes

☒ No

**Do you have any comments on the sustainable transport policies?
(Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

23. Would you like to comment on this question *

☐ Yes

☒ No

**Do you have any comments on the retail and commercial centres
policies? (Policies S14, RC1, RC2, RC3 & RC4)**

24. Would you like to comment on this question *

☐ Yes

☒ No

**Do you have any comments on the community infrastructure and
open space policies? (Policies S15, CI1, CI2, CI3 & CI4)**

25. Would you like to comment on this question *

☐ Yes

☒ No

**Do you have any comments on the mineral and waste policies?
(Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

26. Would you like to comment on this question *

☐ Yes

☒ No

**Do you have any other comments to make on the Deposit RLDP
and/or supporting documents?**

27. Would you like to comment on this question *

☐ Yes

☒ No

Part 3: Tests of Soundness

Please refer to the notes at the for further
guidance: [https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-
RLDP-ENG.pdf](https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf)

28. Do you consider that the Plan is sound? *

☐ Yes

☒ No

29. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? *

- ☒ Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?
- ☐ Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?
- ☐ Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?
- ☐ Fails Test 3: Will the Plan deliver (is it likely to be effective)?

30. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): *

The council has admitted that it made an error in not progressing candidate site CS0099 and therefore incorrect procedure was followed.

Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

31. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

- ☐ Yes
- ☒ No

Part 5: Welsh Language

32. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

33. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?

About you

It is important for us to understand the potential impact of these proposals on different groups. The following section asks about where you live as well as questions that will allow us to analyse the responses received from people who possess one or more of the protected characteristics defined by the Equality Act 2010.

You are not obliged to complete these questions and can select 'prefer not to say'.

1675

Dr Mary Barkham

[View results](#)

Respondent

206

Anonymous

07:32

Time to complete

Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?

8. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)

9. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)

10. Would you like to comment on this question *

☒ Yes

☐ No

11. Is your representation in support or objection? *

☒ Support

☐ Objection

12. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

I would like to confirm my support for the Deposit plan in full, specifically the:

- Recommendations for Green Wedge Designations (Policy GW1) as buffers between the settlement edge of Abergavenny and the Bannau Brycheiniog National Park: "Abergavenny, Llanfoist and the BBNP boundary" (P48) as outlined in the Proposals map.
- Support for the Green Infrastructure (GI) (Policies, GI1, GI2) to ensure the protection and enhancement of all of Monmouthshire's GI
- Proposed housing allocation on the Land to the East of Abergavenny

Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)

13. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the design and sustainable placemaking policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)

14. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)

15. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PR0W1)

16. Would you like to comment on this question *

☒ Yes

☐ No

17. Is your representation in support or objection? *

- ☒ Support
- ☐ Objection

18. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

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- Support for the Green Infrastructure (GI) (Policies, GI1, GI2) to ensure the protection and enhancement of all of Monmouthshire's GI
- Proposed housing allocation on the Land to the East of Abergavenny

Do you have any comments on the infrastructure policies? (Policies S6, & IN1)

19. Would you like to comment on this question *

- ☐ Yes
- ☒ No

Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)

20. Would you like to comment on this question *

- ☐ Yes
- ☒ No

Do you have any comments on the residential site allocations? (Policies S8, HA1 – HA18)

21. Would you like to comment on this question *

- ☒ Yes
- ☐ No

22. Is your representation in support or objection? *

- ☒ Support
- ☐ Objection

23. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

I would like to confirm my support for the Deposit plan in full, specifically the:

- Recommendations for Green Wedge Designations (Policy GW1) as buffers between the settlement edge of Abergavenny and the Bannau Brycheiniog National Park: "Abergavenny, Llanfoist and the BBNP boundary" (P48) as outlined in the Proposals map.
- Support for the Green Infrastructure (GI) (Policies, GI1, GI2) to ensure the protection and enhancement of all of Monmouthshire's GI
- Proposed housing allocation on the Land to the East of Abergavenny

Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)

24. Would you like to comment on this question *

- ☐ Yes
- ☒ No

Do you have any comments on the employment site allocations? (Policies EA1 & EA2)

25. Would you like to comment on this question *

- ☐ Yes
- ☒ No

Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)

26. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the sustainable transport policies? (Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)

27. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)

28. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)

29. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)

30. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any other comments to make on the Deposit RLDP and/or supporting documents?

31. Would you like to comment on this question *

☒ Yes

☐ No

32. Is your representation in support or objection? *

☒ Support

☐ Objection

33. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

I feel strongly that the length of the current plan should be extended beyond 2033. It has taken so long to get to this stage and having it run from 2018 just seems ridiculous. I know that this is a Welsh Government requirement but if this stays as it is it doesn't allow long term planning. Please challenge this.

Part 3: Tests of Soundness

Please refer to the notes at the for further guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

34. Do you consider that the Plan is sound? *

☒ Yes

☐ No

Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

35. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

☐ Yes

☒ No

Part 5: Welsh Language

36. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

37. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?

About you

It is important for us to understand the potential impact of these proposals on different groups. The following section asks about where you live as well as questions that will allow us to analyse the responses received from people who possess one or more of the protected characteristics defined by the Equality Act 2010.

You are not obliged to complete these questions and can select 'prefer not to say'.

1693

Miss Sylvia Stevens

View results

Respondent

632

Anonymous

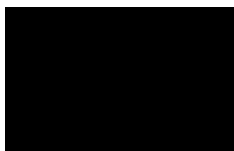
77:19

Time to complete

Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title *



2. Name *



3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?

8. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)

9. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)

10. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)

11. Would you like to comment on this question *

☒ Yes

☐ No

12. Is your representation in support or objection? *

☒ Support

☐ Objection

13. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

Para 7.2.3 I welcome the statement that Green Wedges are to remain and that exceptional justification will be required to build within Green Wedges. I am particularly interested in preserving those wedges that exist between the settlements of Pwllmeyric and Mathern, and Chepstow,

Do you have any comments on the design and sustainable place-making policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)

14. Would you like to comment on this question *

☒ Yes

☐ No

15. Is your representation in support or objection? *

☒ Support

☐ Objection

16. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

Overall Sustainable placemaking and High-quality design. I welcome the commitment of the council in formulating these policies and the ambitions outlined. Good design, protected environment, protection of historical areas are all things that will enhance Monmouthshire.

Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)

17. Would you like to comment on this question *

☒ Yes

☐ No

18. Is your representation in support or objection? *

☒ Support

☐ Objection

19. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

I welcome the council's ambition to ensure that all homes are net-zero carbon. This will not only benefit the environment, reduce impact on climate change but will benefit the occupants. However, I fear this is ambitious and the strain of the cost of living crisis on council finances will mean that these ambitions will not be realised. I fear that private housing developers will not be prepared to bear the cost of building this type of housing.

Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PR0W1)

20. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the infrastructure policies? (Policies S6, & IN1)

21. Would you like to comment on this question *

☒ Yes

☐ No

22. Is your representation in support or objection? *

☐ Support

☒ Objection

23. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Policy S6 Concern that the proposed housing developments at HA2 and HA3 will put serious stress on local Health infrastructure such as GPs but also Dentists and Pharmacists and other support services.

H3 will have access to two GP surgeries but I don't know how many patients these services cover at present and if the new housing development would be adding considerably to this.

The plan would have to demonstrate a commitment to ensuring that everyone would have equal access to Healthcare Services.

I don't know if GPs and Dentists are considered businesses and therefore the allocation of business areas covers the provision of doctors and dentist surgeries?

Both doctors and dentists surgeries benefit from dedicated buildings designed for their services - there is never any indication in residential plans that buildings will be provided for these services.

Concerned about the statement in the policy that priority will be given to affordable housing but if an overwhelming need is identified that this contribution could be allocated elsewhere. I fear that housing developers will find overwhelming need to allocate money elsewhere and the "promised" allocation of affordable housing will be reneged (again!).

Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)

24. Would you like to comment on this question *

☐ Yes

☒ No

**Do you have any comments on the residential site allocations?
(Policies S8, HA1 – HA18)**

25. Would you like to comment on this question *

☒ Yes

☐ No

26. Is your representation in support or objection? *

☐ Support

☒ Objection

27. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

HA3 I object to the proposed housing development on the land at Moun-ton Road. I feel that at present the transport infrastructure cannot sustain any additional traffic that will be generated by this housing. Although car ownership is difficult to predict it would not be unreasonable to expect there to be 1 car per household which could add a further 280 daily car journeys to the Chepstow area which has identified the bottleneck of St Lawrence roundabout and the excess pollution on Hardwick Hill. The additional traffic that could be entering the St Lawrence roundabout could, in a morning commute, contribute to holding up traffic from Hardwick Hill.

At the moment this area acts as a gateway to Chepstow and the Wye Valley. Building a housing estate on this area of land will spoil this. There are a number of places in the RLDP where a commitment is made to a view being important to placemaking.

Currently Health services and education services are struggling to serve the current community let alone adding a further 292 patients to doctor or dentist waiting lists. Additional services need to be in place to ensure equal and fair access to all.

HA2 and HA3 The road infrastructure around Chepstow is struggling to manage at the moment. Every month or so there is a serious traffic jam which clogs up Chepstow and Pwllmeyric because of an accident or roadworks on Hardwick Hill. Only last month people reported having to leave their cars in Tesco car park in Chepstow because they had queued for 3 hours and were unable to exit because of the traffic holdup due to traffic

There are issues with traffic onto the St Lawrence roundabout, particularly Pwllmeyric Hill, already with traffic wanting to turn right into the Garage and the other retail outlets, mainly Greggs. This pressure is not going to get any better with more housing.

HA2 is going to increase commuter/school run traffic travelling east on the A48 and B4245 and converging on St Lawrence roundabout.

Existing new development at Portskewett is not yet complete and further traffic will result once all these homes are occupied.

The plan needs to consider a different site to that proposed at HA3 for housing around Chepstow. Perhaps revisit the site at Bayfield - although the traffic issue will remain the same.

The plan needs to consider whether a road junction at Parkwall roundabout onto the M48 would help reduce pressure on the St Lawrence roundabout, and divert heavy goods vehicles from the industrial estates in Caldicot onto more suitable roads rather than thundering up and down Pwllmeyric Hill.

Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)

28. Would you like to comment on this question *

☐ Yes

☒ No

**Do you have any comments on the employment site allocations?
(Policies EA1 & EA2)**

29. Would you like to comment on this question *

☐ Yes

☒ No

**Do you have any comments on the visitor economy policies?
(Policies S12, T1 & T2)**

30. Would you like to comment on this question *

☐ Yes

☒ No

**Do you have any comments on the sustainable transport policies?
(Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

31. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)

32. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)

33. Would you like to comment on this question *

☐ Yes

☒ No

**Do you have any comments on the mineral and waste policies?
(Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

34. Would you like to comment on this question *

☐ Yes

☒ No

**Do you have any other comments to make on the Deposit RLDP
and/or supporting documents?**

35. Would you like to comment on this question *

☐ Yes

☒ No

Part 3: Tests of Soundness

Please refer to the notes at the for further
guidance: [https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-
RLDP-ENG.pdf](https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf)

36. Do you consider that the Plan is sound? *

☒ Yes

☐ No

Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

37. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

☐ Yes

☒ No

Part 5: Welsh Language

38. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

My feeling is that in this area Welsh is not widely spoken. It's likely that most occupants will not be Welsh so there could be a dilution of Welsh.

39. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?

Don't know - there would have to be some positive action to make the learning of Welsh more available/accessible/desirable.

1703

Mrs Shan Henshall

[View results](#)

Respondent

151

Anonymous

417:45

Time to complete

Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?

8. Would you like to comment on this question *

☒ Yes

☐ No

9. Is your representation in support or objection? *

☐ Support

☒ Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Usk, Burrium Gate, Phase 2, 40 houses

The lack of employment opportunities in the Usk area means that most working people living in the proposed 40 houses will commute by car. The bus services are very limited and there is no train link.

The water run off from a new development will exacerbate local problems with flooding. The new houses on the Monmouth Road have already suffered from problems with excess water and the new development would be on a hillside that drains down to their level.

Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)

11. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)

12. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)

13. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the design and sustainable placemaking policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)

14. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)

15. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PR0W1)

16. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the infrastructure policies? (Policies S6, & IN1)

17. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)

18. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the residential site allocations? (Policies S8, HA1 – HA18)

19. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)

20. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the employment site allocations? (Policies EA1 & EA2)

21. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)

22. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the sustainable transport policies? (Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)

23. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)

24. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)

25. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)

26. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any other comments to make on the Deposit RLDP and/or supporting documents?

27. Would you like to comment on this question *

☐ Yes

☒ No

Part 3: Tests of Soundness

Please refer to the notes at the for further guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

28. Do you consider that the Plan is sound? *

☐ Yes

☒ No

29. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? *

☒ Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?

☐ Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?

☐ Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?

☐ Fails Test 3: Will the Plan deliver (is it likely to be effective)?

30. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): *

It fails to take Climate change into consideration

Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

31. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

☐ Yes

☒ No

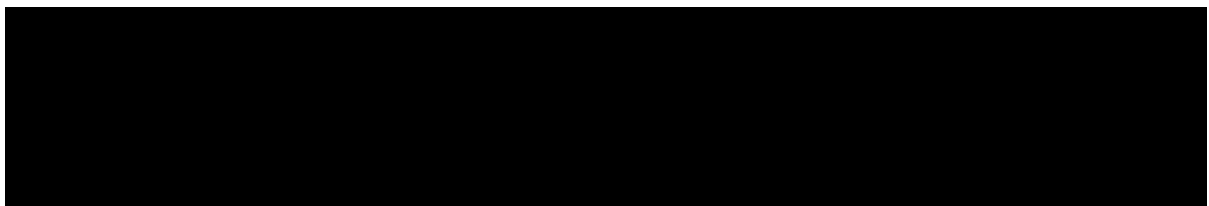
Part 5: Welsh Language

32. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

no difference

33. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?

N/A



1709

James Duncan

[REDACTED]

From:

Sent:

[REDACTED]
02 December 2024 19:08

To:

MCC - PlanningPolicy; [REDACTED]

Cc:

Subject:

[REDACTED]
Monmouthshire County Council's Revised Local Deposit Plan - Site HA4

I am extremely concerned regarding one particular proposed development site within MCC's recently published RLDP, namely the site at Leasbrook / Dixon Road (CS0270 / HA4).

I have serious concerns regarding very many issues relating to this site which I believe should also be of concern to you. I furthermore feel that the Wonastow Road site (CS0274) is much more suited to housing development in that it does not share any of the disadvantages of HA4 but has the benefit of being closer to Active Travel routes, is alongside a National Cycle Route and is very much closer to the most likely employment areas. I summarise below my major areas of concern.

AIR QUALITY

I understand that there is currently no data available regarding air pollution as PM2.5 and PM10 in the area of site CS0270 / HA4, but I am well aware of idling traffic in New Dixon Road at peak school times when the traffic comes to a virtual standstill. The amount of pollution this must cause, as well as its effect on residents of Dixon Road, should also be of particular concern to you regarding children at Monmouth Comprehensive School and the younger children attending Little Einstein Day Care. I would have envisaged that in this type of area, the Council would wish to undertake air quality testing prior to selection of any development proposal. The traffic, which is likely to be severely hindered when entering or leaving HA4 at peak times, will add to this pollution.

WATER QUALITY

Welsh Water have been recently served with two warnings from the Drinking Water Inspectorate regarding the quality of Monmouth's drinking water, the most recent in April this year alerting the presence of Cryptosporidium in the water. The run off from the site will be above the extraction point for Monmouth's water supply. Welsh Water's future improved treatment works will benefit supplies downstream from Monmouth rather than Monmouth itself. It is evidently planned to have SuDS on the site but it is well established that in heavy clay soils such as prevail on this site, this is not greatly effective in reducing phosphates in the run off. I have personally had to complain twice to Welsh Water regarding the bad taste of our water supply.

ENDANGERED BAT RISKS

The site is within 1km of the SSSI Greater Horseshoe Bat roosting area at Newton Court and the elimination of so much foraging area from within the core sustenance zone, coupled with the light pollution from the site will mitigate against the continuation of this habitat, one of the last remaining three in Wales. On summer evenings, I enjoy watching these bats at dusk in our garden and much regret the effect this development will have on the bat population if allowed to go ahead. The Environment (Wales) Act 2016 states that '**Public bodies must seek to maintain and enhance biodiversity so far as consistent with the proper exercise of their functions and in doing so promote the resilience of ecosystems**'. The site should have been screened out prior to the preparation of the plan.

FLOOD RISK

Whilst living in New Dixon Road for nearly 40 years, I have often seen water running off

this field, across the road and into houses. Earlier last week, we once again saw flooding at the site entrance and across the road. Our own drains were unable to carry the rainfall away. What will it be like when the area is built and concreted over and what will the effect be on the houses in Dixon Road, even with SuDS? SuDS is of course much more effective on better draining soils such as that found at CS0274.

AONB

The development site is only some 250 metres from the edge of the Wye Valley AONB and is within its setting, highly visible from many areas within the AONB. It is of course particularly dominant from the Kymin vantage point. It will also be sandwiched between the two Conservation Areas on that side of Monmouth and will fall inside 500 metres distance from the Ancient Monument Dixon Mound (Norman earthwork motte known to have been inhabited in the 10th and 11th centuries), and is highly visible from this. An ancient Roman metalworks also lies within the development area.

LANDSCAPE SENSITIVITY

Monmouthshire County Council's Landscape Sensitivity Report recommends that for future development, '*the area which has the most opportunity is west of recent expansion at Wonastow (MO7)*'. Site AH4 / CS0270 landscape sensitivity is designated as High / Medium whereas CS0274 is only designated as Medium. NRW state that '*Landscape Sensitivity Assessments are used in spatial planning to help guide development or land management changes to less sensitive landscape locations*'.

AGRICULTURAL QUALITY OF LAND

Welsh planning rules state '*agricultural land of grades 1,2 and 3a is the best and most versatile and should be conserved as a finite resource for the future*' and '*if land in grades 1,2 or 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade*'. The HA4 site is 80% Grade 2 land and 20% Grade 3a whereas CS0274 is only 35% Grade 2, 60% Grade 3a and 5% Grade 3b.

TRAFFIC CONGESTION

With the exception of possible employment at the two main schools in Monmouth, CS0270 / HA4 is a considerable distance (unlike CS0274) from likely potential employment areas in and around Monmouth. It is also 2km from the nearest shop and town centre, and more than 2km away from the nearest cycle path. Because of the hazardous nature of cycling on the A466 / Dixon Road (4,400 vehicles per day), private car use for commuting and shopping journeys will be likely to prevail for CS0270 / HA4 whereas the closeness of Active Travel routes to CS0274 and its closeness to major employment areas and the town centre will favour either walking or cycling for both commuting and shopping.

I believe that the previously considered Wonastow Road site (CS0274) has none of the issues of my concern as raised above, and also has many advantages over CS0270 / HA4, such as the adjoining National Cycle Route, better served by Active Travel, and much closer to potential areas for employment. I sincerely believe that HA4 is definitely unsuitable for development and should be retained as agricultural land, rich in biodiversity and historic heritage, and as a beautiful landscape for future generations.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

1779

Mrs Sandra Lloyd

View results

Respondent

491

Anonymous

27:02

Time to complete

Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?

8. Would you like to comment on this question *

☒ Yes

☐ No

9. Is your representation in support or objection? *

☒ Support

☐ Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

Agree with the general issues, challenges, vision and objectives stated but high level statements and aspirations are not reflected in the RLDP policies.

Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)

11. Would you like to comment on this question *

☒ Yes

☐ No

12. Is your representation in support or objection? *

☐ Support

☒ Objection

13. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

The huge level of growth will contribute greatly to solving Bristol's overspill problem rather than Monmouthshire's housing shortage. Many will continue to work in Bristol, increasing the traffic on the M4 and M48 and arterial routes. What priority will be given to Monmouthshire residents for the housing, particularly the Affordable Housing? Will there be a residency requirement?

Supporting paragraphs specify a quota for Affordable Housing, which is commendable. But there is no quota for providing homes for the over 55's, only a statement in para 6.3.8 that the wider choice of smaller market and affordable homes will provide opportunities for younger people to both stay and move to the area and older people to downsize from large family homes.

The RLDP states there is an ageing demographic in the County yet there is no quota to ensure provision of suitable housing. Older people want to stay as healthy, mobile and independent for as long as possible and there is a shortage of single level dwellings.

Pepper potting across new estates is not a solution either. Provide bungalows and flats in retirement villages with on-site community facilities so that they can socialise with people their own age and not feel so isolated. These retirement villages need to be within communities so they can be near to and supported by their families, easing the burden on the NHS.

Many family homes would be freed up for younger people.

Where is the growth strategy for homes for older people? Sections of strategic sites can be utilised and smaller windfall sites but quotas are required or developers will not build them.

Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)

14. Would you like to comment on this question *

☒ Yes

☐ No

15. Is your representation in support or objection? *

☐ Support

☒ Objection

16. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Policy S2 – Spatial Distribution of Development.

Once again the largest distribution of growth is in Severnside (35% residential and 65% employment) citing it as a sustainable settlement. It is not sustainable. The last LDP delivered a huge housing programme within the Magor Undy area with no improvement to the road network. The strategic development at Caldicot East will generate a substantial amount of traffic, much of which will be using the B4245 through Magor and Undy to access J23A of the M4. See comments on Policy ST1.

The transport schemes in policy ST5 pertaining to Magor and Undy must be delivered before houses in Caldicot East are occupied. A delivery plan is required.

The last clause in policy S2 states that outside of Tiers 1 – 4 open countryside policies will apply and a definitive list of what is development is allowed is provided.

Para 7.1.3 states for the purposes of the RLDP, open countryside is defined as land outside the defined settlement boundaries.

BUT there are many other policies allowing development other than the definitive list in S2 adjacent to settlement boundaries and therefore in open countryside:

H7 – Specialist Housing

E2 – Non-Allocated Employment Sites

S11 – Rural Economy

RE1 – Secondary and main Rural Settlements Employment Exceptions

S15 – Community and Recreation Facilities

There is a conflict and it is misleading. Policy S2 needs updating to include these.

Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)

17. Would you like to comment on this question *

☒ Yes

☐ No

18. Is your representation in support or objection? *

- ☐ Support
- ☒ Objection

19. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Policy OC1 – New Built Development in Open Countryside.

Needs to reference policy S2 not just state, 'national planning policy' as policy S2 gives (when updated iaw my comments made against policy S2) the definitive list of what development is allowed in Open Countryside.

Do you have any comments on the design and sustainable place-making policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)

20. Would you like to comment on this question *

- ☒ Yes
- ☐ No

21. Is your representation in support or objection? *

- ☐ Support
- ☒ Objection

22. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Policy PM1 – Creating Well Designed Places

Why does Policy PM1 commence, 'All development should....' Why does it not state, 'must' instead of 'should'. Should implies that it can be ignored so is not a policy at all. Policies are requirements. Usage of the word, 'should' makes it a guideline only.

Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)

23. Would you like to comment on this question *

☒ Yes

☐ No

24. Is your representation in support or objection? *

☐ Support

☒ Objection

25. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Policy S4 – Climate Change

The first phrase in clause i) must stand alone. NO development in areas at risk of flooding. NRW Flood Maps provide the areas at risk. The rest of the clause with its terms, 'where appropriate', 'minimising' makes a nonsense of the whole policy. Don't build on areas at risk of flooding, period. No Exceptions.

Also don't allow so called sustainable drainage systems to spew their surface water onto areas at risk of flooding / flood plain. This has happened with the Rockfield Farm and Vinegar Hill estates in Undy where surface water flows into the reens which cross the Gwent levels / SSSI. This caused flooding in Undy with the recent storms.

Policy CC3 – Renewable Energy Generation

A reference to national policies stating where development is precluded is required, e.g. PPW 12 precludes any development on SSSI unless it is for management of the site.

Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PR0W1)

26. Would you like to comment on this question *

☒ Yes

☐ No

27. Is your representation in support or objection? *

☐ Support

☒ Objection

28. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Policy GI1 – Green Infrastructure

Clause a) What constitutes a 'major development'? Definition needed.

Policy NR3 – Protection of Water Sources and the Water Environment

What is an 'unacceptable risk'? Too subjective. Remove word, 'unacceptable' or provide a definition of what is acceptable and unacceptable.

Do you have any comments on the infrastructure policies? (Policies S6, & IN1)

29. Would you like to comment on this question *

☒ Yes

☐ No

30. Is your representation in support or objection? *

☐ Support

☒ Objection

31. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Policy S6 Infrastructure

'Arrangements will be required towards the future management and maintenance of facilities provided either in the form of initial support or in perpetuity, including the use of management companies where appropriate.'

So the residents will have to pay a management company for the upkeep of roads, play areas etc? These will escalate exponentially making affordable housing unaffordable and trapping people in open market houses as they won't be able to sell them. Why is there no policy on the council adopting these? There will be extra council tax coming in.

'In identifying appropriate contributions, due regard will be paid to the overall development viability', 'In the event that viability considerations indicate that not all the identified contributions can be reasonably required, priority contributions will be determined on the basis of the individual circumstances of each case.'

Meaning: A means of securing release from a contractual obligation, also known as letting the developer off the hook. Standby then for lots of housing without any supporting infrastructure because the developer ran out of money but still made a fat profit. Unacceptable clause.

Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)

32. Would you like to comment on this question *

☒ Yes

☐ No

33. Is your representation in support or objection? *

☐ Support

☒ Objection

34. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Policy S7 Affordable Housing

Para 13.1.6 includes Low Cost Home Ownership under Affordable Housing. What protection will be afforded to shared equity homes where, for e.g., the occupier owns half and has a mortgage and rents half. The rent over the years increases uncontrollably and makes living in these properties unaffordable. What measures will be put in place to prevent rental hikes?

Policy S9 – Gypsy and Travellers

There is already disproportionate number of GTS sites in the small area of Severnside. Another 7 pitches increases the future requirement in this area as they outgrow their sites but demand other sites in the same area. Severnside will become another Nantyglo with all the problems recently exposed in the media. There were many more suitable sites within Monmouthshire which were discounted for unsound reasons. A better spatial distribution throughout Monmouthshire could be achieved.

Policy H7 – Specialist Housing

Conflicts with policy S2 as allows development adjacent to settlement boundaries therefore in open countryside.

Policy H8 – Housing Mix

There are no quotas to cater for over 55's in the range and mix of house types.

Para 12.10.4 has the phrase, 'Bungalows and innovative single storey homes will be welcomed. It is not a policy and has no teeth without quotas. It is inevitable that developers will propose housing that has the smallest footprint and makes them the most profit. The RLDP does not specifically make provision for single storey living for the over 55's who are able bodied but want to future proof their existence and not have to move should they become less able. Nor those who want to live in a retirement village.

Quotas are required as with quotas for affordable housing.

**Do you have any comments on the residential site allocations?
(Policies S8, HA1 – HA18)**

35. Would you like to comment on this question *

☒ Yes

☐ No

36. Is your representation in support or objection? *

- ☐ Support
- ☒ Objection

37. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Policy HA2 Land to the East of Caldicot

'Development of the site should'. Many clauses containing, 'should'. Policies are requirements. Use of the word, 'should' instead of, 'must' turns this into a guideline only. It is not a policy.

There are 770 homes proposed with no provision for GP surgery (or contribution towards expansion of Grayhill surgery). Evidential document, The Infrastructure Delivery Plan Background Paper Oct 2024, para 3.66 states,

'The council has engaged with ABUHB throughout the RLDP process and there have been no concerns raised about the current capacity of services within the area'

What has current capacity got to do with the RLDP? It is the future capacity that is important. It is not rocket science to use the projected population increase and add it to the current excess capacity (if indeed there is any and it is unclear how 'capacity' has been measured) to determine whether Grayhill surgery has enough spare capacity to cope.

The evidential base is flawed.

Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)

38. Would you like to comment on this question *

- ☒ Yes
- ☐ No

39. Is your representation in support or objection? *

- ☐ Support
- ☒ Objection

40. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Policies E2 – Non-Allocated Employment Sites, S11 – Rural Economy and RE1 – Secondary and Main Rural Settlements Employment Exceptions

Conflict with Policy S2 as they allow development adjacent to settlement boundaries therefore in open countryside.

**Do you have any comments on the employment site allocations?
(Policies EA1 & EA2)**

41. Would you like to comment on this question *

- ☒ Yes
- ☐ No

42. Is your representation in support or objection? *

- ☐ Support
- ☒ Objection

43. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Policy EA1 – Employment Allocations

EA1f: Quay Point, Magor is adjacent to SSSI and has stringent requirements in PPW 12.

EA1h: Allocation of Gwent Euro Park, Magor is on SSSI and protected from development by PPW 12. The credibility of the extant planning permission is arguable. It has been extended and extended with changes of use class over the decades. Planning permission is for use classes only, not a waste site.

**Do you have any comments on the visitor economy policies?
(Policies S12, T1 & T2)**

44. Would you like to comment on this question *

☒ Yes

☐ No

45. Is your representation in support or objection? *

☐ Support

☒ Objection

46. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Policy S12 – Visitor Economy

Define, 'unacceptable' and 'unjustified'

**Do you have any comments on the sustainable transport policies?
(Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

47. Would you like to comment on this question *

☒ Yes

☐ No

48. Is your representation in support or objection? *

☐ Support

☒ Objection

49. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

ST1 – Sustainable Transport Proposals:

'Financial contributions may be required for safety/congestion mitigation measures, or towards improvements to the highway network and sustainable travel.'

The developer for the large strategic site in Caldicot must be made to make a large financial contribution due to the extra traffic generated. No viability excuses.

'Developments that are likely to create significant additional traffic growth or adversely affect the safe and efficient operation of the highway system will not be permitted.'

So why allow Caldicot East? The RLDP evidential base document, TFW Monmouthshire Strategic Transport Assessment June 2024, Identifies the B4245 as a potential pinch point on the local network. Analysis shows a large increase in traffic of 1196 / 7% daily.

One of the reasons often cited to justify the developments in this area is the location of the M4. Access and egress from Magor and Undy, the wider Severnside area and beyond plus the eastern area of Newport is via Junction 23A at Magor.

The huge strategic developments under construction in Undy at Rockfield Farm and Vinegar Hill were predicated on the M4 relief road, M4 / M48 Rogiet Interchange and Magor Undy Bypass going ahead. All were scrapped yet the developments were allowed to proceed and indeed expand to encompass the land safeguarded for that purpose (see blue hatched area and blue dashed line on the map). The arterial routes of the B4245 and A4810 are now very congested.

Magor and Undy is located on the west of the Monmouthshire County boundary. There are 4000 homes under construction at Glan Llyn plus extra employment land allocated next to the steelworks on the east of the Newport County boundary, next to Magor. All traffic from both Severnside, the employment area and Glan Llyn converges onto the A4810 to access the M4 via J23A.

So with the huge growth in both Monmouthshire's and Newport's RLDP's there will be tens of thousands of extra cars, vans and lorries in Severnside and Newport east, all requiring access to and egress from the M4 at Junction 23a.

This ill-considered spatial distribution strategy will result in the whole of Severnside being gridlocked and further and more frequent traffic jams on the M4. It is unsafe, causes air and noise pollution and affects the whole Welsh economy.

ST5: Transport Schemes.

The following will be supported and safeguarded from development: Magor and Undy Active Travel Schemes, Magor Walkway Station, B4245 / M48 / Severn Tunnel Junction Link Road, B4245 / Severn Tunnel Junction Link Road.

What does, 'supported' mean in real terms? Where is the delivery plan for these?

Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)

50. Would you like to comment on this question *

☒ Yes

☐ No

51. Is your representation in support or objection? *

☐ Support

☒ Objection

52. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

S14 – Town, Local and Neighbourhood Centres

'Developments should be consistent...' This is a policy so a requirement. Use of 'should' makes it a guideline only. Replace 'should' with 'must'

Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)

53. Would you like to comment on this question *

☒ Yes

☐ No

54. Is your representation in support or objection? *

☐ Support

☒ Objection

55. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

S15 – Community and Recreational Facilities

Conflicts with Policy S2 as allows development adjacent to settlement boundaries therefore in open countryside.

CI4: Areas of Amenity Importance.

'Areas of Amenity Importance are identified on the Proposals Map'.

An Area of Amenity Importance Review (Oct 2024), provided with the RLDP consultation evidence base, proposes removal of the Area of Amenity Importance (AAI) status allocated in the Adopted LDP, to both The Land to the North of Magor and Undy and the Land at Pennyfarthing Lane. They have both been removed as AAI from the Proposals Map.

Relegating the status of this land to general open space or open countryside does not provide protection in the RLDP from development.

The Open Space Study Oct 2024 provided with the consultation evidence base identifies that Magor Undy has a general deficiency in Open Space.

In October 2023, an e-petition to Save Our Green Spaces in Magor and Undy achieved 1256 signatures. There is a large depth of feeling in the community regarding the erosion of our green spaces.

The community has plans to turn these sites into publicly accessible, usable, recreational open space and requests that they have their AAI status reinstated and, in the case of the Land to the North of Magor and Undy, extended up to the M4 boundary.

**Do you have any comments on the mineral and waste policies?
(Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

56. Would you like to comment on this question *

☒ Yes

☐ No

57. Is your representation in support or objection? *

☐ Support

☒ Objection

58. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

W1 – Waste Management Facilities

'Development of sustainable waste management facilities in appropriate open countryside locations...will be supported' Conflicts with Policy S2..

W3 – Identified Potential Waste Management Sites

W3d: Quay Point Magor: adjacent to SSSI and stringent protections in PPW12

W3e: Gwent Euro Park: on SSSI protected by PPW12.

Para 23.4.2 states for Gwent Euro Park, 'the allocation area corresponds with land benefitting from an extant planning permission.' The extant planning permission is for the land use classes only. There is NO planning permission for particular usage and supporting plans for a waste site.

Do you have any other comments to make on the Deposit RLDP and/or supporting documents?

59. Would you like to comment on this question *

☒ Yes

☐ No

60. Is your representation in support or objection? *

☐ Support

☒ Objection

61. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

You released this huge document with many MANY pages of supporting evidence on the run up to Christmas when residents are very busy. If you don't get many responses it's not because they don't care or are apathetic, it's because they are just overwhelmed.

The form layout is not even in the same order as the policies in the RLDP.

The Consultation process may be legal but its implementation is unsound.

Part 3: Tests of Soundness

Please refer to the notes at the for further

guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

62. Do you consider that the Plan is sound? *

☐ Yes

☒ No

63. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? *

- ☒ Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?
- ☒ Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?
- ☒ Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?
- ☒ Fails Test 3: Will the Plan deliver (is it likely to be effective)?

64. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): *

RLDP is unsound and fails all 4 tests.

See comments on individual policies for reasons and changes required.

Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

65. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

☐ Yes

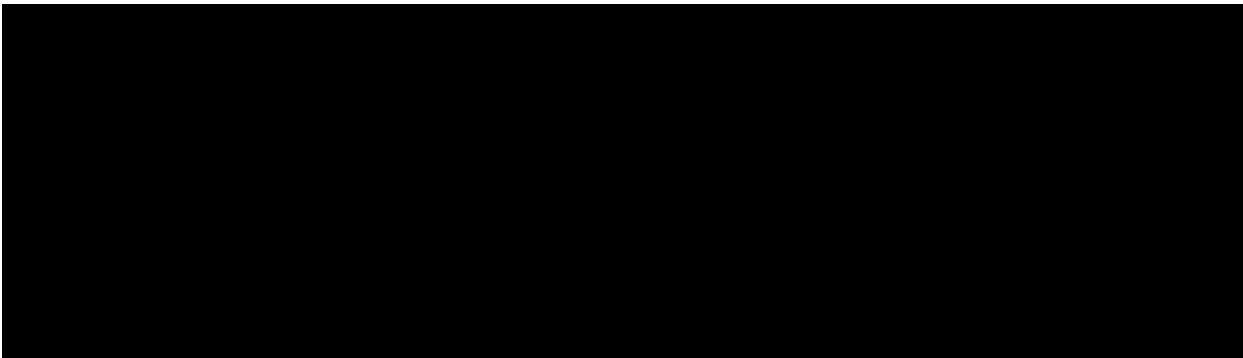
☒ No

Part 5: Welsh Language

66. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

The desire for everyone in Wales to speak / read / write Welsh is costly. We are on the border with England and many people here have no desire to learn Welsh. Everything we receive, particularly through the post, is duplicated with one version in English and one in Welsh. We should be able to opt for documents in English or Welsh but not both. One or the other goes straight in the bin!

67. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?



1810

Jane Gray

[REDACTED]

From: [REDACTED]
Sent: 16 December 2024 16:26
To: MCC - PlanningPolicy
Cc: [REDACTED]
Subject: Deposit Plan Consultation: HA4 (CS0270) Development at New Dixon Road

Dear Sirs

Apologies for the late submission of this email, I have been unwell. Please find below my concerns relating to the development of 270 houses on Dixon Road. It is very disappointing that the agreement given by [REDACTED] request for a meeting to highlight residents' concerns and to answer their questions, has not been offered or upheld prior to the closure date of the Deposit Plan consultation.

I live on New Dixon Road, opposite the proposed development and I have strong objections to this development site for a number of reasons. For ease, I have listed them in bullet points, but would be happy to discuss in further detail, should this be required. There are more suitable sites in Monmouth, one of those being CS0274, at Wonastow:

1. The risk of flooding – the site is already listed as partly within the flood plain and much of the water which has the potential to flood the road – and indeed the houses south of Dixon Road – is absorbed by the field. Even with this absorption, the field regularly floods at the entrance near the road and the road is also liable to flooding, as was seen in the recent poor weather. The site at Wonastow Road has a much smaller risk of flooding.
2. The increase in traffic. Every day, there are traffic delays along Dixon Road, caused by volume of traffic trying to join the A40, at the major pinchpoint of Dixon Roundabout. When there are delays on the A40 or if it is closed for any reason, the traffic increases significantly, and the road becomes a further bottleneck. You will be aware, I am sure, that the police regularly use the road to divert traffic from the A40. The road at Wonastow has much lower traffic-flow, not only reducing traffic congestion, but also reducing the pollution which is caused by traffic delays.
3. Travel. The current footpath, which runs only on one side of the road, is not suitable for a substantial increase in footfall and there is no cycle path or space to include one. It is also never maintained, despite requests from current residents to at least clear it to allow two people to pass without one person stepping into the road. Furthermore, given that there is no safe crossing into the school for pedestrians along the length of Dixon Road, the issues with, in particular, children/students, walking along this section of the road, is an accident waiting to happen. The site in Wonastow is much more user-friendly, is on an active travel route and has a cycle route passing the site.
4. The area is already failing in the required phosphate levels; this is alongside the increased demand on our already failing water treatment plant. While I note the Water Board has stated that the water quality will be improved in due course, this should surely be verified and tested before increasing the population of the town by up to 10% (potential for 1000 new residents on a site with nearly 300 houses, in a population of 10,000 people), on a single site upstream of

the drinking water supply. I note that the Wonastow site is downstream of the water supply and so will not be affected by these issues. It is also not failing in its phosphate targets.

5. The lack of public transport along the road – and in Monmouth as a whole – should be addressed before any further building is approved. It is not clear how Council will draw employment into Monmouth without this infrastructure.
6. Finally, AONB concerns and the site being within the scheduled monument of Dixton Mound, along with the core feeding grounds for the rare bats, none of which are in contention at the site at Wonastow.

I hope that this email, along with other objections you have received, will persuade you to reconsider the proposal and look at more suitable sites.

With best wishes,



1813

Mr Jeremy Callard

View results

Respondent

511

Anonymous

20:59

Time to complete

Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?

8. Would you like to comment on this question *

☒ Yes

☐ No

9. Is your representation in support or objection? *

☒ Support

☐ Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

Policies set out on Pages 23,24. All supported. Policies set out on Pages 15 and 16. All supported. With respect to the Eastern Abergavenny development, the council should consider rerouting the A465 to the east of the proposed development. This would reduce the potential for severance between the town and the proposed development. If this arrangement is considered undeliverable then traffic calming of the A465 with at grade crossings for active modes is essential. There is an existing pedestrian rail bridge at Firs Road at a point where the A465 is in cutting, therefore offering a crossing of both railway and A465.

Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)

11. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)

12. Would you like to comment on this question *

☒ Yes

☐ No

13. Is your representation in support or objection? *

☒ Support

☐ Objection

14. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

Siting residential development on the Eastern Abergavenny proposal is my preferred option.

Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)

15. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the design and sustainable place-making policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)

16. Would you like to comment on this question *

☒ Yes

☐ No

17. Is your representation in support or objection? *

☒ Support

☐ Objection

18. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

Full support for these policies

Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)

19. Would you like to comment on this question *

☒ Yes

☐ No

20. Is your representation in support or objection? *

☒ Support

☐ Objection

21. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

Full support

Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PR0W1)

22. Would you like to comment on this question *

☒ Yes

☐ No

23. Is your representation in support or objection? *

☒ Support

☐ Objection

24. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

Full support

Do you have any comments on the infrastructure policies? (Policies S6, & IN1)

25. Would you like to comment on this question *

☐ Yes

☒ No

**Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies?
(Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)**

26. Would you like to comment on this question *

☐ Yes

☒ No

**Do you have any comments on the residential site allocations?
(Policies S8, HA1 – HA18)**

27. Would you like to comment on this question *

☒ Yes

☐ No

28. Is your representation in support or objection? *

☒ Support

☐ Objection

29. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

Full support

Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)

30. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the employment site allocations? (Policies EA1 & EA2)

31. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)

32. Would you like to comment on this question *

☐ Yes

☒ No

**Do you have any comments on the sustainable transport policies?
(Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

33. Would you like to comment on this question *

☒ Yes

☐ No

34. Is your representation in support or objection? *

☒ Support

☐ Objection

35. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

Full support with a request that the Council consider including a policy detrunking the A40 through the town to enable a more flexible design response to proposals to encourage active mode use.

Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)

36. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)

37. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)

38. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any other comments to make on the Deposit RLDP and/or supporting documents?

39. Would you like to comment on this question *

☐ Yes

☒ No

Please refer to the notes at the for further

guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

40. Do you consider that the Plan is sound? *

☒ Yes

☐ No

Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

41. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

☐ Yes

☒ No

Part 5: Welsh Language

42. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

43. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?

About you

It is important for us to understand the potential impact of these proposals on different groups. The following section asks about where you live as well as questions that will allow us to analyse the responses received from people who possess one or more of the protected characteristics defined by the Equality Act 2010.

You are not obliged to complete these questions and can select 'prefer not to say'.

1816

Dr. Gary C. Smith

[View results](#)

Respondent

35

Anonymous

14:40

Time to complete

Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?

8. Would you like to comment on this question *

☒ Yes

☐ No

9. Is your representation in support or objection? *

☒ Support

☐ Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

I would like to confirm my support for the Deposit plan in full, specifically the:

- Recommendations for Green Wedge Designations (Policy GW1) as buffers between the settlement edge of Abergavenny and the Bannau Brycheiniog National Park: "Abergavenny, Llanfoist and the BBNP boundary" (P48) as outlined in the Proposals map.

- Support for the Green Infrastructure (GI) (Policies, GI1, GI2) to ensure the protection and enhancement of all of Monmouthshire's GI

- Proposed housing allocation on the Land to the East of Abergavenny

- Criteria for % of affordable homes

and

- Criteria for facilitating the use of renewable energy, net zero carbon homes, and the design of new development

These points are re-iterated in other sections below where appropriate.

=====

Finally, thank you to all concerned in the creation/authoring of a very comprehensive and clearly written set of documents.

Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)

11. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)

12. Would you like to comment on this question *

☒ Yes

☐ No

13. Is your representation in support or objection? *

☒ Support

☐ Objection

14. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

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- Recommendations for Green Wedge Designations (Policy GW1) as buffers between the settlement edge of Abergavenny and the Bannau Brycheiniog National Park: "Abergavenny, Llanfoist and the BBNP boundary" (P48) as outlined in the Proposals map.

and

- Proposed housing allocation on the Land to the East of Abergavenny

Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)

15. Would you like to comment on this question *

☒ Yes

☐ No

16. Is your representation in support or objection? *

☒ Support

☐ Objection

17. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

I would like to. confirm my support for

- the Green Infrastructure (GI) (Policies, GI1, GI2) to ensure the protection and enhancement of all of Monmouthshire's GI
- Criteria for % of affordable homes

and

- Criteria for facilitating the use of renewable energy, net zero carbon homes, and the design of new development

Do you have any comments on the design and sustainable placemaking policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)

18. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)

19. Would you like to comment on this question *

☒ Yes

☐ No

20. Is your representation in support or objection? *

☒ Support

☐ Objection

21. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

I would like to confirm my support for the
- Criteria for facilitating the use of renewable energy, net zero carbon homes, and the design of new development

Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PR0W1)

22. Would you like to comment on this question *

☒ Yes

☐ No

23. Is your representation in support or objection? *

☒ Support

☐ Objection

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Do you have any comments on the infrastructure policies? (Policies S6, & IN1)

25. Would you like to comment on this question *

- ☐ Yes
- ☒ No

Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)

26. Would you like to comment on this question *

- ☐ Yes
- ☒ No

Do you have any comments on the residential site allocations? (Policies S8, HA1 – HA18)

27. Would you like to comment on this question *

- ☒ Yes
- ☐ No

28. Is your representation in support or objection? *

- ☒ Support
- ☐ Objection

29. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

I would like to confirm my support for the:
- Proposed housing allocation on the Land to the East of Abergavenny

Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)

30. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the employment site allocations? (Policies EA1 & EA2)

31. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)

32. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the sustainable transport policies? (Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)

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☐ Yes

☒ No

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34. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)

35. Would you like to comment on this question *

☐ Yes

☒ No

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36. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any other comments to make on the Deposit RLDP and/or supporting documents?

37. Would you like to comment on this question *

☐ Yes

☒ No

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Please refer to the notes at the for further guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

38. Do you consider that the Plan is sound? *

☒ Yes

☐ No

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39. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

☐ Yes

☒ No

Part 5: Welsh Language

40. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

41. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?

1817

Mrs Amie Symes

[View results](#)

Respondent

271

Anonymous

19:50

Time to complete

Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDLP?

8. Would you like to comment on this question *

☒ Yes

☐ No

9. Is your representation in support or objection? *

☐ Support

☒ Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

I object the plans in relation to the response to the natural emergency. I do not feel that the practice and performance of Welsh Water today, in waste management and river protection, provides any assurance that they are able to meet their promise.

To date, the promises have not been met and appear theory based - this should not be relied upon by the local planning authority in considering development plans.

I would like to see the plans change in the following ways:

1. The plans should include an agreement that building work will not commence until the anticipated works by Welsh Water have been FULLY IMPLEMENTED and the efficiency delivery that is anticipated has been proven.

2. The plans should include the detailed schedule of works proposed by Welsh Water,

Including the business plan and evidence of finances to assure consultees that the company has sufficient resource to deliver its promises.

Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)

11. Would you like to comment on this question *

☒ Yes

☐ No

12. Is your representation in support or objection? *

☐ Support

☒ Objection

13. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

The plan does not consider any regeneration strategies for dealing with empty homes, derelict and abandoned properties. The council should identify all of those properties across the area and develop plans to consider addressing those first, such as compulsory purchase orders to regenerate existing homes, before considering expansion. Whilst the plans cover sustainability, it should be considered that the manufacture of materials and building of new homes will have a climate impact much greater than the regeneration of existing buildings. This work would be likely to reduce the number of homes required and the need to expand settlement areas.

Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)

14. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)

15. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the design and sustainable placemaking policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)

16. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)

17. Would you like to comment on this question *

☒ Yes

☐ No

18. Is your representation in support or objection? *

☐ Support

☒ Objection

19. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Related to objections under different sections for consideration and inclusion in this section too.

Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PROW1)

20. Would you like to comment on this question *

☒ Yes

☐ No

21. Is your representation in support or objection? *

☐ Support

☒ Objection

22. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Related to objections under other sections for considering under this section too

Do you have any comments on the infrastructure policies? (Policies S6, & IN1)

23. Would you like to comment on this question *

☒ Yes

☐ No

24. Is your representation in support or objection? *

☐ Support

☒ Objection

25. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Related to objections under other sections for considering under this section too

Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)

26. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the residential site allocations? (Policies S8, HA1 – HA18)

27. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)

28. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the employment site allocations? (Policies EA1 & EA2)

29. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)

30. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the sustainable transport policies? (Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)

31. Would you like to comment on this question *

☒ Yes

☐ No

32. Is your representation in support or objection? *

☐ Support

☒ Objection

33. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Abergavenny is already becoming like Hereford with high levels of traffic through hotspot areas. The plan for 500 homes will significantly worsen this issue, and will also worsen the air quality in some areas, negatively impacting on human health. The towns infrastructure will struggle to support the increase proposed.

Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)

34. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)

35. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)

36. Would you like to comment on this question *

☒ Yes

☐ No

37. Is your representation in support or objection? *

☐ Support

☒ Objection

38. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Related to objections under other sections for considering under this section too

Do you have any other comments to make on the Deposit RLDP and/or supporting documents?

39. Would you like to comment on this question *

☐ Yes

☒ No

Part 3: Tests of Soundness

Please refer to the notes at the for further guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

40. Do you consider that the Plan is sound? *

☐ Yes

☒ No

41. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? *

☐ Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?

☒ Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?

☒ Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?

☒ Fails Test 3: Will the Plan deliver (is it likely to be effective)?

42. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): *

As within objections. The plan is reliant on theory based promises from organisations such as welsh water. The plan hasn't considered air quality for residents.

Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

43. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

☐ Yes

☒ No

Part 5: Welsh Language

44. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

45. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?

About you

It is important for us to understand the potential impact of these proposals on different groups. The following section asks about where you live as well as questions that will allow us to analyse the responses received from people who possess one or more of the protected characteristics defined by the Equality Act 2010.

You are not obliged to complete these questions and can select 'prefer not to say'.

1823

Mr Michael Bosley

[View results](#)

Respondent

246

Anonymous

130:58

Time to complete

Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?

8. Would you like to comment on this question *

☒ Yes

☐ No

9. Is your representation in support or objection? *

☐ Support

☒ Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

3.1.1 and 3.1.3 The Plan is quite correct to highlight the critical state of the water quality of the River Usk catchment. As the Plan states, at the latest official estimates suggest, no less than "88% of the River Usk's water bodies fail to meet the required standards".

3.1.4 and 3.1.5 In this context, the claims that NRW guidance and - especially - the assertions that DC/WW have adequate plans for "an achievable and workable solution to phosphates" at the Llanfoist WwTW is entirely implausible.

In the first place, given the failing status of the Usk, mere "nutrient neutrality" is wholly inadequate to restore the catchment to SAC levels. Rather, Monmouth Council has a responsibility to ensure the RLDP results in an active reduction in nutrient loading and the restoration of ecological functioning.

Save the River Usk (STRU) has compiled a record of water quality over the last 3 years that now comprises nearly 4,000 samples and includes measures of phosphate, nitrate and ammonia levels at 55 locations in the catchment. Not only does this confirm the assessment that most of the catchment is failing to meet water quality standards, but it represents a more reliable measure of the extent of the nutrient overload problem in the Usk at and downstream of Abergavenny. It shows that nutrient loading immediately downstream of the Llanfoist WwTW and in the River Gavenny is routinely in excess of required standards. The assurances of DC/WW and NRW are entirely inadequate as far as STRU are concerned, as these are the agencies which have presided over the situation where the Usk is failing and on the brink of ecological collapse as a SAC.

Monmouthshire Council should be taking a much more critical stance of these agencies and in particular, should be seeking information and advice from STRU as an organisation that - unlike WW/DC and NRW has no vested interest in glossing over the status quo, but rather, represents only the interests of Monmouthshire residents and the need to truly address the parlous state of this precious asset.

The RLDP contains absolutely no detail to substantiate the claims made on this issue and nothing to assuage the concerns of Monmouthshire residents. To do so, we require unequivocal answers to specific questions such as:

- What is the current daily capacity of Llanfoist WwTW? What will its capacity be by 31st March 2025?
- How many hours last year were Combined Storm Outlets discharging because capacity was exceeded?
- What is the expected daily volume Llanfoist will receive from the proposed development site?
- Will storm water from the development join the main sewer?
- What is the timetable for the phosphate stripping facility at Llanfoist to be fully operational?
- What will be the actual effluent phosphate content in parts per litre and how does that compare with the target phosphate level for the Usk?
- Will NRW be reviewing the Permit for capacity, phosphate bod, nitrate, ammonia etc at Llanfoist to take account of this and other developments since the date of the last review?
- What are the plans to control untreated sewage entering the river from CSO's?

In addition to this, we note that any claimed improvement at Llanfoist WwTW will have absolutely no impact on developments downstream of Llanfoist. For example, the RLDP provides no assurance that additional stressors resulting from developments at locations such as Little Mill and Usk will be adequately ameliorated.

Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)

11. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)

12. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)

13. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the design and sustainable placemaking policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)

14. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)

15. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PR0W1)

16. Would you like to comment on this question *

☒ Yes

☐ No

17. Is your representation in support or objection? *

☐ Support

☒ Objection

18. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

STRU endorses the statement at 10.13.3 that, "development will only be permitted where...suitable measures have been undertaken to protect water resources and will generally encourage initiatives that result in an improvement in those resources. " However, contrary to the further statement, endorsed in policy NR3, where, rather than "improvement", the aspiration is merely that, "Development proposals need to ensure they would not result in an "unacceptable" impact of the water quality of our SAC rivers [emphasis added]", we contend that "no change" or any deterioration of water quality is "acceptable". SAC status should not be treated as if it were an optional obligation. The ecological integrity of the Usk is a cornerstone of the health of the whole county. In light of the fact that it is currently failing, no development that does not help restore its status is acceptable.

Do you have any comments on the infrastructure policies? (Policies S6, & IN1)

19. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)

20. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the residential site allocations? (Policies S8, HA1 – HA18)

21. Would you like to comment on this question *

☒ Yes

☐ No

22. Is your representation in support or objection? *

☐ Support

☒ Objection

23. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

HA1 - we note point i) - "Development must ensure the retention and protection of substantial GI assets as far as possible, including retaining and enhancing tributaries of the River Gavenny". However, we consider this is incompatible with the construction of a large block of housing and other development that replaces a greenfield site.

STRU has a long series of water quality test results for the Gavenny, which show clearly that it routinely fails standards for nutrient loading. Any development that takes place that will drain into the Gavenny will only increase the degree to which it fails. Further, if the requirement for this development is mere "nutrient neutrality", this will at best only lock the Gavenny into its long-standing status as a routinely failing watercourse. Any development should instead be required to demonstrate that it will improve the ecological status of the Gavenny.

Specifically, amongst other concerns, the replacement of agricultural land with extensive hard surfaces will inevitably significantly increase the volume and pace of rainwater runoff, most of which will drain quickly into the Gavenny, carrying with it a variety of pollutants, including road surface contaminants such as tyre residues and oils. In addition, the volume of water will enter more rapidly than previously, increasing soil erosion and nutrient load.

Secondly, the assurances given by DC/WW and NRW regarding waste water are inadequate. These are two major agencies with no democratic mandate and which have presided over the situation where the Gavenny is routinely failing nutrient testing standards.

Monmouthshire Council should be taking a much more critical stance of these agencies and in particular, should be seeking information and advice from STRU as an organisation that has no vested interest in glossing over the status quo, but rather, represents only the interests of Monmouthshire residents.

HA1 contains no detail to substantiate the claims made by WW/NRW. For example:

- What is the current daily capacity of Llanfoist WwTW? What will its capacity be by 31st March 2025?
- How many hours last year were Combined Storm Outlets discharging because capacity was exceeded?
- What is the expected daily volume Llanfoist will receive from the proposed development site?
- Will storm water from the development join the main sewer?
- What is the timetable for the phosphate stripping facility at Llanfoist to be fully operational?
- What will be the actual effluent phosphate content in parts per litre and how does that compare with the target phosphate level for the Usk?
- Will NRW be reviewing the Permit for capacity, phosphate bod, nitrate, ammonia etc at Llanfoist to take account of this and other developments since the date of the last review?
- What are the plans to control untreated sewage entering the river from CSO's?

Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)

24. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the employment site allocations? (Policies EA1 & EA2)

25. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)

26. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the sustainable transport policies? (Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)

27. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)

28. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)

29. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)

30. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any other comments to make on the Deposit RLDP and/or supporting documents?

31. Would you like to comment on this question *

☒ Yes

☐ No

32. Is your representation in support or objection? *

☐ Support

☒ Objection

33. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

The sheer size of the RLDP appears designed to exclude ordinary citizens from commenting. The main document is nearly 400 pages long, and the supporting assessments as long again. Furthermore, the format and style is almost impenetrable. Searching for detail often results in nothing more than references to documents held elsewhere. This means it takes many hours just to get a gist of what is being proposed. In order to make truly meaningful comments, we need detail that has yet to be finalised or provided. Consequently, by the time this detail emerges, the Plan as a whole has already been approved and there is an inertia that would make substantial change virtually impossible. Secondly, the online form itself is designed to frustrate. There appears to be no way of saving a partly completed submission to return to it later; there seems to be no "back" button - consequently, we will be obliged to submit another form to add comments that need adding or amending.

Part 3: Tests of Soundness

Please refer to the notes at the for further guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

34. Do you consider that the Plan is sound? *

☐ Yes

☒ No

35. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? *

☐ Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?

☐ Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?

☒ Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?

☐ Fails Test 3: Will the Plan deliver (is it likely to be effective)?

36. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): *

It's almost incomprehensible to the ordinary citizen - see previous comment. That includes this question, which apparently requires me to be conversant with some bureaucratic definition of "tests of soundness"

Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

37. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

☒ Yes

☐ No

38. If you wish to speak at a hearing session which language would you wish to use?

☐ Welsh

☒ English

Part 5: Welsh Language

39. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

40. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?

About you

It is important for us to understand the potential impact of these proposals on different groups. The following section asks about where you live as well as questions that will allow us to analyse the responses received from people who possess one or more of the protected characteristics defined by the Equality Act 2010.

You are not obliged to complete these questions and can select 'prefer not to say'.

[View results](#)

Respondent

247

Anonymous

32:59

Time to complete

Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?

8. Would you like to comment on this question *

☒ Yes

☐ No

9. Is your representation in support or objection? *

☐ Support

☒ Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

THIS IS PART TWO OF OUR SUBMISSION

PART ONE CONTAINS COMMENTS ON OTHER SECTIONS

Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)

11. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)

12. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)

13. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the design and sustainable placemaking policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)

14. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)

15. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PR0W1)

16. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the infrastructure policies? (Policies S6, & IN1)

17. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)

18. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the residential site allocations? (Policies S8, HA1 – HA18)

19. Would you like to comment on this question *

☒ Yes

☐ No

20. Is your representation in support or objection? *

☐ Support

☒ Objection

21. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

OUR PREVIOUS SUBMISSION INCLUDED OBJECTIONS TO HA1. This is a continuation relating to other sites

HA5 - this proposal contains insufficient protection for the River Usk SAC. As previously indicated in our submission on site HA1, it would rain into the River Gavenny and waste water will presumably be handled by the Llanfoist WwTW. The same concerns and objections noted under HA1 apply.

HA9, H15, HA16 - these proposals make no mention of the importance of protecting and enhancing the River Usk SAC. They will presumably be drained by the Berthin Brook. Save The River Usk has a substantial record of water quality measurements for the Berthin Brook which show it routinely fails water quality standards. "Nutrient neutrality" will be inadequate to protect this part of the SAC from further deterioration.

HA11 - this development will presumably add to the load on the Usk WwTW. This is a site where Save the River Usk have an extensive database of water quality results showing that it routinely discharges from the CSO at levels well in excess of permit. There are no indications in the proposal that the development will protect or enhance the SAC. In addition, it may be significant that w=flood risk will e increased - only recently, the management of water levels in the Usk tributaries caused households in Usk to flood.

HA10, HA12, HA17 - all of these proposals are part of the River Usk SAC catchment. None include reference to maintaining and improving the integrity of the SAC.

It is notable that the promise made for the improvement of the WwTW at Llanfoist will have no effect whatsoever on waste water management or the entry of added nutrients and other pollutants downstream of Abergavenny. This stretch is the most eutrophic of the whole SAC, and Monmouthshire Council's duty must be to undertake only those developments which will enhance the ecological resilience of the SAC. These proposals fail to do this.

Changes should, at a minimum, specify the ways in which any proposed development will reduce nitrification and other pollutant levels. "Nutrient neutrality" is inadequate.

Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)

22. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the employment site allocations? (Policies EA1 & EA2)

23. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)

24. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the sustainable transport policies? (Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)

25. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)

26. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)

27. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)

28. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any other comments to make on the Deposit RLDP and/or supporting documents?

29. Would you like to comment on this question *

☒ Yes

☐ No

30. Is your representation in support or objection? *

☐ Support

☒ Objection

31. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

In the section on "monitoring", there appears to be no reference to monitoring the integrity of the River Usk SAC. This should be an integral part of the RLDP; for example, by including measures of phosphates and other pollutants in the river and its catchment.

Part 3: Tests of Soundness

Please refer to the notes at the for further guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

32. Do you consider that the Plan is sound? *

☐ Yes

☒ No

33. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? *

- ☐ Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?
- ☐ Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?
- ☒ Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?
- ☐ Fails Test 3: Will the Plan deliver (is it likely to be effective)?

34. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): *

see previous submission

Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

35. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

- ☒ Yes
- ☐ No

36. If you wish to speak at a hearing session which language would you wish to use?

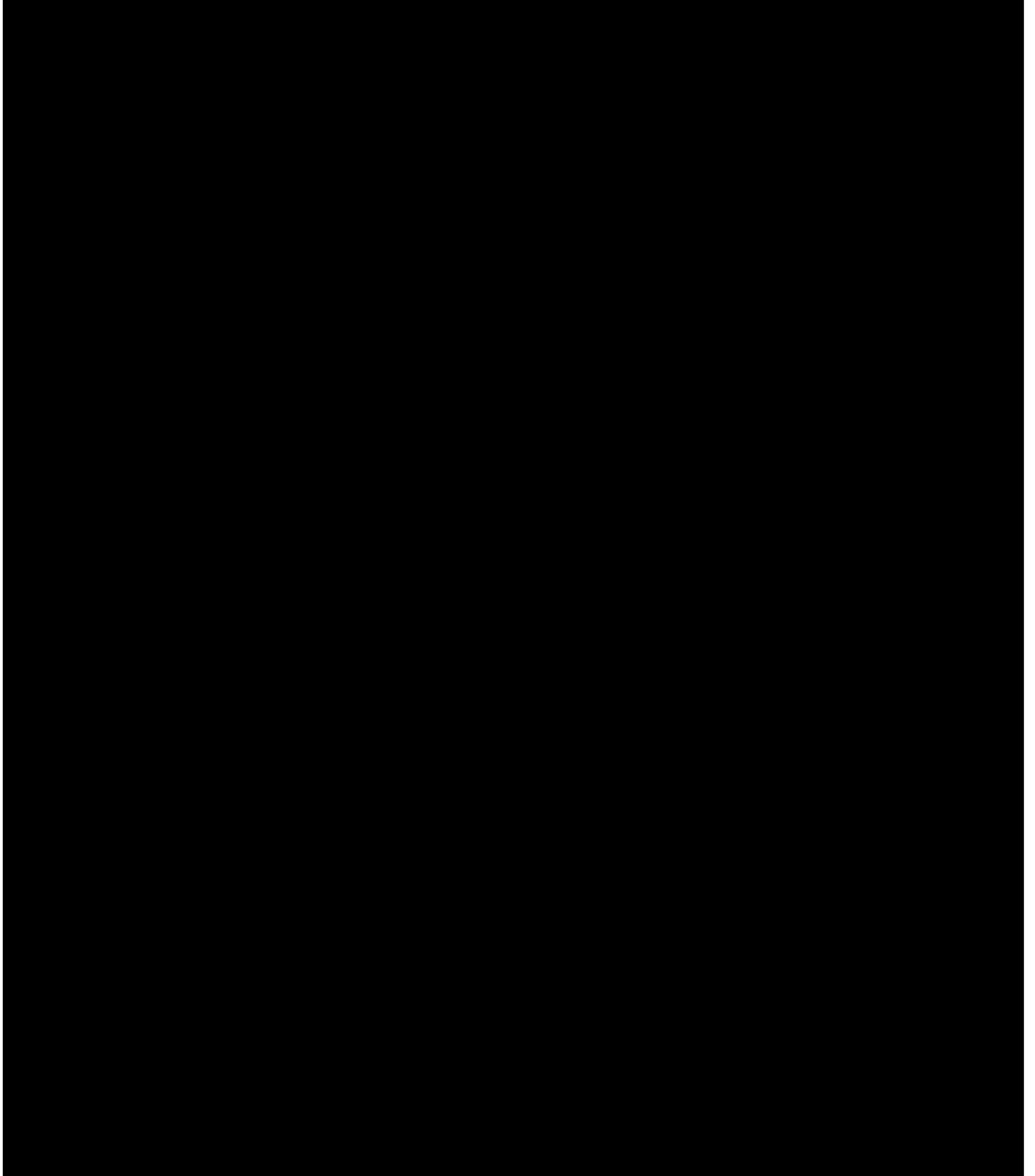
- ☐ Welsh
- ☒ English

Part 5: Welsh Language

37. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

38. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?

About you

A large, solid black rectangular area that completely obscures the content of the 'About you' section, indicating that the information has been redacted.

1826

Kate Richards

Archived: 07 February 2025 12:23:28

From: [REDACTED]

Sent: Sun, 8 Dec 2024 22:26:09

To: [MCC - PlanningPolicy](#)

Cc: [REDACTED]

Subject: Housing development sites

Importance: Normal

Sensitivity: None

I am writing to express my concern about the inclusion of site HA4, land between Dixon Rd and Hereford Rd in Monmouth in the deposit plan. Site CS0274 land near Wonastow is a much better option than HA4 for a number of reasons:

HA4 has no associated employment/business development land and is set in a rural and residential area of the town where such development would be inappropriate. Employment opportunities should be readily available close to any new development, making the Wonastow site more suitable.

The Wonastow site is close to cycle routes; no such routes are anywhere near the HA4 site (approx. 2km away)

The Wonastow site is further from a drinking water source and does not affect an area which is failing to meet phosphate targets. Housing developments are known to exacerbate flooding and surface runoff due to the amount of hardstanding which could be developed beyond the council's control (post build modifications to private homes). Lowlying areas such as HA4 which is adjacent to the Wye floodplain may also contribute to phosphate loadings in the already degraded Wye river. Raw sewage discharges are known to occur on a regular basis, even outside of flood conditions. Additional flows to a sewage treatment plant that is currently obviously not able to treat current flows, can only make this situation worse. The designation of the Wye as an SAC is particularly important here.

Wonastow site is on lower quality agricultural land. With decreasing food security globally, we should be husbanding the resource of good quality agricultural land rigorously.

The Wonastow site is relatively benign in terms of protected sites: it is not in the AONB, in an area on which species protected by law depend and is not within the vicinity of a scheduled ancient monument. The same cannot be said of the Dixon Rd site, which is close to the boundary of the AONB and conservation areas around St Peter's Dixon, near to Dixon Castle and which is used for foraging by a number of protected species such as badgers, greater horseshoe bats (roost at Newton Court) and potentially hazel dormice. It is of great concern that the baseline survey data currently collected from the site has been subject to significant scientific bias in terms of when surveys took place and what data was used to argue why an EIA is not required for this site. I understand that this has been noted by other committees and I trust that this will be addressed in any processes going forward.

Vehicle access to the Wonastow site is also much easier than that to the Dixon Rd site. The access to a housing development of so many homes, so close to a roundabout on a Trunk road (A40T) is bound to exacerbate existing problems of queuing to get onto and off the dual carriageway, which is itself often stationary most afternoons at peak times, and worst on Fridays when tailbacks stretch for miles from the NE and along the Dixon Rd into Monmouth in both directions.

In landscape terms, the Wonastow site is much better screened and does not affect one of the key routes into the county town of Monmouthshire. The open fields along Dixon road currently provide a pleasing and rural vista on the approach to town, and this route takes a significant portion of traffic accessing the town. Very little traffic approaches the town from the Wonastow Rd.

For all of the above reasons, and more, the Wonastow site is vastly more suitable for development than the Dixon Rd land.

Kind regards,

[REDACTED]

[REDACTED]

1839

Mr Hugh Austwick

[View results](#)

Respondent

56

Anonymous

09:53

Time to complete

Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?

8. Would you like to comment on this question *

☒ Yes

☐ No

9. Is your representation in support or objection? *

☐ Support

☒ Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Land to the East of Caldicot/North of Portskewett

The scale of this development is too large and there is insufficient infrastructure to support from a Medical perspective. The doctors surgery in Caldicot cannot cope with the current numbers of people in Caldicot. Adding a significant number of houses to the area will make this issue even worse. I would suggest that a Doctors Surgery needs to be added to the development.

Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)

11. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)

12. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)

13. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the design and sustainable placemaking policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)

14. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)

15. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PR0W1)

16. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the infrastructure policies? (Policies S6, & IN1)

17. Would you like to comment on this question *

☒ Yes

☐ No

18. Is your representation in support or objection? *

☐ Support

☒ Objection

19. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Land to the East of Caldicot/North of Portskewett

The scale of this development is too large and there is insufficient infrastructure to support from a Medical perspective. The doctors surgery in Caldicot cannot cope with the current numbers of people in Caldicot. Adding a significant number of houses to the area will make this issue even worse. I would suggest that a Doctors Surgery needs to be added to the development.

Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)

20. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the residential site allocations? (Policies S8, HA1 – HA18)

21. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)

22. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the employment site allocations? (Policies EA1 & EA2)

23. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)

24. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the sustainable transport policies? (Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)

25. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)

26. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)

27. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)

28. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any other comments to make on the Deposit RLDP and/or supporting documents?

29. Would you like to comment on this question *

☐ Yes

☒ No

Part 3: Tests of Soundness

Please refer to the notes at the for further guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

30. Do you consider that the Plan is sound? *

☐ Yes

☒ No

31. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? *

☐ Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?

☐ Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?

☐ Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?

☒ Fails Test 3: Will the Plan deliver (is it likely to be effective)?

32. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): *

Land to the East of Caldicot/North of Portskewett

The scale of this development is too large and there is insufficient infrastructure to support from a Medical perspective. The doctors surgery in Caldicot cannot cope with the current numbers of people in Caldicot. Adding a significant number of houses to the area will make this issue even worse. I would suggest that a Doctors Surgery needs to be added to the development.

Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

33. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

☐ Yes

☒ No

Part 5: Welsh Language

34. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

No View

1847

Kevin Bounds

Archived: 07 February 2025 12:52:02

From: [REDACTED]

Mail received time: Sun, 8 Dec 2024 11:34:50

Sent: Sun, 8 Dec 2024 11:34:46

To: [MCC - PlanningPolicy](#)

Subject: RLDP deposit plan consultation CSO2032 Redd Lands Shirenewton

Importance: Normal

Sensitivity: None

I am writing to object to the RLDP consultation CSO2032 for the construction of 26 dwellings opposite Redd Lands in Shirenewton .

The development is totally out of context t for the village which is largely a conservation area as can be seen from the density of the proposed development compared to its surroundings .

The village lacks a shop, a frequent bus service , a medical facility and the primary school is already oversubscribed .

Access would be onto a road which is regularly used by heavy agricultural equipment and there is limited footpaths available or feasible in the vicinity .

The development would change the character of the village, would require the new residents to be dependent on cars for transportation and would live in an area with very limited local employment prospects . Consequently, there would be a significant increase in road traffic in an area with narrow roads and no footpaths increasing the risk of accidents .

In addition, the proposed site is often saturated, and water run off from it already causes issues for surrounding properties .

Consequently, I recommend reconsidering this proposed development .

Thank you for your consideration of this .

[REDACTED]

1856

Paul Roberts

[REDACTED]

From: [REDACTED]
Sent: 18 November 2024 10:27
To: [REDACTED] MCC - PlanningPolicy
Cc: [REDACTED]
Subject: RE: Response to RLDP ref. Site CS0270 (Land at Dixon Road)

Good morning [REDACTED]

Thanks for your email.

I will make sure your comments are seen and considered by the relevant groups and committees.

Kind regards

Cllr Martin Newell

-----Original Message-----

From: [REDACTED]
Sent: 16 November 2024 08:59
To: MCC - PlanningPolicy <PlanningPolicy@monmouthshire.gov.uk>
Cc: [REDACTED]
Subject: Response to RLDP ref. Site CS0270 (Land at Dixon Road)

Dear Sir / Madam,

I am writing to raise my objections regarding the consultation for proposed housing development on New Dixon Road (ref. Site CS0270).

1) Traffic on New Dixon Road and the roundabout onto the A40 is already heavily congested at many times of the day, particularly around the local school start and finish times. An additional 270 houses at this pinch point will only create more congestion and increase the associated air pollution. The proposed site has only one entry / exit (except for an emergency vehicle only entrance off Hereford Road) and also no suitable cycle route into Monmouth.

2) Drainage, and therefore risk of flooding, at the proposed site is already an issue, and the proposed development will inevitably increase the water runoff into the River Wye. The river already has excessive levels of phosphates and other pollutants and the additional housing is upstream of the local drinking water supply giving increased risk to public health (e.g. Cryptosporidium).

3) The land is currently agricultural and thereby provides sustenance to local wildlife, in particular the endangered Greater Horseshoe Bats which are often seen in my garden, which is adjacent to the proposed development site. I fear that the loss of this agricultural land will have a major impact on local wildlife, including the bats, housemartin, starlings and shrews.

From what I have seen there are alternative housing development proposals, in particular at Wonastow Road (ref. CS0274), which have less impact on the points raised above and so would be more beneficial for Monmouth as a whole.

Also, I don't believe that the plans sufficiently consider the supporting infrastructure for Monmouth in terms of GP Surgeries, Dentists, schools, etc. and will attend the forthcoming Deposit Plan Consultation to understand the proposals in more detail.

Regards,



1857

Tracey Roberts

Archived: 07 February 2025 13:07:27

From: [REDACTED]

Sent: Sun, 17 Nov 2024 17:48:37

To: [MCC - PlanningPolicy](#)

Cc: [REDACTED]

Subject: Objection to 270 houses on fields off Dixon Road RLDP 2018-2033

Importance: Normal

Sensitivity: None

Dear Sir/Madam

Re: Public Consultation on the Deposit Plan .

I'm writing to you to formally register my objection to the proposed 270 houses on fields off Dixon Road Monmouth RLDP 2018-2033 Site HA4; on the following grounds.

1. The increased traffic, both noise and pollution. A potential additional 405 cars with no other means of access to the houses will make the congestion already seen several times a day on Dixon Road significantly worse.
2. The light pollution, visual impact from 270 houses and their infrastructure on such a steep slope bordering AONB a protected area recognised by Natural Resources Wales.
3. The additional water pollution that is inevitable from surface runoff from 270 households due to the steepness of the proposed site to an already sick river Wye.
4. The broken obligation to protect biodiversity, land of historical interest, agricultural land and scenic beauty.
5. The Monmouth Council landscape sensitivity report places the Wonastow site CS0274 as the area with most opportunity.
6. Schools, doctors and dentists are already stretched.
7. The destruction of established hedgerow, wildlife corridors and feeding grounds for shrews and Greater Horseshoe Bats habitat. I currently regularly see them both.

As Wonastow CS0274 is a smaller site it has less of an environmental impact to Monmouth and has easy access to employment land plus is already connected to the national cycle route.

I believe this to be a better option, and urge you to consider this the preferred location.

Kind Regards

[REDACTED]

Archived: 07 February 2025 12:59:22

From: [REDACTED]

Sent: Mon, 9 Dec 2024 14:07:03

To: [MCC - PlanningPolicy](#) [REDACTED]

Subject: Objection to public consultation site H4/CS0270

Importance: Normal

Sensitivity: None

Email [REDACTED]

9th December 2024

Dear Sir/Madam

Re: Public Consultation on the Deposit Plan site HA4/CS0270) - Shire Hall Monmouth 25th November 2024

I am writing to register my formal objection to the proposed 270 houses on fields off Dixon Road Monmouth **RLDP 2018-2033 Site HA4** on the following grounds.

1. I did not feel this was a consultation more a foregone conclusion.
 - o The available biased information was towards the HA4/CS0270 presented with large A3 printouts and using language such as strategic allocation. Other sites were not given the same focus indeed Wonastow site CS0274 was not even included.
 - o Councillor Paul Griffiths was not available at the public consultation to discuss any concerns.
 - o Ignored repeated requests from our action group to the planning officers to ensure more sites that are viable are included.
 - o The supporting infrastructure of schools, doctors and dentists struggle to support its current residents, a full consultation must ensure all needs are met not just a housing target.
2. The increased noise and pollution from a potential additional 405 cars with no other means of access to site will make the congestion already seen several times a day on Dixon Road significantly worse. This road already suffers from car damaging potholes.
3. The light pollution, visual impact from 270 houses and their infrastructure on such a steep slope bordering AONB a protected area recognised by Natural Resources Wales.
4. The additional water pollution that is inevitable from surface runoff from 270 households due to the steepness of the proposed site to an already recognised as sick river Wye.

The fields heavy clay nature means its regularly water logged causing Dixon Road to partially flood due to the run off, witnessed from my home this year most recently 24th November - *photo page 2*.
SUDS (Sustainable Drainage Solution) do not work well on this type of soil.
5. The broken obligation to protect biodiversity (The Environment *Wales* Act 2015), land of historical interest, agricultural land and scenic beauty.
6. The destruction of established hedgerow, wildlife corridors and feeding grounds for shrews, buzzards and swifts all regularly seen in and around my property.
7. The loss of the (Red Listed) endangered Greater Horseshoe Bats habitat. I currently regularly see them around my property.

Their roost at Newton Court SSSI is within 3km core sustenance zone of the proposed site potentially putting this colony in danger.

Due process was not followed when the habitat regulations assessment was made by the Monmouthshire County Council as site CS0274 land at Wonastow Road is outside of the Horseshoe Bats core sustenance zone and therefore should have been a preferred site.

8. The Monmouth Council landscape sensitivity report places the Wonastow site CS0274 as the area with most opportunity.

The Wonastow CS0274 a smaller site adjacent to similar housing, has less of a visual and environmental impact to Monmouth. It has free draining soil, is downstream of Monmouth drinking water source, is already connected to the national cycle route, has easy access to employment land and connecting infrastructure is already partially in place *photos page 2*. I believe CS2704 to be a better option, and urge you to consider this the preferred location.

Please confirm receipt of my email and tell me how you intend to respond to my concerns.

Page 2 of 2

CS0274 Wonastow Road

Access Junction 1



Access Junction 2



25th November – field becoming water logged



1891
Chris Hollick

[REDACTED]

From: [REDACTED]
Sent: 12 December 2024 21:30
To: MCC - PlanningPolicy
Cc: [REDACTED]
Subject: The RLDP site HA4(previously CSO270)

[REDACTED] [REDACTED]

Dear Sirs

I object to the intention to build 270 houses in Monmouth at Dixon on RLDP site HA4,(formerly CSO270). This is a bad proposal and I suggest that It would be far more sensible for Monmouth if the houses were built on site CSO274 at Wonastow in Monmouth.

Site HA4, Dixon has serious environmental and practical issues. CSO274 at Wonastow, Monmouth has far less critical issues.

For the following reasons:-

This proposal will worsen the environment around Monmouth far more than building at Wonastow, CSO274. The number of houses proposed in Dixon will lead to at least another 400 cars, with issues of pollution, traffic problems, impact on drinking water and River Wye water quality, water levels and flooding. In addition,Dixon fields are near to the River Wye and within the setting of the Area of Outstanding Natural Beauty and also an ancient Monument. The area is historically sensitive. It is within range of rare bats. This proposed development will inevitably worsen the environment around Monmouth. Wonastow is not in a similar place and does not have these issues.

TheCSO274 Wonastow agricultural land is of a lower quality than that at HA4 Dixon(formerly CS)270). Dixon has no good pedestrian or cycle access and houseowners would need use of a car to get about in Monmouth..Wonastow has an active travel route.

Water runoff from the Dixon fields already contributes to flooding and poor quality water. Extra housing will worsen the drinking water and exacerbate this, when the river is already polluted and under improvement notice. It has been suggested that Welsh Water will have dealt with the pollution by 2030, but 6 years is too far in the future for any confidence. There are already voluntary groups raising nationally, the polluted state of the River Wye. Wonastow is downstream of the drinking water takeoff and does not have these issues.

Dixon is on a very busy entry road to Monmouth and there are frequent traffic jams, particularly at the Dixon roundabout(at the A40 trunk road). This is next to Monmouth Comprehensive School.. Extra houses will lead to more traffic, more traffic jams, and more air pollution.

As can be seen, HA4 has several serious issues, relating to the Areas of Outstanding Natural Beauty, Scheduled Ancient Monument, an area of high historic sensitivity, proximity to greater horseshoe bat roosts, closeness to the River Wye and river and drinking water pollution. This site is in River Wye Special Area for Phosphate Conservation. CSO274, Wonastow is not in this area.

There are also Issues of traffic congestion and air pollution.

The option of developing at Wonastow, C SO270 gives a much less problematic development with many of the above objections disappearing.

I repeat that I object to the proposal to build HA4, (formerly CSO270) and believe that as well as damaging the environment, there will be serious adverse impacts. If housebuilding is necessary in Monmouth then the proposal should be replaced by CSO274 at Wonastow, where there are far less issues.

Regards

[REDACTED]

[REDACTED]

1905

Elizabeth Hayward

[REDACTED]

From:

Sent:

[REDACTED] 03 December 2024 14:09

To:

Subject:

[REDACTED] FW: RLDP and other concerns as discussed on 12th November 2024 at Raglan school

Hello there,

Is this something for consideration for the team as part of the RDLP session?

I can thank them for their correspondence and advise I have passed to the team alongside them acknowledging SAB and [REDACTED] attending site as per below

From:

Sent: 03 December 2024 13:55

To:

Subject: RLDP and other concerns as discussed on 12th November 2024 at Raglan school

Dear Sir/Madam,

On 12th November we attended a RDLP Deposit Plan (2018-2033) Consultation drop in session in Raglan old school where we spoke to staff members of Monmouthshire County Council.

We outlined our concerns in respect of this plan directly to staff.

In essence there 2 specific areas of concern and apprehension.

Firstly the plans showed two areas of possible waste management. What type of waste and the process and disposal of waste.

The second main concern encompasses all the areas of possible building work outlined in the plans and that is the flooding that takes place in these areas.

We spoke to MCC staff at length re this and brought to their attention and why we worry.

We are residents of [REDACTED] which lies on a flood plain. There were specifics in place as part of the planning of these houses to ensure the area surrounding these houses was not flooded (1in 100 year theoretical floodline) and protected. This included regular maintenance of the rear of the houses and fields/ditches adjacent to it.

Since the houses have been fully established the maintenance has dwindled to a worrying degree.

At the rear of the properties alongside the brook (Known as Wilcae Brook or Ethley Brook) there is the area of land (common) this should be cut and tidied on a regular

basis by the Council. This now only appears to only occur twice a year and then only partially. A neighbour has taken to cutting a walk through. We have had to remind the grass cutters to cut from one end to the other. There is an underground water storage culvert system in this area. This was to ensure that any additional water did not effect the brooks water level These 'tanks' don't appear to be checked on a regular basis

In additional to this the lack of maintenance, the cut off /drainage/boundary ditches in the fields adjacent to the houses have been left without cleaning and 'stabilising'.

The landowner to the side of the houses has also effectively cut off the ditches by erecting barbed wire fencing on his side and has also tried to cut off the right off way through the rear of Ethley Drive into the field.

The brook has not been attended to at all. It is full of debris and trees and branches. This has led to flooding on this common ground which again has got steadily worse. As I understand this is the same brook that runs alongside the new Butler Wall housing that is being built of Chepstow Road which also still floods.

There is a pumping station outside no 8 Ethley Drive. This also appears to be poorly maintained and we actually wrote to Welsh Water fairly recently about it as the metal doors were left constantly open to the elements and the trees within the fencing were so overgrown causing roots to lift the adjacent pathway making it dangerous.

[REDACTED] ttended our house a few days ago in respect of the flooding that occurred during Storm Bert and our concerns were shared with him and explained the aforementioned issues.

We raise these issues as genuine concerns. It would appear that once houses are built, any planning and environmental promises that were made are either 'forgotten' or ignored.

Yours faithfully

1906

Michael Hayward

[REDACTED]

From: [REDACTED]
Sent: 03 December 2024 14:09
To: [REDACTED]
Subject: FW: RLDP and other concerns as discussed on 12th November 2024 at Raglan school

Hello there,
Is this something for consideration for the team as part of the RDLP session?
I can thank them for their correspondence and advise I have passed to the team alongside them acknowledging SAB and [REDACTED] attending site as per below

[REDACTED]

From: [REDACTED]
Sent: 03 December 2024 13:55
To: [REDACTED]@monmouthshire.gov.uk>; [REDACTED]@monmouthshire.gov.uk>
Subject: RLDP and other concerns as discussed on 12th November 2024 at Raglan school

Dear Sir/Madam,

On 12th November we attended a RDLP Deposit Plan (2018-2033) Consultation drop in session in Raglan old school where we spoke to staff members of Monmouthshire County Council.

We outlined our concerns in respect of this plan directly to staff.

In essence there 2 specific areas of concern and apprehension.

Firstly the plans showed two areas of possible waste management. What type of waste and the process and disposal of waste.

The second main concern encompasses all the areas of possible building work outlined in the plans and that is the flooding that takes place in these areas.

We spoke to MCC staff at length re this and brought to their attention and why we worry.

We are residents of Ethley Drive, Raglan (originally called The Oaks Raglan) which lies on a flood plain. There were specifics in place as part of the planning of these houses to ensure the area surrounding these houses was not flooded (1in 100 year theoretical floodline) and protected. This included regular maintenance of the rear of the houses and fields/ditches adjacent to it.

Since the houses have been fully established the maintenance has dwindled to a worrying degree.

At the rear of the properties alongside the brook (Known as Wilcae Brook or Ethley Brook) there is the area of land (common) this should be cut and tidied on a regular

basis by the Council. This now only appears to only occur twice a year and then only partially. A neighbour has taken to cutting a walk through. We have had to remind the grass cutters to cut from one end to the other. There is an underground water storage culvert system in this area. This was to ensure that any additional water did not effect the brooks water level These 'tanks' don't appear to be checked on a regular basis

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There is a pumping station outside no 8 Ethley Drive. This also appears to be poorly maintained and we actually wrote to Welsh Water fairly recently about it as the metal doors were left constantly open to the elements and the trees within the fencing were so overgrown causing roots to lift the adjacent pathway making it dangerous.

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We raise these issues as genuine concerns. It would appear that once houses are built, any planning and environmental promises that were made are either 'forgotten' or ignored.

Yours faithfully

██

1939

Mr Matthew Hayes

View results

Respondent

520

Anonymous

33:45

Time to complete

Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?

8. Would you like to comment on this question *

☒ Yes

☐ No

9. Is your representation in support or objection? *

☐ Support

☒ Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

The areas proposed for the Raglan area are completely disproportionate to the size of the village. I am particularly concerned about the development of the land south of old monmouth road. This is a large development on prime agricultural land at an historic approach to the village, the size of the development is disproportionate. The area itself is seen to flood considerably during high rainfall and whilst this could be addressed with increased drainage this would just displace the water downstream compounding the flooding issues already seen in Usk and Newport. We need areas like this to act as temporary sinks for excess water during periods of high rainfall. This area is also important for wildlife, I understand great crested newt is in this area and I have regularly seen bats and owls in the area particularly around the very old trees in the field.

Raglan itself has seen various developments in recent years with no increase in public transport, for working people the village is only really accessible via car, buses are extremely limited. The village is known to have a number of traffic issues including congestion through the high street and there have been multiple serious crashes on the crossover on the A40.

The industrial development is also completely out of place in this rural area. It would detract from the historic setting of the village which with it's castle is and important tourist asset for the county.

Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)

11. Would you like to comment on this question *

☒ Yes

☐ No

12. Is your representation in support or objection? *

☐ Support

☒ Objection

13. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

I am concerned about the authenticity of the departments numbers/data after previous misrepresentations to try to justify similar developments. There is a loss of trust after the department had to formally apologise for previous misrepresentations

Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)

14. Would you like to comment on this question *

☒ Yes

☐ No

15. Is your representation in support or objection? *

☐ Support

☒ Objection

16. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

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Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)

17. Would you like to comment on this question *

☒ Yes

☐ No

18. Is your representation in support or objection? *

☐ Support

☒ Objection

19. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

as per previous comments where relevant.

Do you have any comments on the design and sustainable place-making policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)

20. Would you like to comment on this question *

☒ Yes

☐ No

21. Is your representation in support or objection? *

☐ Support

☒ Objection

22. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

very poor public transport links. Displacement of water adding to flood risk down stream.

Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)

23. Would you like to comment on this question *

☒ Yes

☐ No

24. Is your representation in support or objection? *

☐ Support

☒ Objection

25. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Displacement for water will add to flooding. Loss of habitat. Loss of prime agricultural land

Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PROW1)

26. Would you like to comment on this question *

☒ Yes

☐ No

27. Is your representation in support or objection? *

- ☐ Support
- ☒ Objection

28. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

loss of important habitats - please see previous comments

Do you have any comments on the infrastructure policies? (Policies S6, & IN1)

29. Would you like to comment on this question *

- ☒ Yes
- ☐ No

30. Is your representation in support or objection? *

- ☐ Support
- ☒ Objection

31. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

No public transport infrastructure suitable to support these developments

Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)

32. Would you like to comment on this question *

☒ Yes

☐ No

33. Is your representation in support or objection? *

☐ Support

☒ Objection

34. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

as per previous response.

**Do you have any comments on the residential site allocations?
(Policies S8, HA1 – HA18)**

35. Would you like to comment on this question *

☒ Yes

☐ No

36. Is your representation in support or objection? *

☐ Support

☒ Objection

37. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

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Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)

38. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the employment site allocations? (Policies EA1 & EA2)

39. Would you like to comment on this question *

☒ Yes

☐ No

40. Is your representation in support or objection? *

☐ Support

☒ Objection

41. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

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**Do you have any comments on the visitor economy policies?
(Policies S12, T1 & T2)**

42. Would you like to comment on this question *

☒ Yes

☐ No

43. Is your representation in support or objection? *

☐ Support

☒ Objection

44. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

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**Do you have any comments on the sustainable transport policies?
(Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

45. Would you like to comment on this question *

☒ Yes

☐ No

46. Is your representation in support or objection? *

☐ Support

☒ Objection

47. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

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Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)

48. Would you like to comment on this question *

☒ Yes

☐ No

49. Is your representation in support or objection? *

☐ Support

☒ Objection

50. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

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Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)

51. Would you like to comment on this question *

☒ Yes

☐ No

52. Is your representation in support or objection? *

☐ Support

☒ Objection

53. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

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**Do you have any comments on the mineral and waste policies?
(Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

54. Would you like to comment on this question *

☐ Yes

☒ No

**Do you have any other comments to make on the Deposit RLDP
and/or supporting documents?**

55. Would you like to comment on this question *

☐ Yes

☒ No

Part 3: Tests of Soundness

Please refer to the notes at the for further

guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

56. Do you consider that the Plan is sound? *

☐ Yes

☒ No

57. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? *

☒ Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?

☒ Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?

☒ Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?

☐ Fails Test 3: Will the Plan deliver (is it likely to be effective)?

58. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): *

The areas proposed for the Raglan area are completely disproportionate to the size of the village. I am particularly concerned about the development of the land south of old monmouth road. This is a large development on prime agricultural land at an historic approach to the village, the size of the development is disproportionate. The area itself is seen to flood considerably during high rainfall and whilst this could be addressed with increased drainage this would just displace the water downstream compounding the flooding issues already seen in Usk and Newport. We need areas like this to act as temporary sinks for excess water during periods of high rainfall. This area is also important for wildlife, I understand great crested newt is in this area and I have regularly seen bats and owls in the area particularly around the very old trees in the field.

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Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

59. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

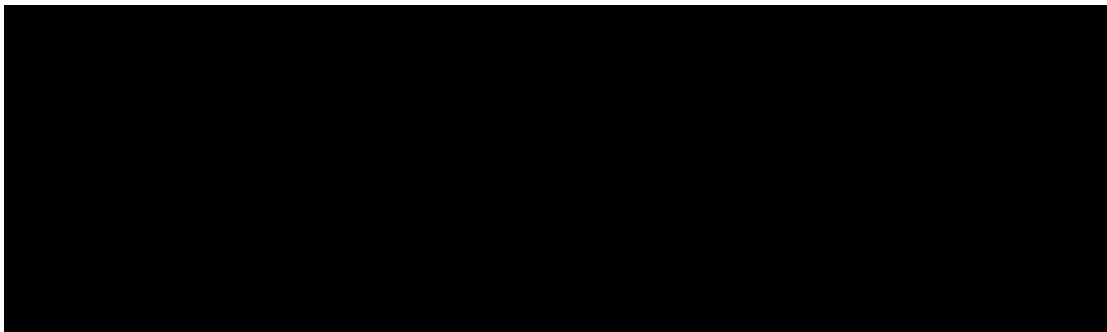
☐ Yes

☒ No

Part 5: Welsh Language

60. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

61. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?



1944

John Burrows

Archived: 07 February 2025 13:15:28

From: [REDACTED]

Mail received time: Fri, 13 Dec 2024 19:35:05

Sent: Fri, 13 Dec 2024 19:34:45

To: [MCC - PlanningPolicy](#)

Cc: [REDACTED]

Subject: RLDP Deposit Consultation response

Importance: Normal

Sensitivity: None

Attachments:

[REDACTED]

[REDACTED]

MCC Planning,

Deposit RDLP Consultation Response

I enclose the Consultation Form with some parts filled in with objections to parts of the plan to which I object. Most of the Plan seems fine but I have one or two objections on S2, H2, and HA18.

I enclose also these objections in one Word/pdf document just in case the Form doesn't reproduce the comments fully - as I had some problems with the Form.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



**Office
Use Only**
Representor
Number

.....
.....
.....
.....

Monmouthshire Deposit Plan Representation Form

Monmouthshire County Council (MCC) is consulting on the Deposit Stage of the Replacement Local Development Plan (RLDP), together with a range of documents and evidence which supports it. You can find the Deposit RLDP and associated documents on the MCC website:

www.monmouthshire.gov.uk/rldp-consultation-2024/

The Deposit Plan and supporting documents are available for public consultation for **6 weeks from 4th November 2024 to 16th December 2024.**

To assist with the efficient processing of responses we would encourage you to submit your comments via an online form which is available on the Council's website using the above link. Alternatively, comments can be submitted via email to:

planningpolicy@monmouthshire.gov.uk.

If this is not possible, completed forms can be sent to Planning Policy Team, Monmouthshire County Council, County Hall, The Rhadyr, Usk, NP15 1GA. All responses must be received by **midnight on 16th December 2024.**

Please note that with the exception of Part 1 the form will be made publicly available and will be forwarded to Planning and Environment Decisions Wales (PEDW). Guidance notes are set out at the end of the representation form to provide additional details on the RLDP process.

Part 1: Contact Details Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

	Your/ Your Client's Details	Agent's Details
Title:		
Name:		
Job Title:(where relevant)		
Organisation:		
Address:		
Telephone No:		
Email:		





Part 2: Your Representation

**Office
Use Only**
Representor
Number
.....
.....
.....
.....

1. Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?

Is your representation in support or objection?

Support:

Objection:

Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box (please use additional sheets as necessary).

If you are objecting, please state how you would like the Plan to be changed.

Generally, I am supportive of the Deposit RLDP.

Good work. Well done.

One general observation is that 'affordable housing' needs to be clarified – it probably needs to be 'housing rented from a Housing Association' (or equivalent) as other methods seem to lose both the affordability and the later availability of what was originally 'affordable' houses.

My objections relate to S2, H2, and HA18.





2. Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)

Is your representation in support or objection?

Support:

Objection:

Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box (please use additional sheets as necessary).

If you are objecting, please state how you would like the Plan to be changed.

3. Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)

Is your representation in support or objection?

Support:

Yes

Objection:

Yes

Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary).

If you are objecting, please state how you would like the Plan to be changed.





1. Policy S2 Housing in Rural Areas

I wish to object to Policy S2 Housing in Rural Areas on the grounds that it sets too high a target for housing in rural areas.

Most of the many settlements listed in the rural areas category would be unable to provide for more than 2 or 3 houses each and this would throw the bulk of the target on to a few communities within this category which would need to provide space for 30 or 40 houses if this target was to be achieved, and this would be unacceptable on most planning grounds in those affected settlements, and would be out of scale and out of development shape, form, and character for those villages.

There are no village plans for the larger villages explaining how and why extensions to such villages could be achieved and what the long term development plans might be for the villages and future population targets and so, consequently, no village plans, nor alternative development options, have been the subject of consultation in those villages.

The assumption that the villages must play their part in achieving the County housing target, which on the surface could seem logical, is not necessarily justified.

Good planning is not about sharing out development and disruption but about where it is best to put new development for existing and new residents of the County. The villages in Monmouthshire aren't good locations for services, employment, and facilities, and may not be appropriate for sharing the housing target or sharing such a large sub target.

Some villages might be able to accommodate more development but unless it makes sense for individual villages - after careful thought, village planning,





consultation and agreement - none of which has happened – it would be unwise to plan for such additional housing numbers in those rural areas. Adding arbitrary housing numbers to villages cannot be justified in view of the implications for the villages so affected.

The problem is that the overall target of 550 houses is far too high. It might seem to be a reasonable target given the number of settlements listed in this category but on closer inspection of all these settlements, one by one, there are no easy or appropriate ways of achieving the aggregate target from these numerous villages and it would be more appropriate for at least half of this target, or more, to be achieved by additions to the new main development areas where the facilities and transport infrastructure will be much better, and the required additions to the new main development areas would be of appropriate and relevant size in those areas.

This is not saying that no development should or could take place in all Monmouthshire's villages but it needs to be looked at on a village by village basis after consultation with the villages and the appropriate housing additions added up to form the contribution to the County target rather than a sub- target being imposed by the DRLDP leading to unacceptable developments being forced on the villages.

In most cases the villages have no substantial employment and have poor access by public transport leading to an intensification of car use and congestion problems. New housing is not best located in the villages and the target set out in the DRLDP should be substantially reduced.

In section 12.3.1 of the DRLDP we are reminded that National Policy PPW12 provides a firm steer that ***new development should be directed to existing urban areas where there is the greatest potential for reducing the***



need for travel due the co-location of houses, jobs, shops, services, and public transport facilities.

The main and minor rural settlements should not be required to accept any major developments which are not acceptable to the settlements to meet the overall County housing target but should make an appropriate contribution to the County target through whatever small developments are appropriate and agreed in each of the villages and settlements. The Housing Background paper had a calculation of what this total might be and it would be more reasonable to accept that as an appropriate contribution. PPW12 accepts that remote villages aren't the solution to meeting the nation's housing targets.

Action – Delete most of the 550 houses 'target' for the Rural settlements. Put in a figure of about 250 houses for the Rural settlements (to be achieved by small scale developments) and add the balance of 300 to the larger urban areas/Severnside where they would be better served and in scale with those developments.



4. Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)

Is your representation in support or objection?

Support:

Yes

Objection:

Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary).

If you are objecting, please state how you would like the Plan to be changed.



**5. Do you have any comments on the design and sustainable placemaking policies?
(Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)**

Is your representation in support or objection?

Support:

Objection:

Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary).

If you are objecting, please state how you would like the Plan to be changed.

**6. Do you have any comments on the climate change and renewable energy policies?
(Policies S4, NZ1, CC1, CC2 & CC3)**

Is your representation in support or objection?

Support:

Objection:

Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary).

If you are objecting, please state how you would like the Plan to be changed.





**7. Do you have any comments on the green infrastructure, landscape and nature recovery policies?
(Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PROW1)**

Is your representation in support or objection?

Support:

Yes

Objection:

Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary).

If you are objecting, please state how you would like the Plan to be changed.





**8. Do you have any comments on the infrastructure policies?
(Policies S6, & IN1)**

Is your representation in support or objection?

Support:

Objection:

Yes

Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary).

If you are objecting, please state how you would like the Plan to be changed.

Road Infrastructure in Chepstow needs to be substantially improved particularly the A48 and the High Beech roundabout before any further development takes place in the Chepstow area and surrounding sites.



9. Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies?
(Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)

Is your representation in support or objection?

Support:

Objection:

Yes

Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary).

If you are objecting, please state how you would like the Plan to be changed.

H2 refers to drawing Village Boundaries but proposal HA18 at Shirenewton is outside the Village boundary but is being put forward as a site for 26 houses. It should be opposed on the grounds that it is outside the Villages Boundary.

If by promoting site HA18 it means that H2 is changing the Village Boundary of Shirenewton then I would oppose H2 changing the Shirenewton Village boundary.



**10. Do you have any comments on the residential site allocations?
(Policies S8, HA1 – HA18)**

Is your representation in support or
objection?

Support:

Objection:

Yes

Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary).

If you are objecting, please state how you would like the Plan to be changed.

I wish to object to Housing Allocation HA18 for a housing development of 26 houses. This is an example of the problem caused by Policy S2 Housing in Rural Areas where the target and the methodology of examining sites put forward for development brings forward a development proposal which is out of scale and out of keeping with the village of Shirenewton – a proposal which appears to have its roots not in good planning nor in what makes sense for village development in Shirenewton but in the need to try to achieve an overall housing target for villages in rural areas which is not appropriate.

The absence of a village plan means that this proposed development by Redd Landes is not framed within the logic of a forward plan, consulted on, and agreed with the local community. It is not good planning and should not go forward unless it was part of a village plan - and it is unlikely that this particular proposal would make sense in a village plan context.

The proposed development site is on the outside of the main village settlement of Shirenewton, beyond the previously agreed village development boundary.

We don't know whether this development proposal in the DRLDP is the start of something new like a major ribbon development up the road towards Earlswood or not. We don't know. It lacks planning context. Will there be a limit



thereafter for development in this direction? Even if there was a proposed limit to further ribbon development, this particular development would still look out of scale, isolated, and inappropriate for the shape, scale, and facilities of the village.

The proposed site is next to a very low-density development of Redd Landes and is opposite the village recreation ground and is on the edge of adjacent farmland. In terms of design and village-scape, form and character, this is the low-density edge of the village scaling down naturally in development density and height to the surrounding farmland. A dense development of 26 houses at this point is totally out of keeping with the natural edge of the village and is set beyond what is clearly, and visually, the natural edge of the village.

As national policy PPW12 observes (DRDLP 12.3.1) locations like Shirenewton are not a good location for developments, and certainly not for one of 26 houses which represents a huge increase in the size of the village. Whilst there will be opportunities in Shirenewton for infill development including 50% affordable housing, the development of an estate of 26 houses on the outside of the village is not appropriate in scale or location.

There is virtually no employment in the village.

There is no shop in the village.

The nearest shop is 3.6 miles away along a very narrow winding dangerous road (the B 4235 Usk Road), and the nearest supermarket is 5 miles away along the same road, then through the congested centre of Chepstow.

The bus service is too infrequent to provide public transport for jobs, shopping and leisure activity outside the village.

We have a school but I understand that it is already oversubscribed. Any children coming to live in the village must be able to attend the local school – it would be cruel



to send them out of the village for schooling and not be part of the village and community in which they live.

This proposed development next to Redd Landes at Shirenewton should not be included in the Monmouthshire Replacement Local Development Plan– it is out of scale; far too large; and in the wrong place, and would be seriously detrimental to the form and character of Shirenewton village and Shirenewton does not have the facilities and connections appropriate for this development.

Action – Delete the development of site HA 18.

As an alternative, a lower number of houses could be provided in smaller groups within the village with appropriate planning.



**11. Do you have any comments on the economic policies?
(Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)**

Is your representation in support or objection?

Support:

Objection:

Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary).

If you are objecting, please state how you would like the Plan to be changed.

12. Do you have any comments on the employment site allocations? (Policies EA1 & EA2)

Is your representation in support or objection?

Support:

Objection:

Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary).

If you are objecting, please state how you would like the Plan to be changed.



**13. Do you have any comments on the visitor economy policies?
(Policies S12, T1 & T2)**

Is your representation in support or
objection?

Support:

Objection:

Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP
your representation relates to and include any comments in this box (please use additional sheets
as necessary).

If you are objecting, please state how you would like the Plan to be changed.





**14. Do you have any comments on the sustainable transport policies?
(Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

Is your representation in support or
objection?

Support:

Objection:

Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary).

If you are objecting, please state how you would like the Plan to be changed.



**15. Do you have any comments on the retail and commercial centres policies?
(Policies S14, RC1, RC2, RC3 & RC4)**

Is your representation in support or objection?

Support:

Objection:

Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary).

If you are objecting, please state how you would like the Plan to be changed.

**16. Do you have any comments on the community infrastructure and open space policies?
(Policies S15, CI1, CI2, CI3 & CI4)**

Is your representation in support or objection?

Support:

Objection:

Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary).





If you are objecting, please state how you would like the Plan to be changed.

**17. Do you have any comments on the mineral and waste policies?
(Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

Is your representation in support or
objection?

Support:

Objection:

Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP
your representation relates to and include any comments in this box (please use additional sheets
as necessary).

If you are objecting, please state how you would like the Plan to be changed.





18. Do you have any other comments to make on the Deposit RLDP and/or supporting documents?

Is your representation in support or objection?

Support:

Objection:

Please clearly state which policy/paragraph/allocation/designation or supporting document(s) your representation relates to and include any comments in this box (please use additional sheets as necessary).

If you are objecting, please state how you would like the Plan to be changed.



Part 3: Tests of Soundness (Please refer to the notes at the end of the form for further guidance)

Do you consider that the Plan is sound?	Yes:	Yes
	No:	
If you do not consider the Plan to be sound, which soundness test(s) do you think it fails?		
Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales? ☐	Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)? ☐	
Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)? ☐	Fails Test 3: Will the Plan deliver (is it likely to be effective)? ☐	
Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): See notes earlier on S1 and H2 regarding the role of rural villages in the Housing targets in the light of PPW12.		



Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?	Yes:	Yes
	No:	
If you wish to speak at a hearing session which language would you wish to use?	Welsh:	
	English:	English

Part 5: Welsh Language

We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?



Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?



Guidance Notes

Please note that only representations submitted during this consultation period (**4th November 2024 to 16th December 2024**) will be carried forward through the Replacement Development Plan process. Any representations that were made in the previous consultations (for example, the Preferred Strategy stage) will not be carried forward. If you consider that any representations you made last time are still relevant, you must submit these again, using the Deposit Plan Representation Form. Please note that the Inspector will not have access to comments you may have made in response to previous consultations.

Include all the information, evidence and supporting information necessary to support / justify your representation. Please attach additional sheets where required, clearly numbering each consecutive sheet and indicate on the form each individual additional document submitted. Further copies of the form can be obtained from the Planning Policy Team, the Planning Policy website, your local Community Hub/library or you can photocopy this form.

Your representation should be set out in full. This will help the Council and the Inspector to understand the issues you raise. Please keep your comments as concise as possible. However, please note that you will only be able to submit further information to the examination if the Inspector invites you to address matters that he or she may raise.

Petitions - Where a group shares a common view on how it wishes the Plan to be changed, it would be helpful for that group to send a single form with their comments, rather than for a large number of individuals to send in separate forms repeating the same point. In such cases the group should indicate how many people it is representing and how the representation has been authorised. The group's representative (or chief petitioner) should be clearly identified. Signing a petition does not prevent the submission of individual forms.

Tests of Soundness - Please indicate which soundness test(s) the LDP meets or does not meet, and why. If you think changes are required to the Plan to make it sound, please explain what these changes are. This will help the Council and the Inspector to understand the issues you raise. However, your comments can still be considered if you do not identify a test, providing your comments relate to the Plan and/or its supporting documents. Details of the Tests of Soundness are set below.

Tests of Soundness

Preparation Requirements:

- Has preparation of the plan complied with legal and regulatory procedural requirements? (LDP Regulations, Community Involvement Scheme (CIS), Strategic Environmental Assessment (SEA) Regulations, Sustainability Appraisal (SA), Habitats Regulation Assessment (HRA), etc.?)
- Is the plan in general conformity with the National Development Framework (NDF) and/or Strategic Development Plan (SDP)? (when published or adopted respectively)



Test 1: Does the plan fit? (Is it clear that the LDP is consistent with other plans?)

Questions:

- Does it have regard to national policy (PPW) and Future Wales: the National Plan 2040?
- Does it have regard to the Well-being Goals?
- Does it have regard to the Welsh National Marine Plan?
- Does it have regard to the relevant Area Statement?
- Is the plan in general conformity with the NDF (when published)?
- Is the plan in general conformity with relevant SDP (when adopted)?
- Is it consistent with regional plans, strategies and utility provider programmes?
- Is it compatible with the plans of neighbouring LPAs?
- Does it regard the Well-being Plan or the National Park Management Plan?
- Has the Local Planning Authority (LPA) demonstrated it has exhausted all opportunities for joint working and collaboration on both plan preparation and the evidence base?

Test 2: Is the plan appropriate? (Is the plan appropriate for the area in the light of the evidence?)

Questions:

- Is it locally specific?
- Does it address the key issues?
- Is it supported by robust, proportionate and credible evidence?
- Can the rationale behind the plan's policies be demonstrated?
- Does it seek to meet assessed needs and contribute to the achievement of sustainable development?
- Are the vision and the strategy positive and sufficiently aspirational?
- Have the 'real' alternatives been properly considered?
- Is it logical, reasonable and balanced?
- Is it coherent and consistent?
- Is it clear and focused?

Test 3: Will the plan deliver? (Is it likely to be effective?)

Questions

- Will it be effective?
- Can it be implemented?
- Is there support from the relevant infrastructure providers both financially and in terms of meeting relevant timescales?
- Will development be viable?
- Can the sites allocated be delivered?
- Is the plan sufficiently flexible? Are there appropriate contingency provisions?
- Is it monitored effectively?



New or Amended Sites

Any new or amended sites submitted as part of representations to the Plan must be accompanied by the following:

- A plan of the site you wish to be considered with your representation form, with a clear site boundary shown.
- Details of the proposed use of the site.
- Documentation that the site accords with the RLDP's strategy and that the Plan would be sound if the site is included. Guidance notes on some of the key assessments needed to support new candidate sites is set out on the Council's website at: <https://www.monmouthshire.gov.uk/planning-policy/candidate-sites/>
- The proposed site should be accompanied by a Sustainability Appraisal which must be consistent with the scope, framework and level of detail as the Sustainability Appraisal conducted by the Council and published alongside the Deposit RLDP.

General Data Protection Regulation (GDPR)

Please note that comments submitted will be available for public inspection and cannot be treated as confidential.

On 25th May 2018 the General Data Protection Regulation (GDPR) came into force, placing new restrictions on how organisations can hold and use your personal data and defining your rights with regard to that data. Any personal information disclosed to us will be processed in accordance with our Privacy Notice. The Planning Policy Privacy Notice is available via the following link on the Council's website: <http://www.monmouthshire.gov.uk/your-privacy/your-council>

The GDPR applies to our RLDP Consultation Database which is used to send information to those who have been in contact with Planning Policy at Monmouthshire County Council. Any interested parties must give their consent, in writing, if they wish to be added to the RLDP Consultation Database. Anyone who makes representations on the Deposit RLDP will be deemed to have given their consent and will be added to the stakeholder database.

MCC RLDP Consultation (2018-33) – December 2024

Letter of objection from [REDACTED] to:

1. Policy S2 Housing in Rural Areas and

2. Policy HA 18 Land next to Redd Landes, Shirenewton

(although the objections are related, they are three separate objections)

1. Policy S2 Housing in Rural Areas

I wish to object to Policy S2 Housing in Rural Areas on the grounds that it sets too high a target for housing in rural areas.

Most of the many settlements listed in the rural areas category would be unable to provide for more than 2 or 3 houses each and this would throw the bulk of the target on to a few communities within this category which would need to provide space for 30 or 40 houses if this target was to be achieved, and this would be unacceptable on most planning grounds in those affected settlements, and would be out of scale and out of development shape for those villages.

There are no village plans for the larger villages explaining how and why extensions to such villages could be achieved and what the long term development plans might be for the villages and future population targets and so, consequently, no village plans, nor alternative development options, have been the subject of consultation in those villages.

The assumption that the villages must play their part in achieving the County housing target, which on the surface could seem logical, is not necessarily justified.

Good planning is not about sharing out development and disruption but about where it is best to put new development for existing and new residents of the County. The villages in

Monmouthshire aren't good locations for services, employment, and facilities, and may not be appropriate for sharing the housing target or sharing such a large sub target.

Some villages might be able to accommodate more development but unless it makes sense for individual villages - after careful thought, village planning, consultation and agreement - none of which has happened – it would be unwise to plan for such additional housing numbers in those rural areas. Adding arbitrary housing numbers to villages cannot be justified in view of the implications for the villages so affected.

The problem is that the overall target of 550 houses is far too high. It might seem to be a reasonable target given the number of settlements listed in this category but on closer inspection of all these settlements, one by one, there are no easy or appropriate ways of achieving the aggregate target from these numerous villages and it would be more appropriate for at least half of this target, or more, to be achieved by additions to the new main development areas where the facilities and transport infrastructure will be much better, and the required additions to the new main development areas would be of appropriate and relevant size in those areas.

This is not saying that no development should or could take place in all Monmouthshire's villages but it needs to be looked at on a village by village basis after consultation with the villages and the appropriate housing additions added up to form the contribution to the County target rather than a sub- target being imposed by the DRLDP leading to unacceptable developments being forced on the villages.

In most cases the villages have no substantial employment and have poor access by public transport leading to an intensification of car use and congestion problems.

New housing is not best located in the villages and the target set out in the DRLDP should be substantially reduced.

In section 12.3.1 of the DRLDP we are reminded that National Policy PPW12 provides a firm steer that ***new development should be directed to existing urban areas where there is the greatest potential for reducing the need for travel due the co-location of houses, jobs, shops, services, and public transport facilities.***

The main and minor rural settlements should not be required to accept any major developments which are not acceptable to the settlements to meet the overall County housing target but should make an appropriate contribution to the County target through whatever small developments are appropriate and agreed in each of the villages and settlements. The Housing Background paper had a calculation of what this total might be and it would be more reasonable to accept that as an appropriate contribution. PPW12 accepts that remote villages aren't the solution to meeting the nation's housing targets.

2. Policy HA 18 Section 14.20 pp 149-151 Land next to Redd Landes, Shirenewton

I wish to object to Housing Allocation HA18 for a housing development of 26 houses. This is an example of the problem caused by Policy S2 Housing in Rural Areas where the target and the methodology of examining sites put forward for development brings forward a development proposal which is out of scale and out of keeping with the village of Shirenewton – a proposal which appears to have its roots not in good planning nor in what makes sense for village development in Shirenewton but in the need to try to achieve an overall

housing target for villages in rural areas which is not appropriate.

The absence of a village plan means that this proposed development by Redd Landes is not framed within the logic of a forward plan, consulted on, and agreed with the local community. It is not good planning and should not go forward unless it was part of a village plan - and it is unlikely that this particular proposal would make sense in a village plan context.

The proposed development site is on the outside of the main village settlement of Shirenewton, beyond the previously agreed village development boundary.

We don't know whether this development proposal in the DRLDP is the start of something new like a major ribbon development up the road towards Earlswood or not. We don't know. It lacks planning context. Will there be a limit thereafter for development in this direction? Even if there was a proposed limit to further ribbon development, this particular development would still look out of scale, isolated, and inappropriate for the shape, scale, and facilities of the village.

The proposed site is next to a very low-density development of Redd Landes and is opposite the village recreation ground and is on the edge of adjacent farmland. In terms of design and village-scape, form and character, this is the low-density edge of the village scaling down naturally in development density and height to the surrounding farmland. A dense development of 26 houses at this point is totally out of keeping with the natural edge of the village and is set beyond what is clearly, and visually, the natural edge of the village.

As national policy PPW12 observes (DRDLP 12.3.1) locations like Shirenewton are not a good location for developments, and

certainly not for one of 26 houses which represents a huge increase in the size of the village.

Whilst there will be opportunities in Shirenewton for infill development including 50% affordable housing, the development of an estate of 26 houses on the outside of the village is not appropriate in scale or location.

There is virtually no employment in the village.

There is no shop in the village.

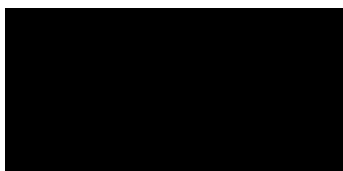
The nearest shop is 3.6 miles away along a very narrow winding dangerous road (the B 4235 Usk Road), and the nearest supermarket is 5 miles away along the same road, then through the congested centre of Chepstow.

The bus service is too infrequent to provide public transport for jobs, shopping and leisure activity outside the village.

We have a school but I understand that it is already oversubscribed. Any children coming to live in the village must be able to attend the local school – it would be cruel to send them out of the village for schooling and not be part of the village and community in which they live.

As an alternative, a lower number of houses could be provided in smaller groups within the village with appropriate planning.

This proposed development next to Redd Landes at Shirenewton should not be included in the Monmouthshire Replacement Local Development Plan– it is out of scale; far too large; and in the wrong place, and would be seriously detrimental to the form and character of Shirenewton village.



12 December 2024

MCC RLDP Consultation (2018-33) – 15 December 2024

Letter of objection from [REDACTED] to:

- 1. Policy S2 Housing in Rural Areas and**
- 2. Policy HA 18 Land next to Redd Landes, Shirenewton**
(although the objections are related, they are separate objections)

1. Policy S2 Housing in Rural Areas

I wish to object to Policy S2 Housing in Rural Areas on the grounds that it sets too high a target for housing in rural areas.

1.1 Most of the many settlements listed in the rural areas category would be unable to provide for more than 2 or 3 houses each and this would throw the bulk of the target on to a few communities within this category which would need to provide space for 30 or 40 houses each if this target was to be achieved, and this would be unacceptable on most planning grounds in those affected settlements, and would result in developments out of scale and out of development shape for those villages.

1.2 There are no village plans for the larger villages explaining how and why extensions to such villages could be achieved and what the long term development plans might be for the villages and future population targets and so, consequently, no village plans, nor alternative development options, have been the subject of consultation in those villages.

1.3 The assumption that the villages must play their part in achieving the County housing target, which on the surface could seem logical, is not necessarily justified.

1.4 Good planning is not about sharing out development and disruption but about where it is best to put new development

for existing and new residents of the County. The villages in Monmouthshire aren't good locations for services, employment, and facilities, and may not be appropriate for sharing the housing target or sharing such a large sub target.

1.5 Some villages might be able to accommodate more development but unless it makes sense for individual villages - after careful thought, village planning, consultation and agreement - none of which has happened – it would be unwise to plan for such additional housing numbers in those rural areas. Adding arbitrary housing numbers to villages cannot be justified in view of the implications for the villages so affected.

1.6 The problem is that the overall target of 550 houses is far too high. It might seem to be a reasonable target given the number of settlements listed in this category but on closer inspection of all these settlements, one by one, there are no easy or appropriate ways of achieving the aggregate target from these numerous villages.

1.7 It would be more appropriate for rural target to be achieved mostly by additions to the new main development areas in the County where the facilities and transport infrastructure will be much better, and the required additions to the new main development areas would be of appropriate and relevant size to those areas.

1.8 Some housing development could take place in some Monmouthshire's villages but it needs to be looked at on a village by village basis after consultation with the villages. The agreed appropriate housing additions to some villages could be added up to form a contribution to the County target rather than a target being imposed by the DRLDP on the villages leading to inappropriate developments being forced on the villages and developments being sited where there are no services/facilities.

1.9 In most cases the villages have no substantial employment and have poor access by public transport. Development of housing would lead to an intensification of car travel.

1.10 New housing is not best located in the villages and the target for villages set out in the DRLDP should be deleted or substantially reduced. In section 12.3.1 of the DRLDP we are reminded that National Policy PPW12 provides a firm steer that ***‘new development should be directed to existing urban areas where there is the greatest potential for reducing the need for travel due the co-location of houses, jobs, shops, services, and public transport facilities’.***

1.11 The main and minor rural settlements should not be required to accept any major developments to meet the overall County housing target which are not appropriate for those settlements.

1.12 The main and minor rural settlements could make a contribution to the County housing target through whatever small developments are appropriate in each of the villages and settlements. The Housing Background paper had a calculation of what this total might be and it would be more reasonable to accept that lower figure as an appropriate aim. PPW12 accepts that remote villages aren't the solution to meeting the nation's housing targets.

Action – Delete the 550 houses ‘target’ for the Rural settlements. A figure of about 150 houses for the Rural settlements (to be achieved by small scale developments) might be more appropriate and add the balance of 400 to the larger urban areas and Severnside where they would be better served, and in scale with those developments.

2. Policy HA 18 Land next to Redd Landes, Shirenewton (Section 14.20 pp 149-151)

I wish to object to Policy HA18 for a housing development of 26 houses on the edge of Shirenewton village.

2.1 HA18 is an example of the problem caused by Policy S2 Housing in Rural Areas where the target of a 550 house contribution to the County housing target brings forward a development proposal which is out of scale and out of keeping with the village of Shirenewton – a proposal which appears to have its roots not in good planning nor in what makes sense for village development in Shirenewton but in the need to try to achieve an overall housing target for villages in rural areas which is not appropriate for the villages and not suitable for the new houses given the remoteness and lack of facilities.

2.2 The absence of a village plan means that this proposed development by Redd Landes is not framed within the logic or context of a forward plan for the village, and consequently there has been no consultation on, or agreement with, the local community. It is not good planning and should not go forward. If there was a village plan it is unlikely that this particular proposal would make sense in a village plan context.

2.3 The proposed development site for HA18 is on the outside of the main village settlement of Shirenewton, beyond the previously agreed village development boundary.

2.4 We don't know whether this development proposal in the DRLDP is the start of something new like a major ribbon development up the road towards Earlswood or not. We don't know. It lacks planning context. Will there be a limit thereafter for development in this direction? Even if there was a proposed limit to further ribbon development, this particular

development would still look out of scale, isolated, and inappropriate for the shape, scale, and facilities of the village.

2.5 The proposed site is next to a very low-density development of Redd Landes and is opposite the village recreation ground, which is low density, and is on the edge of adjacent farmland. In terms of design and village-scape, form and character, this is the low-density edge of the village scaling down naturally in development density and height to the surrounding farmland. A dense development of 26 houses at this point is totally out of keeping with the natural edge of the village and is set beyond what is clearly, and visually, the natural edge of the village.

2.6 As national policy PPW12 observes (DRDLP 12.3.1) locations like Shirenewton are not a good location for developments, and certainly not for a development of 26 houses which represents a huge increase in the size of the village.

2.7 Whilst there will be opportunities in Shirenewton for infill development including 50% affordable housing, the development of an estate of 26 houses on the outside of the village is not appropriate in scale or location or facilities.

2.8 There is virtually no employment in the village.

2.9 There is no shop in the village. The nearest shop is 3.6 miles away along a very narrow winding dangerous road (the B 4235 Usk Road), and the nearest supermarket is 5 miles away along the same road, then through the congested centre of Chepstow.

2.10 The bus service is too infrequent to provide public transport for jobs, shopping and leisure activity outside the village.

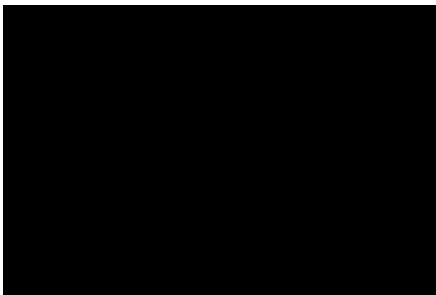
2.11 There is a school but I understand that it is already oversubscribed. Any children coming to live in the village must be able to attend the local school – it would be cruel to send

them out of the village for schooling and not be part of the village and community in which they live.

2.12 This proposed development HA 18 of 26 houses next to Redd Landes at Shirenewton should not be included in the Monmouthshire Replacement Local Development Plan– it is out of scale; far too large; and in the wrong place, and would be seriously detrimental to the form and character of Shirenewton village; and the facilities in the village are inadequate for such a development.

Action – Delete the proposed policy HA18.

As an alternative, a lower number of houses could be provided in smaller groups within the village, with appropriate planning.



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Monmouthshire County Council (MCC) is consulting on the Deposit Stage of the Replacement Local Development Plan (RLDP), together with a range of documents and evidence which supports it. You can find the Deposit RLDP and associated documents on the MCC website: www.monmouthshire.gov.uk/rldp-consultation-2024/

To assist with the efficient processing of responses we would encourage you to submit your comments via an online form which is available on the Council's website using the above link. Alternatively, comments can be submitted via email to: planningpolicy@monmouthshire.gov.uk.

Please note that with the exception of Part 1 the form will be made publicly available and will be forwarded to Planning and Environment Decisions Wales (PEDW). Guidance notes are set out at the end of the representation form to provide additional details on the RLDP process.

Part 1: Contact Details Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

	Your/ Your Client's Details	Agent's Details
Title:		
Name:		
Job Title:(where relevant)		
Organisation:		
Address:		
Telephone No:		
Email:		



Part 2: Your Representation

Office
Use Only
Representor
Number
.....
.....
.....
.....

1. Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?

Is your representation in support or objection?

Support:

Objection:

Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box (please use additional sheets as necessary).

If you are objecting, please state how you would like the Plan to be changed.

Generally, I am supportive of the Deposit RLDP.

Good work. Well done.

One general observation is that '*affordable housing*' needs to be clarified – it probably needs to be '*housing rented from a Housing Association*' (or *equivalent*) as other methods of affordability seem to lose both the affordability and the later availability of what was originally '*affordable*' houses. Perhaps there needs to be a policy about the availability of homes for affordable rent.

My objections relate to S2, H2, and HA18.



2. Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)		
Is your representation in support or objection?	Support:	
	Objection:	
Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box (please use additional sheets as necessary). If you are objecting, please state how you would like the Plan to be changed. The total of 550 additional houses for Rural Areas is unrealistic and should be replaced with a much lower figure- and the balance, if still needed, should be added to the main development areas where there are facilities and services for larger scale development.		

3. Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)		
Is your representation in support or objection?	Support:	
	Objection:	Yes



Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary).

If you are objecting, please state how you would like the Plan to be changed.

Policy S2 Housing in Rural Areas

I wish to object to Policy S2 Housing in Rural Areas on the grounds that it sets too high a target for housing in rural areas.

1.1 Most of the many settlements listed in the rural areas category would be unable to provide for more than 2 or 3 houses each and this would throw the bulk of the target on to a few communities within this category which would need to provide space for 30 or 40 houses each if this target was to be achieved, and this would be unacceptable on most planning grounds in those affected settlements, and would result in developments out of scale and out of development shape for those villages.

1.2 There are no village plans for the larger villages explaining how and why extensions to such villages could be achieved and what the long term development plans might be for the villages and future population targets and so, consequently, no village plans, nor alternative development options, have been the subject of consultation in those villages.

1.3 The assumption that the villages must play their part in achieving the County housing target, which on the surface could seem logical, is not necessarily justified.

1.4 Good planning is not about sharing out development and disruption but about where it is best to put new development for existing and new residents of the County. The villages in Monmouthshire aren't good locations for services, employment, and facilities, and may not be appropriate for sharing the housing target or sharing such a large sub target.





1.5 Some villages might be able to accommodate more development but unless it makes sense for individual villages - after careful thought, village planning, consultation and agreement - none of which has happened – it would be unwise to plan for such additional housing numbers in those rural areas. Adding arbitrary housing numbers to villages cannot be justified in view of the implications for the villages so affected.

1.6 The problem is that the overall target of 550 houses is far too high. It might seem to be a reasonable target given the number of settlements listed in this category but on closer inspection of all these settlements, one by one, there are no easy or appropriate ways of achieving the aggregate target from these numerous villages.

1.7 It would be more appropriate for rural target to be achieved mostly by additions to the new main development areas in the County where the facilities and transport infrastructure will be much better, and the required additions to the new main development areas would be of appropriate and relevant size to those areas.

1.8 Some housing development could take place in some Monmouthshire's villages but it needs to be looked at on a village by village basis after consultation with the villages. The agreed appropriate housing additions to some villages could be added up to form a contribution to the County target rather than a target being imposed by the DRLDP on the villages leading to inappropriate developments being forced on the villages and developments being sited where there are no services/facilities.

1.9 In most cases the villages have no substantial employment and have poor access by public transport. Development of housing would lead to an intensification of car travel.



1.10 New housing is not best located in the villages and the target for villages set out in the DRLDP should be deleted or substantially reduced. In section 12.3.1 of the DRLDP we are reminded that National Policy PPW12 provides a firm steer that '***new development should be directed to existing urban areas where there is the greatest potential for reducing the need for travel due the co-location of houses, jobs, shops, services, and public transport facilities***'.

1.11 The main and minor rural settlements should not be required to accept any major developments to meet the overall County housing target which are not appropriate for those settlements.

1.12 The main and minor rural settlements could make a contribution to the County housing target through whatever small developments are appropriate in each of the villages and settlements. The Housing Background paper had a calculation of what this total might be and it would be more reasonable to accept that lower figure as an appropriate aim. PPW12 accepts that remote villages aren't the solution to meeting the nation's housing targets.

Action – Delete the 550 houses 'target' for the Rural settlements.

A figure of about 150 houses for the Rural settlements (to be achieved by small scale developments) might be more appropriate and add the balance of 400 to the larger urban areas and Severnside where they would be better served, and in scale with those developments.



4. Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)		
Is your representation in support or objection?	Support:	
	Objection:	
Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary). If you are objecting, please state how you would like the Plan to be changed.		



**5. Do you have any comments on the design and sustainable placemaking policies?
(Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)**

Is your representation in support or
objection?

Support:

Objection:

Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP
your representation relates to and include any comments in this box (please use additional sheets
as necessary).

If you are objecting, please state how you would like the Plan to be changed.

**6. Do you have any comments on the climate change and renewable energy policies?
(Policies S4, NZ1, CC1, CC2 & CC3)**





Is your representation in support or objection?	Support:	
	Objection:	
Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary). If you are objecting, please state how you would like the Plan to be changed.		

7. Do you have any comments on the green infrastructure, landscape and nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PROW1)		
Is your representation in support or objection?	Support:	Yes
	Objection:	
Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary). If you are objecting, please state how you would like the Plan to be changed.		



**8. Do you have any comments on the infrastructure policies?
(Policies S6, & IN1)**

Is your representation in support or
objection?

Support:

Objection:

Yes

Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary).

If you are objecting, please state how you would like the Plan to be changed.

Road Infrastructure in Chepstow needs to be substantially improved particularly the A48 and the High Beech roundabout before any further development takes place in the Chepstow area and surrounding sites.





9. Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies?
(Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)

Is your representation in support or objection?

Support:

Objection:

Yes

Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary).

If you are objecting, please state how you would like the Plan to be changed.

H2 refers to drawing Village Boundaries but proposal HA18 at Shirenewton is outside the Village boundary but is being put forward as a site for 26 houses. It should be opposed on the grounds that it is outside the Villages Boundary.

If by promoting site HA18 it means that H2 is changing the Village Boundary of Shirenewton then I would oppose H2 changing the Shirenewton Village boundary.



**10. Do you have any comments on the residential site allocations?
(Policies S8, HA1 – HA18)**

Is your representation in support or objection?

Support:

Objection:

Yes

Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary).

If you are objecting, please state how you would like the Plan to be changed.

**Policy HA 18 Land next to Redd Landes,
Shirenewton**

(Section 14.20 pp 149-151)

I wish to object to Policy HA18 for a housing development of 26 houses on the edge of Shirenewton village.

2.1 HA18 is an example of the problem caused by Policy S2 Housing in Rural Areas where the target of a 550 house contribution to the County housing target brings forward a development proposal which is out of scale and out of keeping with the village of Shirenewton – a proposal which appears to have its roots not in good planning nor in what makes sense for village development in Shirenewton but in the need to try to achieve an overall housing target for villages in rural areas which is not appropriate for the





villages and not suitable for the new houses given the remoteness and lack of facilities.

2.2 The absence of a village plan means that this proposed development by Redd Landes is not framed within the logic or context of a forward plan for the village, and consequently there has been no consultation on, or agreement with, the local community. It is not good planning and should not go forward. If there was a village plan it is unlikely that this particular proposal would make sense in a village plan context.

2.3 The proposed development site for HA18 is on the outside of the main village settlement of Shirenewton, beyond the previously agreed village development boundary.

2.4 We don't know whether this development proposal in the DRLDP is the start of something new like a major ribbon development up the road towards Earlswood or not. We don't know. It lacks planning context. Will there be a limit thereafter for development in this direction? Even if there was a proposed limit to further ribbon development, this particular development would still look out of scale, isolated, and inappropriate for the shape, scale, and facilities of the village.

2.5 The proposed site is next to a very low-density development of Redd Landes and is opposite the village recreation ground, which is low density, and is on the edge of adjacent farmland. In terms of design and village-scape, form and character, this is the low-density edge of the village scaling down naturally in development density and height to the surrounding farmland. A dense development of 26 houses at this point is totally out of keeping with the natural edge of the village and is set beyond what is clearly, and visually, the natural edge of the village.

2.6 As national policy PPW12 observes (DRDLP 12.3.1) locations like Shirenewton are not a good location for





developments, and certainly not for a development of 26 houses which represents a huge increase in the size of the village.

2.7 Whilst there will be opportunities in Shirenewton for infill development including 50% affordable housing, the development of an estate of 26 houses on the outside of the village is not appropriate in scale or location or facilities.

2.8 There is virtually no employment in the village.

2.9 There is no shop in the village. The nearest shop is 3.6 miles away along a very narrow winding dangerous road (the B 4235 Usk Road), and the nearest supermarket is 5 miles away along the same road, then through the congested centre of Chepstow.

2.10 The bus service is too infrequent to provide public transport for jobs, shopping and leisure activity outside the village.

2.11 There is a school but I understand that it is already oversubscribed. Any children coming to live in the village must be able to attend the local school – it would be cruel to send them out of the village for schooling and not be part of the village and community in which they live.

2.12 This proposed development HA 18 of 26 houses next to Redd Landes at Shirenewton should not be included in the Monmouthshire Replacement Local Development Plan– it is out of scale; far too large; and in the wrong place, and would be seriously detrimental to the form and character of Shirenewton village; and the facilities in the village are inadequate for such a development.

Action – Delete the proposed policy HA18.

As an alternative, a lower number of houses could be provided in smaller groups within the village, with appropriate planning.



**11. Do you have any comments on the economic policies?
(Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)**

Is your representation in support or objection?

Support:

Objection:

Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary).

If you are objecting, please state how you would like the Plan to be changed.



12. Do you have any comments on the employment site allocations? (Policies EA1 & EA2)

Is your representation in support or objection?

Support:

Objection:

Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary).

If you are objecting, please state how you would like the Plan to be changed.

13. Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)

Is your representation in support or objection?

Support:

Objection:

Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary).

If you are objecting, please state how you would like the Plan to be changed.



**14. Do you have any comments on the sustainable transport policies?
(Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

Is your representation in support or objection?

Support:

Objection:

Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary).

If you are objecting, please state how you would like the Plan to be changed.





**15. Do you have any comments on the retail and commercial centres policies?
(Policies S14, RC1, RC2, RC3 & RC4)**

Is your representation in support or
objection?

Support:

Objection:

Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP
your representation relates to and include any comments in this box (please use additional sheets
as necessary).

If you are objecting, please state how you would like the Plan to be changed.



**16. Do you have any comments on the community infrastructure and open space policies?
(Policies S15, CI1, CI2, CI3 & CI4)**

Is your representation in support or objection?

Support:

Objection:

Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary).

If you are objecting, please state how you would like the Plan to be changed.

**17. Do you have any comments on the mineral and waste policies?
(Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

Is your representation in support or objection?

Support:

Objection:

Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary).





If you are objecting, please state how you would like the Plan to be changed.

18. Do you have any other comments to make on the Deposit RLDP and/or supporting documents?

Is your representation in support or objection?

Support:

Objection:

Please clearly state which policy/paragraph/allocation/designation or supporting document(s) your representation relates to and include any comments in this box (please use additional sheets as necessary).

If you are objecting, please state how you would like the Plan to be changed.





Part 3: Tests of Soundness (Please refer to the notes at the end of the form for further guidance)

Do you consider that the Plan is sound?	Yes:	Yes
	No:	
If you do not consider the Plan to be sound, which soundness test(s) do you think it fails?		
Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales? ☐	Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)? ☐	
Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)? ☐	Fails Test 3: Will the Plan deliver (is it likely to be effective)? ☐	
Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form):		
See notes earlier on S1 and H2 regarding the role of rural villages in the Housing targets in the light of PPW12.		



Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?	Yes:	Yes
	No:	
If you wish to speak at a hearing session which language would you wish to use?	Welsh:	
	English:	English



Part 5: Welsh Language

We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?





Guidance Notes

Please note that only representations submitted during this consultation period (**4th November 2024 to 16th December 2024**) will be carried forward through the Replacement Development Plan process. Any representations that were made in the previous consultations (for example, the Preferred Strategy stage) will not be carried forward. If you consider that any representations you made last time are still relevant, you must submit these again, using the Deposit Plan Representation Form. Please note that the Inspector will not have access to comments you may have made in response to previous consultations.

Include all the information, evidence and supporting information necessary to support / justify your representation. Please attach additional sheets where required, clearly numbering each consecutive sheet and indicate on the form each individual additional document submitted. Further copies of the form can be obtained from the Planning Policy Team, the Planning Policy website, your local Community Hub/library or you can photocopy this form.

Your representation should be set out in full. This will help the Council and the Inspector to understand the issues you raise. Please keep your comments as concise as possible. However, please note that you will only be able to submit further information to the examination if the Inspector invites you to address matters that he or she may raise.

Petitions - Where a group shares a common view on how it wishes the Plan to be changed, it would be helpful for that group to send a single form with their comments, rather than for a large number of individuals to send in separate forms repeating the same point. In such cases the group should indicate how many people it is representing and how the representation has been authorised. The group's representative (or chief petitioner) should be clearly identified. Signing a petition does not prevent the submission of individual forms.

Tests of Soundness - Please indicate which soundness test(s) the LDP meets or does not meet, and why. If you think changes are required to the Plan to make it sound, please explain what these changes are. This will help the Council and the Inspector to understand the issues you raise. However, your comments can still be considered if you do not identify a test, providing your comments relate to the Plan and/or its supporting documents. Details of the Tests of Soundness are set below.

Tests of Soundness

Preparation Requirements:

- Has preparation of the plan complied with legal and regulatory procedural requirements? (LDP Regulations, Community Involvement Scheme (CIS), Strategic Environmental Assessment (SEA) Regulations, Sustainability Appraisal (SA), Habitats Regulation Assessment (HRA), etc.?)
- Is the plan in general conformity with the National Development Framework (NDF) and/or Strategic Development Plan (SDP)? (when published or adopted respectively)



Test 1: Does the plan fit? (Is it clear that the LDP is consistent with other plans?)

Questions:

- Does it have regard to national policy (PPW) and Future Wales: the National Plan 2040?
- Does it have regard to the Well-being Goals?
- Does it have regard to the Welsh National Marine Plan?
- Does it have regard to the relevant Area Statement?
- Is the plan in general conformity with the NDF (when published)?
- Is the plan in general conformity with relevant SDP (when adopted)?
- Is it consistent with regional plans, strategies and utility provider programmes?
- Is it compatible with the plans of neighbouring LPAs?
- Does it regard the Well-being Plan or the National Park Management Plan?
- Has the Local Planning Authority (LPA) demonstrated it has exhausted all opportunities for joint working and collaboration on both plan preparation and the evidence base?

Test 2: Is the plan appropriate? (Is the plan appropriate for the area in the light of the evidence?)

Questions:

- Is it locally specific?
- Does it address the key issues?
- Is it supported by robust, proportionate and credible evidence?
- Can the rationale behind the plan's policies be demonstrated?
- Does it seek to meet assessed needs and contribute to the achievement of sustainable development?
- Are the vision and the strategy positive and sufficiently aspirational?
- Have the 'real' alternatives been properly considered?
- Is it logical, reasonable and balanced?
- Is it coherent and consistent?
- Is it clear and focused?

Test 3: Will the plan deliver? (Is it likely to be effective?)

Questions

- Will it be effective?
- Can it be implemented?
- Is there support from the relevant infrastructure providers both financially and in terms of meeting relevant timescales?
- Will development be viable?
- Can the sites allocated be delivered?
- Is the plan sufficiently flexible? Are there appropriate contingency provisions?
- Is it monitored effectively?



New or Amended Sites

Any new or amended sites submitted as part of representations to the Plan must be accompanied by the following:

- A plan of the site you wish to be considered with your representation form, with a clear site boundary shown.
- Details of the proposed use of the site.
- Documentation that the site accords with the RLDP's strategy and that the Plan would be sound if the site is included. Guidance notes on some of the key assessments needed to support new candidate sites is set out on the Council's website at: <https://www.monmouthshire.gov.uk/planning-policy/candidate-sites/>
- The proposed site should be accompanied by a Sustainability Appraisal which must be consistent with the scope, framework and level of detail as the Sustainability Appraisal conducted by the Council and published alongside the Deposit RLDP.

General Data Protection Regulation (GDPR)

Please note that comments submitted will be available for public inspection and cannot be treated as confidential.

On 25th May 2018 the General Data Protection Regulation (GDPR) came into force, placing new restrictions on how organisations can hold and use your personal data and defining your rights with regard to that data. Any personal information disclosed to us will be processed in accordance with our Privacy Notice. The Planning Policy Privacy Notice is available via the following link on the Council's website: <http://www.monmouthshire.gov.uk/your-privacy/your-council>

The GDPR applies to our RLDP Consultation Database which is used to send information to those who have been in contact with Planning Policy at Monmouthshire County Council. Any interested parties must give their consent, in writing, if they wish to be added to the RLDP Consultation Database. Anyone who makes representations on the Deposit RLDP will be deemed to have given their consent and will be added to the stakeholder database.

1978

Mr Stan Pochron

[View results](#)

Respondent

169

Anonymous

13:54

Time to complete

Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?

8. Would you like to comment on this question *

☒ Yes

☐ No

9. Is your representation in support or objection? *

☒ Support

☐ Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

Support for the confirmation of maintaining the Green Wedge along the northern boundary of Abergavenny, as a buffer zone to the National Park.
The Abergavenny East Development to be considered as the principal site for new housing.

Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)

11. Would you like to comment on this question *

☒ Yes

☐ No

12. Is your representation in support or objection? *

☒ Support

☐ Objection

13. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

To encourage the development of realistic jobs to the area and to match them with affordable housing, to encourage young people into the curtilage of the Town.

Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)

14. Would you like to comment on this question *

☒ Yes

☐ No

15. Is your representation in support or objection? *

☒ Support

☐ Objection

16. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

To develop plans for the establishment of a housing development at the Abergavenny East site.

Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)

17. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the design and sustainable placemaking policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)

18. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)

19. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PR0W1)

20. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the infrastructure policies? (Policies S6, & IN1)

21. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)

22. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the residential site allocations? (Policies S8, HA1 – HA18)

23. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)

24. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the employment site allocations? (Policies EA1 & EA2)

25. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)

26. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the sustainable transport policies? (Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)

27. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)

28. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)

29. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)

30. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any other comments to make on the Deposit RLDP and/or supporting documents?

31. Would you like to comment on this question *

☐ Yes

☒ No

Part 3: Tests of Soundness

Please refer to the notes at the for further guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

32. Do you consider that the Plan is sound? *

☒ Yes

☐ No

Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

33. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

☐ Yes

☒ No

Part 5: Welsh Language

34. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

35. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?

1982

Mrs Compton

View results

Respondent

414

Anonymous

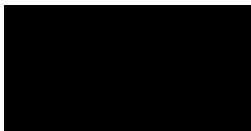
42:55

Time to complete

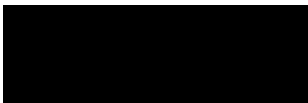
Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title *



2. Name *



3. Job Title (where relevant)



4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?

8. Would you like to comment on this question *

☒ Yes

☐ No

9. Is your representation in support or objection? *

☐ Support

☒ Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Opposition to the proposal for the land in raglan to be used for ground mounted solar development

Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)

11. Would you like to comment on this question *

☒ Yes

☐ No

12. Is your representation in support or objection? *

☐ Support

☒ Objection

13. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

The plan is flawed. There is no requirement locally for this development. There is no infrastructure in place to deploy the energy to the grid. This is agricultural land that was given in trust to the Council to be retained for agricultural purposes and keeping of livestock. The plan should also be rejected to protect the local wildlife as the adjoining area supports nesting sites, bats and amphibians.

Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)

14. Would you like to comment on this question *

☒ Yes

☐ No

15. Is your representation in support or objection? *

☐ Support

☒ Objection

16. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

This land should not be developed and its designation should remain for agriculture use only.

Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)

17. Would you like to comment on this question *

☒ Yes

☐ No

18. Is your representation in support or objection? *

☐ Support

☒ Objection

19. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Objection to changing the original RLDP that was agreed with local residents after consultation. This replacement proposal has no place here and is not needed and brings no local benefit to the community or business.

Do you have any comments on the design and sustainable place-making policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)

20. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)

21. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PR0W1)

22. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the infrastructure policies? (Policies S6, & IN1)

23. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)

24. Would you like to comment on this question *

☐ Yes

☒ No

**Do you have any comments on the residential site allocations?
(Policies S8, HA1 – HA18)**

25. Would you like to comment on this question *

☐ Yes

☒ No

**Do you have any comments on the economic policies? (Policies
S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)**

26. Would you like to comment on this question *

☐ Yes

☒ No

**Do you have any comments on the employment site allocations?
(Policies EA1 & EA2)**

27. Would you like to comment on this question *

☒ Yes

☐ No

28. Is your representation in support or objection? *

- ☐ Support
- ☒ Objection

29. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

Objection and rejection of raglan proposal for ground mounted solar panels and change of land designation to employment use.

**Do you have any comments on the visitor economy policies?
(Policies S12, T1 & T2)**

30. Would you like to comment on this question *

- ☐ Yes
- ☒ No

**Do you have any comments on the sustainable transport policies?
(Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

31. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)

32. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)

33. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)

34. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any other comments to make on the Deposit RLDP and/or supporting documents?

35. Would you like to comment on this question *

☒ Yes

☐ No

36. Is your representation in support or objection? *

☐ Support

☒ Objection

37. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

RLDP deposit plan for Raglan is rejected. The land designation should remain as agricultural use only and not for a solar park. If it becomes a commercial site then neighbouring land will go the same way and the local countryside will be eroded into a soulless environment that does not support wildlife. The focus should be on developing the commercial heart of the village and installing a community centre for events. And the MUGA field behind the doctors surgery was promised to the community 8 years ago to create a green space for the village but MCC has continually blocked the transfer of the community asset. It isn't even mentioned in the Replacement LDP. Where are the interests of local people who pay their taxes represented in these plans? There is nothing here that improves Raglan or the agricultural land that surrounds it.

Part 3: Tests of Soundness

Please refer to the notes at the for further

guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

38. Do you consider that the Plan is sound? *

☐ Yes

☒ No

39. If you do not consider the Plan to be sound, which soundness test(s) do you think it fails? *

☒ Fails legal and regulatory procedural requirements or is not in general conformity with Future Wales?

☒ Fails Test 1: Does the Plan fit (is it clear that the RLDP is consistent with other Plans)?

☒ Fails Test 2: Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence)?

☒ Fails Test 3: Will the Plan deliver (is it likely to be effective)?

40. Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound (the Tests of Soundness are set out in the guidance notes at the end of the form): *

It is not required and not wanted and will adversely effect the local environment and should remain in agricultural use.

Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

41. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

☐ Yes

☒ No

Part 5: Welsh Language

42. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

Not applicable

43. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?

Speak to local people and ask what they want



1999

Mr Thomas Benson

[View results](#)

Respondent

139

Anonymous

14:19

Time to complete

Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?

8. Would you like to comment on this question *

☒ Yes

☐ No

9. Is your representation in support or objection? *

☒ Support

☐ Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

I would like to register my strong support in the plan for

- 1.The Green Wedge along the northern boundary of Abergavenny, as a buffer zone to The National Park.
2. The Abergavenny East development as the principal site for housing.

Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)

11. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)

12. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)

13. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the design and sustainable placemaking policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)

14. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)

15. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PR0W1)

16. Would you like to comment on this question *

☒ Yes

☐ No

17. Is your representation in support or objection? *

☒ Support

☐ Objection

18. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

I believe we should make every effort to support the green impact of the plans to preserve the countryside nature of Abergavenny.

Do you have any comments on the infrastructure policies? (Policies S6, & IN1)

19. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)

20. Would you like to comment on this question *

☒ Yes

☐ No

21. Is your representation in support or objection? *

☒ Support

☐ Objection

22. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

We should try to build as many affordable homes as possible

Do you have any comments on the residential site allocations? (Policies S8, HA1 – HA18)

23. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)

24. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the employment site allocations? (Policies EA1 & EA2)

25. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)

26. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the sustainable transport policies? (Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)

27. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)

28. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)

29. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)

30. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any other comments to make on the Deposit RLDP and/or supporting documents?

31. Would you like to comment on this question *

☐ Yes

☒ No

Part 3: Tests of Soundness

Please refer to the notes at the for further guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

32. Do you consider that the Plan is sound? *

☒ Yes

☐ No

Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

33. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

☐ Yes

☒ No

Part 5: Welsh Language

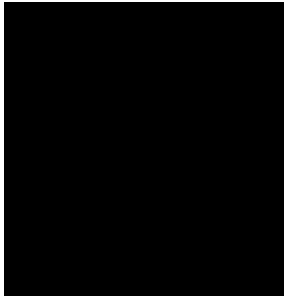
34. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

I don't think the plan would have any effect on the Welsh language

35. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?

2000

Roger Langford



15 December 2024

Planning Policy
Monmouthshire County Council
County Hall
The Rhadyr
USK
NP15 1GA

Good Afternoon

MONMOUTHSHIRE RLDP 2018-33 – DEPOSIT PLAN CONSULTATION – SITE CS0270

I wish to object to the inclusion of Site CS0270 in the Monmouthshire Replacement Local Development Plan (RLDP) 2018-2033 Deposit Plan. My reasons are as follows.

Impact on the Wye Valley landscape

Monmouth lies in the centre of the beautiful Wye Valley. The Leasbrook site (CS0270) is within 500 metres of the Wye Valley Area of Outstanding Natural Beauty and will considerably damage views of the area from the south of the town including from Wysham and the Kymyn. The development will damage the attraction of the town for visitors.

When we moved to Hereford Road in 2007, we were told that the fields behind our house were part of a Site of Special Scientific Interest. In the latest RLDP, the SSSI area has been reduced to Newton Court and some woodlands. I asked a planning officer during the deposit plan consultation in Monmouth how the reduction in size of the SSI area had apparently occurred and he was unable to answer me.

The area is home to a variety of wildlife including the bats which visit our garden on summer evenings. The Greater Horseshoe Bat is an endangered species. The proposed development at CS0270 will restrict the habitat for the bats and may even drive them from the area. It is not clear whether the thicker hedge proposed by the developer would give sufficient protection – personally I am sceptical. An environment review should be undertaken by an expert who is independent of all interested parties including, in particular, the developer.

CS0270 is a greenfield site. Much of the site is grade two agricultural land of very good quality. Such land would be very difficult to replace.

Traffic congestion in Monmouth and on the A40

The Leasbrook development will cause additional traffic congestion in Monmouth, particularly on Dixon Road, on the A40 Dixon Roundabout and on the A40.

The proposed development at CS0270 is planned to contain 270 houses (and I was told during the deposit plan consultation in Monmouth that the maximum number of houses allowed if the site is included in the RLDP would be even higher. It has been estimated that the development would add over 400 vehicles to the traffic in Monmouth, all of them existing the development on to Dixon Road near the A40 Dixon Roundabout.

It has been claimed by the Council that these cars will not be much used, because many people will work from home and travel on foot or cycle for local journeys. Personally, I think this is wishful thinking. Working from home is popular among professionals but many other people, especially those living in social housing, will be obliged to travel to work to local destinations many of them in Overmonnow, or to other towns or cities. Where is the evidence to support the Council's claims?

It seems likely that many of the car journeys from the CS0270 development will use the A40, whether for short-distance travel or for travel to other towns. This will create additional congestion at the Dixon Road Roundabout. The Council should consider the need to replace the roundabout by a set of traffic lights and evaluate the effect this will have on local and long-distance traffic.

It will also be necessary to install a pedestrian crossing on Dixon Road to allow schoolchildren living in CS0270 to reach Monmouth Comprehensive School safely.

Monmouth is in a rural area. It is 18 miles from Abergavenny, 19 miles from Hereford and 25 miles from Newport. Anyone wanting to work or shop outside Monmouth will have to travel long distances. Public transport is poor, e.g. no railway. Any additional developments in Monmouth will increase traffic congestion and pollution over a wide area.

The availability of a better development site in Monmouth

There appears to a better alternative site in Monmouth. This is site CS0274 at Wonastow Road. This site has space for 175 houses. The site has two hectares of employment land and is near to the Wonastow Road industrial Estate. National Cycle Route 423 passes the site.

CS0274 would also have less impact on the environment than CS0270. The majority of the land is of lower grade 3a quality. CS0274 is further from the Wye Valley Area of Outstanding Natural Beauty and is not a habitat for Greater Horseshoe Bat.

At the Monmouthshire County Council Meeting in Usk on 24 October, Councillor Paul Griffiths promised that CS0274 would be included in the deposit plan consultation but, to the best of my knowledge, this has not yet happened. Councillor Griffiths should keep his promise.

Pollution

For the reasons already stated, the development at CS0270 would increase traffic pollution and congestion in Monmouth and the surrounding area.

The development will also increase water contamination in the River Wye. The river is suffering from phosphate pollution caused by run-off from farms in Powys and Herefordshire and Dŵr Cymru has already received two notices from the Drinking Water Inspectorate. Claims by Dŵr Cymru that they have now or soon will have dealt with these

problems should not be accepted until there is actual evidence that they have dealt with these problems and increased the capacity of their installations.

Summary

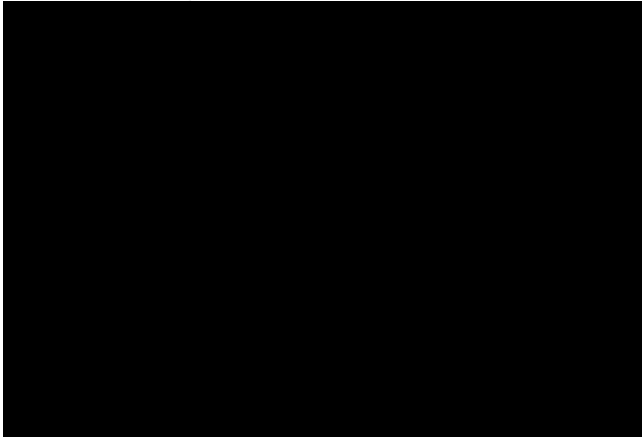
If the Leasbrook development is allowed, it will negatively impact on the Wye Valley Area of Outstanding Natural Beauty and harm the attractiveness of the town to visitors. It will entail building on a greenfield site and will damage the environment for local wildlife including the Greater Horseshoe Bat.

The Leasbrook development will cause additional traffic congestion in Monmouth, particularly on Dixton Road, on the A40 Dixton Roundabout and on the A40. It will increase traffic pollution in and around the town and water contamination in the town.

There appears to a better alternative site in Monmouth. This is site CS0274 at Wonastow Road. , Councillor Paul Griffiths promised that CS0274 would be included in the deposit plan consultation but, to the best of my knowledge, this has not yet happened. Site CS0274 must be examined as an alternative to CS0270 in the RLDP.

I hope you will remove CS0270 from the RLDP.

Yours sincerely



Archived: 11 February 2025 09:36:12

From: [REDACTED]

Mail received time: Mon, 16 Dec 2024 11:39:59

Sent: Mon, 16 Dec 2024 11:39:24

To: [MCC - PlanningPolicy](#)

Subject: Fwd: RLDP Deposit Plan Consultation - Site CS0270

Importance: Normal

Sensitivity: None

Attachments:

[Consultation on RLDP 15 December 2024.pdf](#)  [Consultation on RLDP December 2024.docx](#) 

This message, submitted on 15th seems to have failed. We are trying again.

----- Original Message -----

From: [REDACTED]

To: planningpolicy@monmouthsire.gov.uk

Sent: Sunday, December 15th 2024, 23:46

Subject: RLDP Deposit Plan Consultation - Site CS0270

Good Evening

I wish to object to the inclusion of CS0270 in the Revised Local Development Plan 2018-33. The attached letter explains the reasons for my objections. I have included both Word and pdf versions.

Please let me know if there are any problems. Please would you also acknowledge receipt of this email.

Yours sincerely

[REDACTED]



2046

Mr Mark

View results

Respondent

524

Anonymous

54:48

Time to complete

Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?

8. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)

9. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)

10. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)

11. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the design and sustainable place-making policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)

12. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)

13. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PR0W1)

14. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the infrastructure policies? (Policies S6, & IN1)

15. Would you like to comment on this question *

☐ Yes

☒ No

**Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies?
(Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)**

16. Would you like to comment on this question *

☐ Yes

☒ No

**Do you have any comments on the residential site allocations?
(Policies S8, HA1 – HA18)**

17. Would you like to comment on this question *

☒ Yes

☐ No

18. Is your representation in support or objection? *

☒ Support

☐ Objection

19. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

HA1: This proposal strikes the right balance between protecting the current character of Abergavenny and its surrounding countryside against the need for sustainable housing growth. The reasons are 1) because it provides long term protection for other more sensitive locations around the fringes of Abergavenny (many in the original candidate sites list) that would have very poor outcomes for the town, the environment and local people. HA1 will have scope for further expansion in future LDP rounds. 2) the site is well located close to a transport hub - the railway station and within easy walking distance of the town centre and the bus station. Important to discourage car usage. 3) a good mix of proposed development that must be sympathetic to the existing character of the town. 4) high % affordable housing for local people. Overall this is a welcome proposal.

Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)

20. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the employment site allocations? (Policies EA1 & EA2)

21. Would you like to comment on this question *

☒ Yes

☐ No

22. Is your representation in support or objection? *

- ☐ Support
- ☒ Objection

23. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

EA1a Land at Nantgavenny Business Park, Abergavenny. Recent flooding of the sewers downstream of the proposed site allocation into residential property, of roads and into the Gavenny River has identified a concern regarding the capacity of the sewerage system that runs from Llantillio Pertholey and Mardy down to Abergavenny. This follows previous development at Nantgavenny Lane industrial units and Willow Court housing estate. Welsh Water are currently reviewing this capacity. Further development would make a bad situation even worse without major sewer system capacity upgrades.

Additionally, surface water run off from the existing industrial units and Willow court residential has resulted in a notable increase of water run off into the river Gavenny which is causing increased frequency and impact from flooding downstream. Currently, the run off is not being captured as well as the original undeveloped land achieved. A full review of surface water capture, capacity and gradual release needs to be undertaken that takes into account current frequent and future more extreme patterns of weather with intense heavy and prolonged rainfall from climate change.

**Do you have any comments on the visitor economy policies?
(Policies S12, T1 & T2)**

24. Would you like to comment on this question *

- ☐ Yes
- ☒ No

**Do you have any comments on the sustainable transport policies?
(Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)**

25. Would you like to comment on this question *

☐ Yes

☒ No

**Do you have any comments on the retail and commercial centres
policies? (Policies S14, RC1, RC2, RC3 & RC4)**

26. Would you like to comment on this question *

☐ Yes

☒ No

**Do you have any comments on the community infrastructure and
open space policies? (Policies S15, CI1, CI2, CI3 & CI4)**

27. Would you like to comment on this question *

☐ Yes

☒ No

**Do you have any comments on the mineral and waste policies?
(Policies S16, S17, M1, M2, M3, W1, W2 & W3)**

28. Would you like to comment on this question *

☐ Yes

☒ No

**Do you have any other comments to make on the Deposit RLDP
and/or supporting documents?**

29. Would you like to comment on this question *

☐ Yes

☒ No

Part 3: Tests of Soundness

Please refer to the notes at the for further
guidance: <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Guidance-Notes-RLDP-ENG.pdf>

30. Do you consider that the Plan is sound? *

☒ Yes

☐ No

Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

31. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

☐ Yes

☒ No

Part 5: Welsh Language

32. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

33. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?

2060

Dr Christopher Heneghan

[View results](#)

Respondent

137

Anonymous

13:01

Time to complete

Part 1: Contact Details

Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit RLDP?

8. Would you like to comment on this question *

☒ Yes

☐ No

9. Is your representation in support or objection? *

☒ Support

☐ Objection

10. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

I support the recognition of the Green Wedge along the northern boundary of Abergavenny, as a buffer zone to The National Park.
I support the Abergavenny East development as the principal site for housing.
I support the development of more and better employment sites for Abergavenny, to at least equal what is proposed for other towns, and even to develop more than elsewhere as Abergavenny has lost a good deal of employment over recent years, which should be reinstated.

Do you have any comments on the Plan's Growth Strategy (the level of growth needed to address the key issues)? (Policy S1)

11. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the Plan's Spatial Strategy (where development is proposed to be sited)? (Policy S2)

12. Would you like to comment on this question *

☒ Yes

☐ No

13. Is your representation in support or objection? *

☒ Support

☐ Objection

14. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

I support the Abergavenny East development as the principal site for housing.

Do you have any comments on the Managing Settlement Form policies? (Policies OC1 and GW1)

15. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the design and sustainable placemaking policies? (Policies S3, PM1, PM2, PM3, HE1, HE2 & HE3)

16. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the climate change and renewable energy policies? (Policies S4, NZ1, CC1, CC2 & CC3)

17. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the green infrastructure, landscape & nature recovery policies? (Policies S5, GI1, GI2, LC1, LC2, LC3, LC4, LC5, NR1, NR2, NR3 & PR0W1)

18. Would you like to comment on this question *

☒ Yes

☐ No

19. Is your representation in support or objection? *

☒ Support

☐ Objection

20. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

I support the recognition of the Green Wedge along the northern boundary of Abergavenny, as a buffer zone to The National Park.

Do you have any comments on the infrastructure policies? (Policies S6, & IN1)

21. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)

22. Would you like to comment on this question *

☒ Yes

☐ No

23. Is your representation in support or objection? *

☒ Support

☐ Objection

24. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

I support the Abergavenny East development as the principal site for housing.

Do you have any comments on the residential site allocations? (Policies S8, HA1 – HA18)

25. Would you like to comment on this question *

☒ Yes

☐ No

26. Is your representation in support or objection? *

☒ Support

☐ Objection

27. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

I support the Abergavenny East development as the principal site for housing.

Do you have any comments on the economic policies? (Policies S10, S11, E1, E2, RE1, RE2, RE3, RE4, RE5 & RE6)

28. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any comments on the employment site allocations? (Policies EA1 & EA2)

29. Would you like to comment on this question *

☒ Yes

☐ No

30. Is your representation in support or objection? *

- ☐ Support
- ☒ Objection

31. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

If you are objecting, please state how you would like the Plan to be changed.

*

I object to the development of so few employment sites for Abergavenny; they should at least equal what is proposed for other towns, and even exceed elsewhere as Abergavenny has lost a good deal of employment over recent years.

Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)

32. Would you like to comment on this question *

- ☐ Yes
- ☒ No

Do you have any comments on the sustainable transport policies? (Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)

33. Would you like to comment on this question *

- ☐ Yes
- ☒ No

Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)

34. Would you like to comment on this question *

- ☐ Yes
- ☒ No

Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)

35. Would you like to comment on this question *

☒ Yes

☐ No

36. Is your representation in support or objection? *

☒ Support

☐ Objection

37. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

I support the recognition of the Green Wedge along the northern boundary of Abergavenny, as a buffer zone to The National Park.

Do you have any comments on the mineral and waste policies? (Policies S16, S17, M1, M2, M3, W1, W2 & W3)

38. Would you like to comment on this question *

☐ Yes

☒ No

Do you have any other comments to make on the Deposit RLDP and/or supporting documents?

39. Would you like to comment on this question *

☐ Yes

☒ No

40. Do you consider that the Plan is sound? *

☒ Yes

☐ No

Part 4: Appearance at Examination Hearing Sessions

The Monmouthshire Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. At this stage, you can only make comments in writing (these are called written representations). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those that want to provide oral evidence.

Please indicate below if you would like to speak at the public examination.

41. If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?

☐ Yes

☒ No

Part 5: Welsh Language

42. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

43. Please also explain how you believe the Deposit Plan could be improved so as to have positive effects or increased effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language?

About you

It is important for us to understand the potential impact of these proposals on different groups. The following section asks about where you live as well as questions that will allow us to analyse the responses received from people who possess one or more of the protected characteristics defined by the Equality Act 2010.

You are not obliged to complete these questions and can select 'prefer not to say'.