



Monmouthshire Replacement Local Development Plan

2018-2033

RLDP Deposit
Representations Register

Volume 2 - Private Individual



monmouthshire
sir fynwy

Private Individual

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2138	Sarah-Jayne Byrne
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2758	Ms Angela Jones
2760	Dr Geoff & Mrs Louise Walker

2761	Mr John Holdsworth
2765	Mrs Gillian Lambert
2769	Dr Peter Thompson
2775	Mr Robert Kellaway

2099

Mrs Jocelyn Nada

[View results](#)

Respondent

202

Anonymous

12:09

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 green wedge plan on the northern boundary of Abergavenny to act as a buffer zone to the national park.
I am in support of the Abergavenny east development 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

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

I am absolutely in support of providing lots of new homes in the area. However, they must be supported by appropriate levels of new infrastructure eg schools, job opportunities, medical facilities etc.

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

Absolutely must protect the national park.

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?

2114

Mr Martin Andrews

[View results](#)

Respondent

170

Anonymous

65:42

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 *

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4. Organisation (where relevant)

5. Address *

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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.

*

There can be no more development in Chepstow until the congestion and pollution problem of the A48 up Hardwick Hill has been solved. Monmouth County Council must champion the building of a by-pass around Chepstow. When that is completed additional housing development at Mounton Road will be welcomed, particularly the requirement for exemplar homes, 50% of which will be low cost rental or affordable.

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 should only make provision for 5,400 homes,

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

The revised site (Mounton Road) for Chepstow development is much better than previous Plan considerations. It is much closer to the Town centre and will encourage walking and cycling rather than car use.

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)

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☐ Yes

☒ No

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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)

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☒ No

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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

Policy S6. It s absolutely vital that the inadequate transport infrastructure into and out of Chepstow Town is replaced with a scheme that takes the thousands of daily travellers using the A48 to and from Gloucestershire out of the Town. The only effective solution is a By-pass South and East of the Town linking the A48 with the M48 at Thornwell. It should be noted that the vast majority of Infrastructure costs would be born by English Authorities. Monmouthshire County Council should champion the construction of this vital by-pass, rather than timidly accept the Welsh Government Policy on no new road building. The environmental benefits far outweigh any environmental cost.

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

Policy HA3. The new Mounton Road site is much better than the previous Plan.

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

Policy ST2, Paragraph 2. Absolutely support the refusal of new development that adds to the unacceptable congestion on Strategic Routes. The A48T through Chepstow is already unacceptably congested.

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

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 is a much bigger problem to fix first. A record number of empty shops. High Business rates are a huge disincentive to full use of existing shops. The business rates for shops in Town centres should be reduced to cover only the cost of supplied public services, to encourage shopkeepers to take on empty premises. Business rates should not be levied as a revenue earner.

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

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

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*

Paragraph 2.1.4 - Geographical context - has seemingly chosen to ignore the A48 into and out of Chepstow. Thousands of vehicles use this road every day with the sole purpose of passing through the Town as quickly as possible. The combination of the High Beech roundabout, the narrow road and the traffic lights at Tesco cause unacceptable congestion at peak times, leading to very poor air quality and frustrated commuters. This opening paragraph of the Plan should make reference to this problem and acknowledge that it needs to be fixed within the course of the Plan ie before 2033.

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>

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

☒ Yes

☐ No

Part 4: Appearance at Examination Hearing Sessions

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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?

No view

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?

No view

About you

2126

Susan Thomas

Archived: 12 February 2025 12:25:16

From: [REDACTED]

Sent: Tue, 19 Nov 2024 17:10:40

To: [MCC - PlanningPolicy](#)

Cc: [REDACTED]

Subject: RLDP 2018-2033: 270 Houses on Fields off Dixon Road, Monmouth

Importance: Normal

Sensitivity: None

RLDP 2018-2033

270 Houses on Fields off Dixon Road, Monmouth - Site HA4

I object to the inclusion of the above site in the RLDP for the following reasons:

1. Increased Traffic

Dixon Roundabout and the A40 at Monmouth struggle with the current volume of traffic. To add several hundred more cars daily to this would not only dramatically worsen congestion, it would also add to air pollution. The area's nitrogen dioxide levels already exceed WHO guidelines. Why is this not being addressed?

2. Water Pollution

The run-off from any housing site built here would go into the River Wye upstream of the point at which Monmouth's drinking water is extracted for treatment.

The Wye has had 2 warnings from the Drinking Water Inspectorate and the necessary upgrades to the system won't be completed until 2030. The risk of Cryptosporidium is of particular concern.

3. Phosphates in the River Wye

This is a very serious problem for the River Wye. The developer has proposed a Sustainable Drainage Solution to remove pollution from the site, but this system does not succeed in removing phosphates to any extent.

4. Loss of Prime Agricultural Land

Planning laws state that prime agricultural land should be retained for agriculture. This is more important than ever at a time of world conflict, when we as a country need to be endeavouring to produce as much of our own food as possible. The land on this site is mainly Grade 2, the highest grade in the Monmouth area.

5. Active Travel very difficult.

Most residents of such a site would rely on cars as the nearest shop is over a mile away. There is no cycle path on Dixon Road nor is there room to create one.

6. Flooding at the Entrance of the Site

The entrance to the proposed site is in a flood zone.

7. AONB

The site is within the setting of the Wye Valley Natural landscape. The Welsh Government has stated that planning authorities have a statutory duty to give these areas protection from inappropriate developments.

8. Greater Horseshoe Bats Zone

The proposed site is within the Core Sustenance Zone for Greater Horseshoe bats, an endangered species, and is only half a mile from their roosts.

An alternative site off Wonastow Road (CS0274) poses none of these problems.

[REDACTED]



Virus-free.www.avast.com

2138

Sarah-Jayne Byrne

Archived: 12 February 2025 12:27:50

From: [REDACTED]

Mail received time: Wed, 4 Dec 2024 21:14:32

Sent: Wed, 4 Dec 2024 21:14:16

To: [MCC - PlanningPolicy](#)

Cc: [REDACTED]

Subject: RLDP consultation response

Importance: Normal

Sensitivity: None

Hello

I am emailing with my response to the RLDP consultation as I found the online version hard to navigate and with minimal room to raise the points I wish to.

My specific concerns and points relate to the inclusion of the land at Dixon Road in the RLDP (HA4/CS070), which I don't believe the Council has properly considered and/or mitigated in the draft RLDP. I am not against the building of homes and know there is a need to do so, but I feel the Dixon site has a range of issues and that there are other sites in the area which would be more suitable, such as the site at Wonastow.

I also feel that including the site is contrary to the Council's corporate objectives. I have set out my specific concerns with including the site below:

These are:

Increase traffic and congestion - with the proposed development of nearly 300 homes, this would mean there would be over 400 vehicles as Monmouth is not accessible by public transport. The increase in vehicles in this area would result in a significant increase in CO2 emissions which goes against the Council's objective within its corporate plan 'to live and work with reduced carbon emissions and making a positive contribution to addressing climate and nature emergency.' The opening statement of your recent self-assessment report states that the Council wants to be a zero carbon county.

Air pollution - this is already an issue in the area. NO2 levels are already above WHO guidelines. The increased traffic above will only serve to exacerbate this and will not support the Council's objective around improving health and well-being.

Lack of infrastructure - I am not opposed to the building of homes in the area, but the proposed site lacks infrastructure to support it. Dixon road and roundabout are already very busy. There are no plans and limited resources to build new roads. There is no railway station in Monmouth despite me reading somewhere in the supporting documents for the RLDP that everyone in the county lives close to a station. This is not accurate. Public transport is also severely lacking. The Council has said that the people living in the 370 homes will walk to work. This is totally unrealistic. Most people in Monmouth don't work in the area. The types of jobs the cabinet member mentioned at a public meeting I attended, would be coming down the line will be limited in number and not necessarily the types of jobs people in Monmouth are after. My friends and family all travel to work in places like Cardiff and Bristol. It's practically impossible to get public transport direct from Monmouth to these places, or it would take you over half a day to do so is not practical for most working people. Car ownership in Monmouth is high and I would imagine those buying homes on the site would be in a similar position. The Council's active travel ideas are not viable. The Council has already invested in putting in place provision for bikes and active travel in the Overmonnow area. The Cabinet member mentioned at the public meeting that they are minimising the amount of proposed development in Chepstow because of the traffic issues. Monmouth will be like Chepstow soon if the land is approved for development in the RLDP.

Environmental concerns, which include a number of areas:

Water pollution and impact on River Wye and drinking water - run off water from the site will run into the River Wye, which is already a significant issue as evidenced by the warnings from the Drinking Water Inspectorate, which raised a significant Cryptosporidium risk. Planned improvements won't be done until 2030 and these won't benefit this part of the River Wye, but further down stream. The SuDs proposal won't help resolve the phosphates issue, but make it worse. The Council has to consider the impact for the future too and I am concerned that Monmouth will become a town with major pollution and environmental issues rather than somewhere where people would want to live and raise their families.

Impact on habitat and biodiversity - there are Greater Horseshoe Bats in the area that use the land for their food. Newton Court is one of less than a handful of sites in Wales where the bats are. I am concerned that the current proposed mitigations won't protect these endangered animals. They are very visible in the evenings. Once the land is developed, this will destroy their habitats. The Council has a biodiversity action plan and policy and duties to protect habitats and including the Dixton site doesn't seem to be consistent with that.

Flooding - the area is well known for flooding. I understand that the SuDs is being put forward as a potential solution to this, but I'm not wholly confident in this as the frequency and volume of floods are increasing.

Housing - [REDACTED], I hope that they would be able to rent or buy homes one day and I know there is a shortage of affordable homes in the area. However, whilst there will be some social housing, [REDACTED]. Monmouth is currently an attractive area for families and professionals to live given its good schools, but in reality [REDACTED]. I was pleased to read that homes would be carbon neutral but I think this would be negatively offset by the environmental implications and increased emissions I've mentioned.

The site is also next to an area of historic interest and within the area of outstanding natural beauty, which would be impacted by the development of 100s of homes. I am also concerned that once this area of land is developed, it would open the way for the rest of the land near it to also be developed only exacerbating the issues I've raised.

The Dixton land is also prime agricultural land and planning policy says these should be protected and other areas considered instead. The Wonastow site is lower grade. I understand there is some information on the grade of the land on Dixton which is not right and its being put forward as lower grade of land. The Council's sensitivity analysis also shows that the Wonastow land has the most opportunity. It is close to the businesses that the Cabinet Member said people living at the development would work at, indeed within walking distance. The site has less environmental issues. There are existing active travel arrangements in the area.

I noted in the Council's corporate plan and self-assessment that it says 'We want to be a zero-carbon county, supporting well-being, health and dignity for everyone at every stage of life. We will do this working with, and alongside, our communities.' Having been to a public meeting, I am concerned that the residents of Monmouth aren't being listened to. I also went along to the event at the Shire Hall, but found that it wasn't that helpful and easy to understand and navigate. I genuinely hope that common sense prevails and councillors really take into account the concerns being raised.

Kind regards

[REDACTED]

2141

Mandy James

From: [REDACTED]
Sent: Tue, 17 Dec 2024 10:44:13
To: [REDACTED] [MCC - PlanningPolicy](#)
Cc: [REDACTED]
Subject: FW: RLDP consultation response site HA4
Importance: Normal
Sensitivity: None
Archived: 12 February 2025 12:33:20

FAO. Planning Policy: planningpolicy@monmouthshire.gov.uk

-----Original Message-----

From: [REDACTED] >
Sent: 16 December 2024 17:31
To: MCC - Planning <Planning@monmouthshire.gov.uk>
Subject: RLDP consultation response site HA4

>
> RLDP Consultation Response site HA4
> Dear Sirs
>
> I would like to register my objections to the proposed planning on site HA4.
> My objection is due to impact on the local wildlife and environment.
> We live in the area and very much enjoy all the wildlife from the local area and green farmland around the site. We see bats every week and we hear a very healthy owl population of two varieties. Both the bats and the owls would be affected by the proposed planning due to building works, loss of habitat, light contamination and human disruption due to noise and other animal introduction. I am also concerned with the potential of more pollution running off the land from this building work and housing into the river Wye. It is such a beautiful river and we constantly ruining the water quality and wildlife in the river, we must do all we can to protect the wildlife that depend on our actions.
>
> There is already a high and unacceptable amount of flooding in the area, we are already living with drinking water contamination and the sewage treatment works is already at capacity; to build more housing using the same system could cause the system to fail due to overcapacity, this would be disastrous to the local area. The increase weather issues have resulted in high flooding in the area, the HA4 site would only add to the problem as the sustainable drainage systems will not work on the clay soil that is on site HA4.
>
> The amount of traffic that the site would generate in this area is also a concern. It is already bottleneck for commuters and school drop offs and the pollution this queuing traffic causes is already a concern and above WHO guidelines- why are we already thinking of adding to the number of cars trying to join the dual at this very point in the town? We should be working to reduce it. The location can't cope with the current amount of traffic - why add more.
>
> Please consider my concerns and reconsider this proposed planning in
> this area
>
>
> [REDACTED]

2173

Dr Catherine Tagg

[View results](#)

Respondent

132

Anonymous

08:21

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.

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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 the Green Wedge northern boundary buffer zone between abergavenny town and the national park.
Support the Abergavenny East development for the primary housing 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

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

Abergavenny East as principle new housing site.

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

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

Abergavenny East as principle housing site.

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?

No comment

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?

No comment

2226

Mr Gerry Moss

View results

Respondent

536

Anonymous

18:59

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.

*

I find that the lack of commitment to urgently upgrade essential infrastructure is a fundamental flaw in the proposed Replacement Local Development Plan. My supporting thinking includes:

During BBC Radio 4 News on 12-Dec-2024, Mathew Penny-Cook (UK government Housing Minister) stressed the importance of new development regarding "where it goes and how it takes place". With this in mind and regarding the proposed Replacement Local Development Plan (RLDP) 2018-2033 I would say:

- I think the majority of Chepstow area voters accept we need more local development for a wide range of reasons BUT totally conditional on it being done in a society focused way that fully reflects that lessons repeatedly learnt in the last 20 years are fully accepted and actioned by current local politicians and officers.

- In particular we need:

- o exemplar, good quality, sustainable housing, including affordable homes;

- o local infrastructure is significantly upgraded BEFORE ANY new housing that worsen current related needs, particularly regarding:

- * alleviating existing major traffic congestion, including non-motorway highway upgrades, public transport and active travel;

- * more integrated primary and secondary health and care services (including ambulances and NHS dentists);

- * more primary and secondary education services.

████████████████████ I will refer to specific local examples about my above comments and the proposed RLDP.

- * Chepstow has a long standing, well known and extensively reviewed traffic congestion hotspot named High Beech Roundabout (HBR). We definitely do not need any more outsourced consultant reviews of related problems; they are well known and understood.

- * We have had well supported public meetings with politicians of all parties promising to deliver solutions to the accepted problems (like HBR) but without any meaningful progress.

- * In 2021 Transition Chepstow published A Sustainable Transport Plan for Chepstow, see

<https://www.transitionchepstow.org.uk/wp-content/uploads/2021/06/Transition-Chepstow-Transport-Vision.pdf> . This vision document refers to cheap immediate term ways of reducing HBR congestion and more expensive shorter-term ways of buying time for more radical regional solutions. The 2019 proposals have been effectively rejected by Welsh Government and MCC representatives but without proposing their own alternative solutions, so the congestion problems have continued getting worse with each additional new upstream housing development site.

- * Such sites include areas outside Chepstow, including around Caldicot and south-west Gloucestershire, where thousands of additional new houses are proposed.

- * Many of these proposed new home owners will need to commute via HBR in Chepstow to and from major employment centres like Bristol, Newport and Cardiff.

- * Two examples of politicians and officers not thinking sufficiently about voting residents are:

- o Chepstow – Land at Mounton Road is 'upstream' of HBR and will confidently and significantly worsen congestion at HBR. Clearly alternative locations should be developed, e.g., land to the west of A466 Link Road between HBR and M48 Jn2.

- o Land to the East of Caldicot/ North of Portskewett is known to be affected by flooding. The climate is confidently expected to get worse and hence proposals to develop here without firstly publicising flood prevention measures are inappropriate.

- o Of course, all the other infrastructure needs (health, care, transport, education, etc.) also need urgent attention before permitting anything that worsens the current unacceptable situation.

The current situation is truly intolerable. I believe that our society has had enough of unkept promises to sort out essential infrastructure after developments; enough is now definitely enough! Hence, I strongly object to the proposed Replacement Local Development Plan (RLDP) 2018-2033 in its current form.

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.

*

I would like the RLDP to fully reflect known infrastructure problems and their urgent solution before any locations are proposed that would worsen the problems. For example, we have been waiting for over 20 years for an upgrade to High Beech Roundabout in Chepstow. It is totally unacceptable to propose new developments that would make such known problems even worse.

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.

*

The new housing proposals at Caldicott-Portskewett where flooding is known to happen tells me that the Climate Emergency is not adequately appreciated.
I support renewable energy in principle but it must be undertaken with safeguards that suitably reflect the public interest regarding a sustainable, society focused community.

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

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.

*

I support Green Infrastructure essentially as described in Wikipedia and subject to confidently organising long term approaches to operational maintenance, particularly regarding water sector. I fear that your RLDP words don't go far enough.

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.

*

As stated earlier to previous questions, I fear that there is totally inadequate commitment to solving known infrastructure problems before accepting new developments that will confidently making the known unacceptable problems even worse. This not an acceptable approach and it has been going on for far too long already.

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.

*

While I support the proposals regarding exemplar, well connected, highly energy efficient Net Zero Carbon housing led developments that enhance towns and provide highly sustainable homes for future generations (MCC words), I do fear that we need to think more laterally to achieve this. For example, we need to think about factory type, QA assured production techniques, as used in north and western Europe, rather than traditional UK house building approaches, skills and employee shortages.

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

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

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

*

The current approaches are unacceptable. The proposed approaches are full of the latest jargon but largely unrealistic with the constraints of an old market town with limited space for the theoretical concepts. There is no room for Bus Lanes or safe Active Travel corridors that might get people out their cars. The bus stops are often in impracticable locations that cause major congestion, with little scope to improve things. The railway station is in a poor current location regarding congestion relief and the train operators (including TfW) seem largely oblivious to Chepstow's current and future needs. Finally, the historic expensive Chepstow Bypass proposals would solve little but transfer all the congestion to near Jn 2 on the M48. We need major transport solutions before any significant new development in the greater Chepstow area. The RLDP does not come close to appropriate solutions.

I would like the plan to acknowledge the well-known problems and propose confident solutions as part of an achievable integrated plan for the Chepstow area and the rest of the county.

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

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.

*

I support the RLDP proposal to protect character of our landscape. I hope it is meant in a way similar to what I mean.

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

40. 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?**

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.

*

I do feel that the public consultation process for the RLDP is not suitable for the vast majority of the voting public of Monmouthshire. It seems to be a process that is designed to discourage comment from concerned members of society and is aimed much more at people who make their living ploughing through the detail of such RLDP type proposals.

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): *

My views are my views and might or might not conform with "Future Wales". Therein lies the Failure of this public consultation process.

I have no idea whether the RLDP is consistent with other Plans. Why would this consultation ask me such a question?

No, the Replacement Local Development Plan is not appropriate (please see my previous comments).

I have now got zero percentage confidence that the RLDP will deliver anything close to my view of the best way forward for our communities in Monmouthshire. Your consultation process is most frustrating and inappropriate.

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?

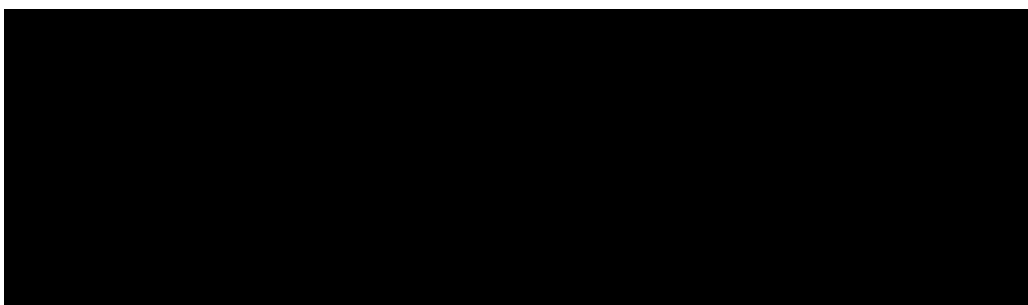
☐ Yes

☒ 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?

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?



2239

Mr Ian Vicary

[View results](#)

Respondent

157

Anonymous

25:56

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.

*

Both abergavenny sites

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.

*

Both Abergavenny sites

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

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.

*

Both Abergavenny sites

East Abergavenny - unless it is connected to the town centre with both footpaths and direct road links it will [REDACTED]

There is no provision for a school so all pupils will need bussing to/from King Henry School each day increasing the traffic flow both at the site and at the school. Presumably there will also need to be buses to/from the Welsh School.

[REDACTED]

Old Hereford Road site - This is prime agricultural land right next to the National Park and on a very narrow county lane. Because of its elevated position it will be visible from all directions, and detract from the panoramic view of the Deri and the Sugar Loaf.

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

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.

*

What incentive is being offered to potential buyers of the old turkey factory in Abergavenny. This could be converted into a multi use facility with the potential for a lot of new jobs

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

28. 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)

29. 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)

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

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): *

East Abergavenny site will not be delivered because of the very high civil engineering cost of integrating it with the town, particularly with 50% social housing

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

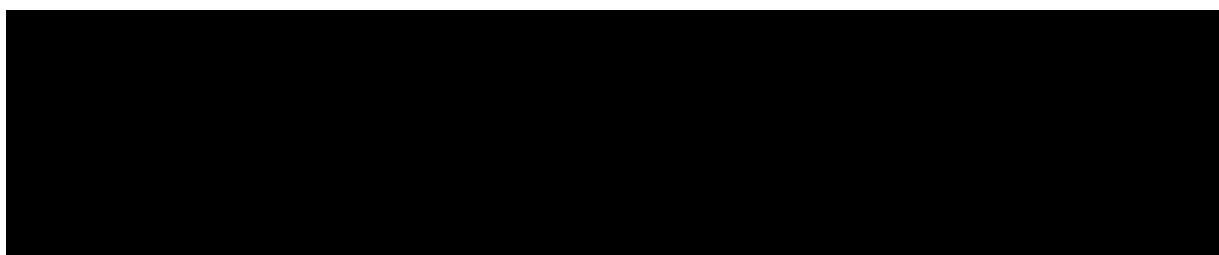
☒ No

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?

Probably no effect whatsoever. Most of the job opportunities will be in Newport, Cardiff or Bristol.
The Welsh school in Abergavenny is over subscribed and there is no provision for additional schools

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?



2245

Mrs Janet Patrick

[View results](#)

Respondent

203

Anonymous

17:17

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 retention of the green wedge to the west of Abergavenny next to the National park . No more housing should be built to west.
I support the development to the east but it needs improved infrastructure in that area

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

I support the growth of Abergavenny to the east .
I support the retention of the green wedge to the west - where the road structure is totally inadequate to support any more housing.

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

I support the development of the housing to the east with adequate infrastructure.
I support retaining the green wedge buffer zone to the National park.

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

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

I support the housing proposal to the east of Abergavenny.
I strongly object to any proposal to housing developments to the east especially Chapel Fields area

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

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

28. 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)

29. 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)

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

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.

*

The road system around Abergavenny is becoming overloaded - the area is at saturation point with housing to the edge of the National park.

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

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?

Signs should be in English first then in italics in Welsh below / it is very difficult for visitors

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?

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'.

2297

Kirsty and Andy Johns

Archived: 12 February 2025 12:36:13

From: [REDACTED]

Sent: Mon, 16 Dec 2024 09:51:53

To: [REDACTED] [MCC - PlanningPolicy](#)

Subject: FW: Consultation comment Monmouthshire RLDP 2018-2033

Importance: Normal

Sensitivity: None

FYI □

From: [REDACTED]

Sent: 15 December 2024 12:12

To: [REDACTED]

Subject: Consultation comment Monmouthshire RLDP 2018-2033

Re: Monmouthshire County Council's Replacement Local Development Plan (RLDP) 2018-2033

Thank you for the opportunity to study and comment on the Replacement Local Development Plan for Monmouthshire, and in particular for the chance to view and discuss the Plan in more detail at the Abergavenny Market Hall last month. [REDACTED] and really can't imagine anywhere we'd rather be! With this in mind, there are two aspects of the RDLP we especially welcome.

The first is the support for Abergavenny East as the prime development site for the town, including the plans for affordable homes. These targets will be a challenge to meet, but the starting point is the intent and will to move in the right direction. The plans for the Abergavenny East site sound imaginative and balanced. The major challenge is going to be access to and from the town centre onto and across the busy A465 and the railway. We look forward to receiving further detail of proposals to achieve this.

The second welcome aspect is the determination to retain the Green Wedge buffer between the northern edge of the town and the adjacent National Park boundary. We strongly believe that the vibrancy and prosperity of the town and area is greatly enhanced by its surroundings – to jeopardise these would be both unnecessary and harmful to the future of Abergavenny. A further factor to consider is the difficulty of vehicular access to these margins, which in contrast provide the delightful lanes and paths which we regularly use for exercise and recreation.

A further challenge will certainly be providing new commercial/industrial centres in Abergavenny to reach the targets for new jobs to match the increase in population, at the same time avoiding the tendency for the town to be a dormitory for Cardiff and potentially Bristol too. We look forward to hearing more about this aspect as you move forward towards the dialogue with Welsh Government on your proposals.

We wish you success in taking the RDLP through its next stages. Thank you again for the opportunity to respond to your proposals.

[REDACTED]

[REDACTED]



2299

Mr Maurice Barnes

View results

Respondent

335

Anonymous

45:30

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)

Abergavenny Town Council

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

Objective 9.

Very pleased with the main objectives of the plan but clarity must be made how the 50% "affordable" housing will actually be affordable for most people unless it is "social" housing.

Specifically on the 500 homes in East Abergavenny it is not clear whether adequate infrastructure, especially school places and means of getting into the town without driving personal cars will be forthcoming although a bus terminal is mentioned.

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 would like to see the development site in East Abergavenny to be bigger so more employment opportunities, as the plan seems not to give enough in Abergavenny, a few more homes and an allotment provision for all the town to be added. A bigger site should allow for more good quality infrastructure development

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.

*

I wish to support Abergavenny Civil Society when it states:

"At the Preferred Strategy consultation stage the Society suggested 'that there is a need for a strategic policy, amplified by a management policy and/or SPG, that responds to changes in farming and horticulture that are increasing the demand for small new holdings accompanied by an appropriately sized tied dwelling on-site or very nearby. The present LDP makes no reference to One Planet Developments and recent applications have been assessed against rigorous Welsh Government guidance, but we believe that there should be a wider enabling policy for new labour-intensive fruit and vegetable-growing holdings of less than, say, 10ha. We recognise the challenge of devising a policy that meets a growing need of the rural economy without reversing decades of refusing most new agricultural dwellings. That policy reflected the increasing size of farms, the reduction of the labour force, and the need to protect open countryside from unnecessary new housing that was liable to be converted and enlarged with unrestricted occupancy in unsustainable locations. As part of its response to the climate emergency, planning policy now needs to contribute to enabling a return to smaller holdings serving local communities in acceptable locations and subject to strict conditions to prevent abuse.'

This comment was based on awareness of work on a 2023 research report on planning issues regarding such dwellings in the National Park, Monmouthshire and Powys. Since then, Powys CC has adopted guidance on the matter to amplify PPW12 and TAN 6 and their Preferred Strategy consultation lists this as a New Policy Area for Consideration. This representation seeks amendments to Para 12.5.2 and Appendix 11 of the Deposit Plan.

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

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

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

Support but hope a bigger site for East Abergavenny can be master planned with more employment opportunities, a few more homes and an allotment site for the whole town added. plus more details on how a fully integrated bus. rail interexchange can be developed plus good connections with the town lessening the use of cars.

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

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

Add that The closed Avara site at the Hardwick roundabout outside Abergavenny should be investigated for its maximum potential beyond existing boundaries, and within of course flooding constraints from the river Usk. Developers should be encouraged to flexibly develop a wide range of adaptable volume industrial units and equally importantly to provide an active travel route beneath the A465 connecting the site to the residential areas of the town.

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

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?

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?

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'.

2315

Mrs Melina Willis

[View results](#)

Respondent

201

Anonymous

20:29

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.

*

I would like the plans for any further housing developments in Monmouth to be scrapped, we have just suffered significant flooding to the town, this is becoming an annual event. Further building will add to the problem as the water will have even less ground to absorb it. The town is already overcrowded and traffic an issue as the chaos with Welsh water works this year has shown. It is not acceptable to build further development without securing flood defences for existing residents.

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.

*

Building on flood plains is problematic, Monmouth town floods regularly there is not the capacity to absorb further developments

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

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.

*

As previously stated the town doesn't have capacity for further developments due to flooding, there is not the infrastructure or employment opportunities in place for residents and growth.

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

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.

*

Cease plans for development and allow the current residents to have access to the green spaces that are currently available,

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

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.

*

As stated in all my comments Monmouth simply does not have the capacity for further development, take a look at the residents flooding pictures from last night, this town floods building further housing will exacerbate the problem, you have a responsibility to ensure the residents of Monmouthshire are safe, building on a flood plain should be prohibited.

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

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): *

Monmouth floods on a yearly basis, it is well documented, I trust the BBC and other news organisations are reliable evidence. Or better still have a walk around the town this morning and see the destruction and mess left by flooding yesterday. All schools in the area are closed, I assume you are able to access this from local government who made have publicised this information along with all the road closures. Use some common sense for once and represent the constituents of the town by avoiding adding to the flooding problems.

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?

Further waste of money as very few people in this area speak Welsh, there is a crisis on recruiting competent teachers for schools to evidence this.

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?

This council have enough issues trying to communicate in English why complicate and detract for the main issue

2317

Mr Philip Tate

[View results](#)

Respondent

118

Anonymous

62:48

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

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.

*

My objection is in respect of the proposed site adjacent to Highbeech roundabout in Chepstow. Chepstow has undergone a significant amount of new home building over the last 25 years. We currently live in one. During that time the improvements in transport and other local infrastructure have been negligible. The consequences of this are far ranging in respect of access to services. In addition to the Highbeech site there is also the prospect of circa 700 homes being added to Caldicot which will impact Chepstow in particular its roads. Highbeech is a well known traffic blackspot and with the addition of up to 1700 (2 cars per home) cars to the area the impact to congestion, road safety and pollution are obvious. You should also not overlook the impact of new home development across the border in South Gloucestershire. This has added significantly to local traffic issues and will continue to do so with the Beechley development.

If new homes are to be built in Chepstow this site is probably the least objectionable. I hope MCC will respect the views of its residents in Chepstow and either commit along with Welsh Government to fund and deliver significant improvements to local road and other infrastructure prior to the start of new home building or remove this site from the RLDP.

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 remain unconvinced that the amount of new homes are needed in the county. The most recent local development at Brunel Quarter was targeted at Bristol residents as a relocation destination. Whats the point in moving people from one home to another 20 miles away?

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

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.

*

The RLDP summary document barely mentions infrastructure. From that and what I have heard from my local councillor this important issue is not high on MCC's agenda and should be.

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

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): *

My reasons are set out in previous comments. I am not convinced this amount of new home building is required in the county, it fails to address long standing transport and other infrastructure improvements necessary to prevent material day to day negative impacts on residents health and quality of life.

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'.

2324

Mrs Susan Sandford

View results

Respondent

468

Anonymous

96:15

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.

*

Objection to the inclusion of land at Mounton Road, Chepstow in the RLDP.

- Traffic is a major issue in Chepstow, adversely affected by new housing developments, both in the County and in Gloucestershire (with thousands more houses planned by Forest of Dean DC).

The Chepstow Transport Study WelTAG Stage 1 (Strategic Outline Case) Final Report December 2018 (WelTAG Report) detailed the major transport and traffic issues facing Chepstow (including the lack of active travel options). No substantive action has been taken by MCC or Welsh Government (WG) to address these issues and/or to mitigate them. Major infrastructure improvements are required in and around Chepstow before any new development. High Beech roundabout is already at capacity, but WG has stated that the roundabout is not going to be prioritised. A bypass is also desperately required.

The Integrated Sustainability Appraisal Report (September 2024) (ISA Report) acknowledges that traffic is a major issue and the development has “the potential for long term adverse effects”.

Why is MCC ignoring this?

- Air pollution is an urgent issue for Chepstow (part of which is an Air Quality Management Area). Traffic and air pollution will only get worse with new development. The ISA Report acknowledges the development “would lead to increased vehicular use within the AQMA, resulting in heightened levels of NO₂, and an overall adverse effect on air quality”.

A great deal of emphasis has been placed by MCC in the RLDP on the phosphate levels in the River Wye. Why isn't the same approach being taken in relation to Chepstow's air quality? It is barely mentioned.

Deteriorating air quality means MCC is playing Russian roulette with the lives of people in Chepstow, and ignoring the health and well-being of current and future generations (contrary to the principles of the Well-being of Future Generations (Wales) Act 2015). The lawfulness of MCC's development proposals in Chepstow must be questioned.

- Chepstow has already contributed a significant number of new homes. It cannot cope with any more without significant investment. In addition to pressure on its inadequate transport infrastructure, there will be increased pressure on doctors' surgeries, which are already struggling. Any monies received by way of section 106 contribution won't even come close to being sufficient/compensatory.

- The development of the site will adversely impact on the setting of, and entrance to, the Wye Valley AONB.

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.

*

Objection to the inclusion of land at Moun-ton Road, Chepstow in the RLDP.

The Growth Strategy is not sustainable as far as Chepstow is concerned. See comments in response to question 10 relating to:

- Traffic
- Air pollution
- Inadequate infrastructure

Further, the Growth Strategy is not compatible with 'Future Wales: The National Plan 2040 (February 2021)', which calls for low levels of development in Monmouthshire as strategic government investment will be focused elsewhere. Chepstow needs significant investment before any new housing developments are considered, but clearly no funding will be forthcoming from WG to support this.

The RLDP states that the core issues include:

- Housing affordability

The RLDP states that delivery of affordable housing is "one of the most fundamental challenges facing our communities". Why then were only 7.5% of houses on the old Fairfield Mabey/Station Road site allocated for affordable housing (a mere 26 out of 345 houses)? This was a brownfield site and its location near to Chepstow town centre and the railway station would have been ideal. Why is MCC saying that it now needs green field land for affordable housing?

- Rebalancing demography

This does not seem to be an issue for Chepstow, and therefore should not be argued as a case for new development. A previous draft of MCC's Preferred Strategy document identified that Chepstow has "a higher than average proportion of [the] population in both the working age and younger age groups".

- Climate and nature emergency

MCC has declared a climate and nature emergency. Any new development in Chepstow is incompatible with environmental sustainability – see the comments made in response to question 10 regarding air pollution, and the comments made in response to questions 19, 22 and 28 regarding the impact on the environment/green wedge.

- Economic prosperity

The ISA Report states that the new development will not have a significant effect on employment or the economy. Therefore why is it being considered? Instead, it could be argued that the development will have a negative effect on the economy as a result of more traffic and air pollution, which, in turn, will impact on tourism and further sound the death knell for Chepstow's town centre.

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.

*

Objection to the inclusion of land at Mounton Road, Chepstow in the RLDP.

Chepstow is not a sustainable settlement. Traffic, pollution, a lack of investment/proposed investment, the impact of the removal of the Severn bridge tolls, the impact of new housing developments and proposed housing developments in Gloucestershire, the absence of a sustainable transport network and limited active travel opportunities, are just some of the issues which prevent Chepstow from being a sustainable settlement. Refer in particular to the comments made in relation to question 10.

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 the inclusion of land at Mounton Road, Chepstow in the RLDP.

The RLDP states that "It is essential that any ... development is not at the expense of environmental considerations, including landscape, biodiversity, local amenity and historic, cultural or geological heritage". Further, "there is a presumption against new built development within green wedge designations unless exceptionally justified under national planning policy".

The development of the site will adversely impact on the setting of, and entrance to, the Wye Valley AONB. The ISA Report acknowledges that "it is ... considered that [the development has] the potential to adversely impact upon the National Landscape (AONB), its special landscape features, character and setting". Therefore, the development should not be allowed to proceed on this basis.

In fact, in relation to any development in Chepstow, the ISA Report states that "[all options] are particularly sensitive in terms of the landscape, with the potential for significant long term negative effects".

The proposed development will mean the loss of the majority of the green wedge separating Chepstow and Pwllmeyric, which is not justified.

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.

*

Objection to the inclusion of land at Mounton Road, Chepstow in the RLDP.

The RLDP states that "All development should ... respect the local character and distinctiveness of Monmouthshire's ... natural environment". The proposed development at Mounton Road goes against this – see the comments regarding the adverse impact of the development on the setting of, and entrance to, the Wye Valley AONB in response to question 19.

Further, the RLDP provides that "Development proposals that would cause or result in a significant risk/harm to local amenity, health, the character/quality of the countryside or interests of nature conservation, landscape or built heritage importance, due to [air pollution], will not be permitted unless it can be demonstrated that measures can be taken to overcome any significant risk". See the comments in response to question 10 regarding air pollution in Chepstow.

The ISA Report supports this, highlighting that "[The Habitats Regulation Assessment] Screening (2019) of the Preferred Strategy policies found that there is the potential for development [in Chepstow] to significantly affect the Wye Valley Woodland SAC through atmospheric pollution; and for development to affect the River Wye SAC through atmospheric pollution ...". Why is MCC ignoring these findings?

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.

*

Objection to the inclusion of land at Mounton Road, Chepstow in the RLDP.

The RLDP highlights that "A key principle of sustainable development ... is tackling climate change by reducing the greenhouse gas emissions that cause climate change and ensuring that places are resilient to the consequences of climate change".

Development in Chepstow is at odds with this due to increased traffic and air pollution – see the comments made in response to question 10 above.

Options for active travel in Chepstow are limited due to its topography. Both the WelTAG Report and ISA Report acknowledge this. Further, due to its distance from Chepstow bus and train stations, the lack of direct train services to Bristol, a shrinking network of buses and a lack of frequency of bus journeys, the proposed development will be predominantly reliant on use of private cars, which obviously impacts on climate change.

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.

*

Objection to the inclusion of land at Mouton Road, Chepstow in the RLDP.

Policy LC4 states that "Within the Wye Valley National Landscape (AONB), any development must be subservient to the primary purpose to conserve and enhance the natural beauty of the area Development proposals that are outside the National Landscape (AONB) but would detract unacceptably from its character and setting will not be permitted". The proposed development at Mouton Road conflicts with this policy - see the comments made in response to questions 22, 19 and 10.

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.

*

Objection to the inclusion of land at Mounton Road, Chepstow in the RLDP.

The RDLP highlights that “adequate and efficient infrastructure is ... crucial for economic, social and environmental sustainability”. It also states that “Without appropriate investment to enable the provision of improved or new infrastructure, the proposed level of growth will be neither sustainable [nor] acceptable”.

As identified in the responses to questions 10, 13 and 16, Chepstow’s current transport infrastructure is inadequate and incapable of coping with new development. Volume of traffic is a major issue and this will only be exacerbated, particularly when combined with proposed new developments in Sedbury, Beachley and Lydney (as detailed in the Forest of Dean District Council LDP).

MCC is “required to demonstrate that the plan is ‘sound’” and “is consistent with other plans i.e. ... compatible with the plans of neighbouring LPAs ... [and that] ... it has exhausted all opportunities for joint working and collaboration on both plan preparation and the evidence base” (page 16, RDLP). The RDLP indicates that MCC has been working with Forest Of Dean District Council to ensure cross-boundary issues, including transport and air quality, are fully considered and addressed. However, there is no evidence of this (other than the existence itself of the WelTAG Report). All of the issues adversely impacting Chepstow (as detailed in the WelTAG Report) seem to have been completely ignored by both Councils. The level of proposed development in both LDPs surely makes them incompatible. Infrastructure in Chepstow will simply not be able to cope.

Chepstow is not suitable for active travel due to its topography (the WelTAG Report and ISA Report acknowledge this). Due to its distance from Chepstow bus and train stations, the lack of direct train services to Bristol, a shrinking network of buses and a lack of frequency of bus journeys, the proposed development will be predominantly reliant on use of private cars. The ISA Report confirms that “... there are substantial daily flows of commuters to and from [Chepstow] with levels of car reliance high”.

In addition to transport infrastructure, there will be increased pressure on doctors’ surgeries, which are already struggling with patient numbers/appointments.

Any monies received by way of s.106 contribution will be woefully insufficient; £365,000 from the developer to public transport (page 292, RLDP) is ridiculously inadequate, and there are no sums suggested for improvements to transport infrastructure and other 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)

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.

*

See the comment made in response to question 13 regarding Housing Affordability.

**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.

*

Objection to the inclusion of land at Mounton Road, Chepstow in the RLDP.

As detailed in the responses to questions 10, 13, 16 and 31, the inclusion of land in Chepstow in the RLDP is neither sustainable nor appropriate. Traffic, pollution, a lack of investment/proposed investment, the impact on the Wye Valley AONB, the impact of new housing developments and proposed housing developments in Gloucestershire, the absence of a sustainable transport network and limited active travel opportunities, are just some of the issues which prevent Chepstow from being a sustainable settlement.

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.

*

Objection to the inclusion of land at Mounton Road, Chepstow in the RLDP

As noted in the ISA Report, "a high percentage of residents cross the River Severn daily to work in Bristol". Many other residents commute to Newport, Cardiff, Gloucester, etc. This has been, and always will be the case. Working from home has had little or no effect on traffic volumes in and around Chepstow. In fact, traffic (if anything) seems worse since the COVID pandemic.

"Securing local economic growth and prosperity is a key aim of the [RLDP]". However, as identified in the ISA Report, the development of land at Mounton Road will not have a significant effect on employment or the economy. Therefore why is it being considered? Instead, it could be argued that the development will have a negative effect on the economy as a result of more traffic and air pollution, which, in turn, will impact on tourism and further sound the death knell for Chepstow's town centre. Further, the loss of the green wedge identifying the entrance to the Wye Valley AONB could detrimentally impact tourism.

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

41. Would you like to comment on this question *

☐ Yes

☒ No

**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.

*

Objection to the inclusion of land at Mounton Road, Chepstow in the RLDP.

See the comments made in response to question 40.

**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.

*

Objection to the inclusion of land at Mounton Road, Chepstow in the RLDP.

Strategic Policy 13 states that "Development proposals will be required to accord with the Sustainable Transport Hierarchy This will be facilitated by ... promoting and prioritising active travel (walking, wheeling and cycling) and public transport above private motor vehicles".

Options for active travel in Chepstow are extremely limited. In particular, the WelTAG Report highlights:

- there is no direct Chepstow to Bristol train, and waiting times of around 22 minutes at Severn Tunnel Junction for commuters travelling from Chepstow to Bristol mean that rail is not a viable alternative to travelling by private car;
- the bus network is shrinking and there is a lack of frequency of bus services. In particular it states that "the bus timetables and journey lengths are not conducive for commuting journeys into Bristol or Cardiff and currently do not offer viable alternative to the private car";
- there is a lack of travel options to use of the private car within Chepstow and travelling to and from Chepstow;
- Chepstow is poor for walking and cycling (due to its topography, which is obviously not going to change, thus making active travel difficult).

The ISA Report confirms that "... there are substantial daily flows of commuters to and from [Chepstow] with levels of car reliance high". Sadly, this is not going to change and will only get worse with further development.

The RDLP further states that "development proposals that would generate unacceptable additional traffic growth or adversely affect the safe and efficient operation of a highway system will not be permitted". See the comments made in relation to traffic volumes in response to question 10.

At the end of the day, Chepstow needs a bypass (and has needed one for decades) to alleviate the pressures on the A48, Hardwick Hill, High Beech roundabout and the A466. Unfortunately, it is highly unlikely that one will be built. As South East Wales is not one of the regions targeted for growth by Welsh Government, there is no funding available from WG. Instead, WG's focus is on Cardiff, Newport and the Valleys as part of the Future Wales Plan. Any s.106 contributions sought from developers will be woefully inadequate and insufficient to provide the necessary infrastructure which is so desperately required in Chepstow.

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.

*

Objection to the inclusion of land at Mounton Road, Chepstow in the RLDP.

Strategic Policy S14 states that "[Development] proposals must maintain or enhance the vibrancy, vitality and attractiveness of the [town] centre. Proposals which would undermine the vibrancy, vitality and attractiveness of the centre will not be permitted".

Tourism is vital for Chepstow and its economy. Due to its major traffic issues and declining air quality (see the responses to question 10), which will be exacerbated by new development, Chepstow will become less attractive as a place to visit and also as a place to live.

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.

*

Objection to the inclusion of land at Mounton Road, Chepstow in the RLDP.

See the comments made in response to questions 19, 28 and 31.

**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

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.

*

Generally, MCC's assessment of Chepstow as a suitable location for growth is deficient, ignoring traffic congestion and air pollution, public transport frequency, accessibility and connectivity, as well as travel times, and generally the lack of active travel options. MCC's assessment completely ignores the reality of life in Chepstow. It also completely ignores the findings of the WelTag Report and certain findings of the ISA Report, as well as the stance of Welsh Government (Future Wales: The National Plan 2040 (February 2021) calls for low levels of development in Monmouthshire as strategic government investment is to be focused elsewhere).

MCC should be actively trying to protect our natural assets. Instead the inclusion of new development sites in Chepstow adopts a strategy which destroys prime agricultural land and erodes the landscape when there is no overriding need or government mandate to do so.

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): *

The RLDP does not meet the 'Test of Soundness' in relation to Chepstow. It doesn't address the key issues which are faced by Chepstow (for example, the issues with traffic and air quality, inadequate transport infrastructure and lack of active travel options). It also contradicts Future Wales 2040, which calls for low levels of development in Monmouthshire as strategic government investment is to be focused elsewhere (i.e., Newport, Cardiff and the Valleys).

Further, MCC is "required to demonstrate that the plan is 'sound'" and "is consistent with other plans i.e. ... compatible with the plans of neighbouring LPAs ... [and that] ... it has exhausted all opportunities for joint working and collaboration on both plan preparation and the evidence base" (page 16, RDLP). The RDLP indicates that MCC has been working with Forest Of Dean District Council to ensure cross-boundary issues, including transport and air quality, are fully considered and addressed. However, there is no evidence of this (other than the existence itself of the WelTAG Report). All of the issues adversely impacting Chepstow as detailed in the WelTAG Report seem to have been completely ignored by both Councils. The level of proposed development in both LDPs surely makes them incompatible.

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?

About you

2398

Anthony Davies

[REDACTED]

From: [REDACTED]
Sent: 11 December 2024 21:39
To: MCC - PlanningPolicy
Subject: Re: Candidate Site CS0236 Davauden Coal Lane Valley -Settlement Boundary Review Ref 119 . Objection to RLDP

Good afternoon

We wish to appeal against the Devauden Settlement Boundary Review determination (Ref 119) . The basis of our appeal is set out below.

Appreciate if you can acknowledge our appeal and provide a timeline as to when it will be considered.

Kind regards

[REDACTED]

The Monmouthshire Settlement Boundary Review Approach states that candidate sites that were considered too small to be as an allocation or where a boundary change was requested that would provide infill and rounding off opportunities (that are logical in terms of being functionally, physically and or visually related to the existing settlement)would be considered.

We respectfully therefore request that the change to the boundary settlement as submitted is logical as it provides a natural rounding off opportunity (from the edge of the Tudor Garden estate to the edge of the Village Hall land) and will visually improve the outlook of the properties in Tudor Gardens by way of beautifying the rotting hedge line and the now neglected and deteriorating former bird cages on the south side of Coal Lane. We would also propose significant improvements to the landscaping and screening on the site as well as adjustments to the habitat that would benefit the ecological balance.

We believe that the revised boundary edge would integrate naturally with and emphasise the positioning of Village Hall land that, whilst outside the defined village boundary, is central and integral to the Community of Devauden

The proposed minor boundary change could support the building of a limited number (3) homes that would counter the relative isolation that exists in Coal Lane and help rebalance the Village back to the historical hub - the Village Green and Village Hall.

The Boundary Review is part of a process. Boundaries evolve to reflect and be empathetic with social and economic demographics. Small changes would provide the space for a limited number of self build homes that would satisfy the desire of families to become part of a rural settlement in a manner that would be complementary to the established style of existing houses and compliant to advanced environmental standards. Rural settlements benefit from inward migration by families who provide energy and enthusiasm to their newly adopted community.

Sent from my iPhone

2446

Phillip Precious

Archived: 12 February 2025 12:39:51

From: [REDACTED]

Mail received time: Fri, 13 Dec 2024 11:35:59

Sent: Fri, 13 Dec 2024 11:35:42

To: [MCC - PlanningPolicy](#)

Subject: Comments about the RLDP 2018-2033

Importance: Normal

Sensitivity: None

[REDACTED] and in that time we have seen and tell the effects of several new developments.

In that period we have seen the closing of the village shop and the running down of the village pub (at present not functioning).

Apart from a small play area there has been no provision of facilities for the new residents, no improvement of the infrastructure and less and less attention to the roads, road drains [for example, we (two 75+ year olds) were up at 0300 in the night of 23/24 November clearing the road drains to help with the flooding problem] and also the horrendous litter (largely from takeaway food outlets).

Little Mill floods. In bad weather the Berthon Brook spills over and in addition there is a stream (which was diverted from its natural course when the housing development behind the pub car park was built) that comes down from Pentwyn Farm. This stream goes underground to cross the pub car park. A "self-cleaning" grid has been installed, but this is of course only effective when it is kept clear of the collected debris.

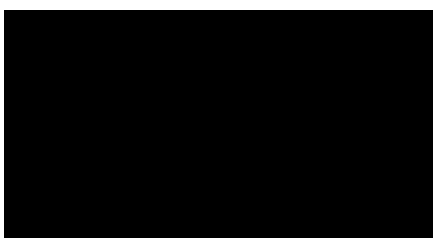
The next development hadn't been built very long before there was more flooding which resulted in a new collection sump being installed and a large drain pipe run from there to the Berthon Brook across the A472 and then across part of our land after which the re-instatement of our land and boundary took a long time and a lot of persistent chasing on our part.

More building is surely going to reduce still further the natural soak away area and hence increase the exacerbate the flooding problem in the future.

[REDACTED]

2535

Ms Barbara J Dwyer



I wish to start by saying that I do not object in principle to the proposed housing development adjacent to the High Beech roundabout.

I do however have reservations about the additional traffic that will be generated and the inevitable longer road queues and additional pollution. (I am aware that a study was undertaken fairly recently on Hardwick Hill regarding vehicle pollution levels and was told that it had reduced) However, traffic has increased considerably since Bridge tolls were abolished some years ago and whilst there are more electric vehicles on the road, they are very much in the minority and national newspaper reports indicate that their sales have dropped.

A significant number of diesel vehicles continue to use this roundabout and whilst the Government has banned any new vehicles from 2030, the quality of modern vehicles means they will continue to be used well beyond 2040, I suggest. This applies to petrol fuelled vehicles too. Unless the Government bans the sale of diesel fuel, idling cars – unfortunately the majority – will continue to create pollution and pose a health threat to passing pedestrians, myself being one of them. I walk into town!

If the proposed development goes ahead, I do hope there will be considerable thought to how even minor improvements can be made to the roundabout. The last “upgrade” did nothing to improve the flow of traffic and I cannot understand why yellow hatching was not introduced to enable traffic coming from the direction of the racecourse for example, to flow better – many drivers block the roundabout preventing drivers access to routes other than town and beyond. The main problem of course is that the east bound traffic on the A48 is unable to exit the roundabout and there is no other solution unless our politicians decide to build a bypass! Additional housing developments at Lydney will only increase the problem.

A major concern I have is about the quality of housing that will be built. I look at recent developments in South Wales and am not impressed. Truly sustainable housing MUST ensure higher levels of insulation than current regulations dictate – I’m sure this should be possible. Solar panels should be standard on each property, thus reducing dependency on an already overstretched and inadequate National Grid. Why are we stuck with bricks and mortar, why aren’t there discussions about alternatives. If Scandinavians

can do it – so can we! We need to challenge the monopoly of the large developers and skill up our workforce. Where's the political will?????

Is the current sewage and water infrastructure up to the additional demands that will be placed on it in all weathers?

Will the housing have soakaways, essential given the increasing rain and storms, both of which are likely to continue into the future. We must ensure that more water can run away and is not discharged into our rivers, along with sewage – a national scandal.

The housing should be surrounded by water permeable surfaces and preferably a lawned area to the rear of each property too. (In the 9 years I have lived in Chepstow, many houses have reduced their green areas/plant borders and replaced them with non permeable paviers or tarmac. (Whilst it is not the subject of this consultation, I would love to see an advertising campaign that addresses this issue, at a minimum. Legislation exists to limit impermeable surfaces but does it go far enough and clearly it isn't adhered to by many people)

We should aim for no rainwater entering the sewers.

2559

Gayle Spillane

Archived: 12 February 2025 12:48:43

From: [REDACTED]

Sent: Fri, 1 Nov 2024 16:17:28

To: [MCC - PlanningPolicy](#)

Subject: Re: CDLIA / RLDP - Cynllun Datblygu Lleol Amnewid (CDLIA) Sir Fynwy 2018-2033 Ymgynghoriad ar y Cynllun Adnau / Monmouthshire Replacement Local Development Plan (RLDP) 2018-2033 Deposit Plan Consultation

Importance: Normal

Sensitivity: None

Said it before and I'll say it again - no more concrete please.

From: MCC - PlanningPolicy <PlanningPolicy@monmouthshire.gov.uk>

Sent: 01 November 2024 09:36

To: MCC - PlanningPolicy <PlanningPolicy@monmouthshire.gov.uk>

Subject: CDLIA / RLDP - Cynllun Datblygu Lleol Amnewid (CDLIA) Sir Fynwy 2018-2033 Ymgynghoriad ar y Cynllun Adnau / Monmouthshire Replacement Local Development Plan (RLDP) 2018-2033 Deposit Plan Consultation

Annwyl Syr/Fadam

Cynllun Datblygu Lleol Amnewid (CDLIA) Sir Fynwy 2018-2033
Ymgynghoriad ar y Cynllun Adnau: 4ydd Tachwedd – 16eg Rhagfyr 2024

Yn unol â Rheoliad 17 o Reoliadau Cynllunio Gwlad a Thref (Cynllun Datblygu Lleol) (Cymru) 2005 (fel y'i diwygiwyd), mae Cyngor Sir Fynwy (CSF) yn ymgynghori ar y Cynllun Datblygu Lleol Amnewid Adnau (a gymeradwywyd ar gyfer ymgynghoriad cyhoeddus statudol/ ymgysylltu yng nghyfarfod y Cyngor ar 24ain Hydref 2024), ynghyd â'r Adroddiad Arfarniad o Gynaliadwyedd Integredig ategol a'r Asesiad Rheoliadau Cynefinoedd. Mae'r dogfennau hyn, ynghyd â dogfen Gryno o'r Cynllun Adnau, Adroddiad Ymgynghori Cychwynnol, Adroddiad Asesiad o'r Safleoedd Posib ar gael i'w gweld ar wefan y Cyngor - www.monmouthshire.gov.uk/rldp-consultation-2024/. Amgaeir copi o'r hysbysiad ffurfiol o'r ymgynghoriad er gwybodaeth i chi.

Mae'r dogfennau ymgynghori hefyd ar gael i'w gweld yn Neuadd y Sir, Brynbuga¹ a Hybiau Cymunedol CSF (Y Fenni, Cil-y-coed, Cas-gwent, Gilwern, Trefynwy a Brynbuga) yn ystod oriau agor arferol².

Mae'r dogfennau tystiolaeth a'r papurau cefndir sydd wedi llywio'r CDLIA Adnau ar gael i'w gweld ar wefan y Cyngor drwy'r ddolen uchod.

Nifer o ddigwyddiadau ymgysylltu â'r gymuned a rhanddeiliaid ('sesiynau galw heibio') yn cael eu cynnal ledled y Sir yn ystod y cyfnod ymgynghori, a restrir isod, lle gallwch siarad â swyddog cynllunio am y dogfennau ymgynghori. Bydd dau ddigwyddiad ymgysylltu rhithwir (digwyddiadau byw Microsoft Teams) hefyd yn cael eu cynnal yn ystod y cyfnod

ymgynghori, lle bydd swyddogion yn cyflwyno'r CDLIA Adnau ac yn ymateb i gwestiynau. Gellir gweld rhagor o fanylion am y digwyddiadau hyn ar wefan y Cyngor drwy'r ddolen ganlynol: www.monmouthshire.gov.uk/rldp-consultation-2024/

Lleoliad	Dyddiad	Amser
Canolfan Gymunedol Ysgol Hen Eglwys Rhaglan, Ffordd Cas-gwent, Rhaglan	Dydd Mawrth 12fed Tachwedd 2024	2pm – 7pm
Digwyddiad Ymgysylltu Rhithwir	Dydd Mercher 13eg Tachwedd 2024	2pm – 3.30pm

Dear Sir/Madam

Monmouthshire Replacement Local Development Plan (RLDP) 2018-2033
Deposit Plan Consultation: 4th November – 16th December 2024

In accordance with Regulation 17 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended), Monmouthshire County Council (MCC) is consulting on the Deposit Replacement Local Development Plan (which was endorsed for statutory public consultation/engagement at the Council meeting on 24th October 2024), together with the supporting Integrated Sustainability Appraisal Report and Habitats Regulations Assessment. These documents, along with a Deposit Plan Summary document, Initial Consultation Report, Candidate Sites Assessment Report are available to view on the Council's website www.monmouthshire.gov.uk/rldp-consultation-2024/. A copy of the formal notice of the consultation is enclosed for your information.

The consultation documents are also available to view at County Hall, Usk³ and MCC Community Hubs (Abergavenny, Caldicot, Chepstow, Gilwern, Monmouth and Usk) during normal opening hours⁴.

The evidence base documents and background papers which have informed the Deposit RLDP are available to view on the Council's website via the link above.

A number of community and stakeholder engagement events ('drop-in sessions') are being held throughout the County during the consultation period, listed below, where you can speak to a planning officer about the consultation documents. Two virtual engagement events (Microsoft Teams live events) will also take place during the consultation period, whereby officers will present the Deposit RLDP and respond to questions. Further details of these events can be viewed on the Council's website via the following link: www.monmouthshire.gov.uk/rldp-consultation-2024/

Venue	Date	Time
Raglan Old Church School Community Centre, Chepstow Road, Raglan	Tuesday 12 th November 2024	2pm – 7pm
Virtual Engagement Event	Wednesday 13 th	2pm – 3.30pm

Neuadd y Farchnad Y Fenni, Stryd y Groes, Y Fenni	Dydd Iau 14eg Tachwedd 2024	2pm – 7pm			November 2024	
Hyb Cymunedol Brynbuga, Stryd Maryport, Brynbuga	Dydd Llun 18fed Tachwedd 2024	2pm – 7pm		Abergavenny Market Hall, Cross Street, Abergavenny	Thursday 14 th November 2024	2pm – 7pm
Canolfan Palmer, Stryd Fawr, Cas-gwent	Dydd Iau 21ain Tachwedd 2024	2pm – 7pm		Usk Community Hub, Maryport Street, Usk	Monday 18 th November 2024	2pm – 7pm
Y Neuadd Sirol, Sgwâr Agincourt, Trefynwy	Dydd Llun 25ain Tachwedd 2024	2pm – 7pm		Palmer Centre, High Street, Chepstow	Thursday 21 st November 2024	2pm – 7pm
Capel Bedyddwyr Magwyr, Y Sgwâr, Magwyr	Dydd Mercher 27ain Tachwedd 2024	2pm – 7pm		Shire Hall, Agincourt Square, Monmouth	Monday 25 th November 2024	2pm – 7pm
Neuadd Hamdden Porthsgiwed, Manor Way, Porthsgiwed	Dydd Gwener 29ain Tachwedd 2024	2pm – 7pm		Magor Baptist Chapel, The Square, Magor	Wednesday 27 th November 2024	2pm – 7pm
Neuadd Bentref Goetre, Heol Newton, Penperllenni	Dydd Llun 2ail Rhagfyr 2024	2pm – 7pm		Portskewett Recreational Hall, Manor Way, Portskewett	Friday 29 th November 2024	2pm – 7pm
Adeilad Cyngor Tref Cil-y-coed, Sandy Lane, Cil-y-coed	Dydd Mercher 4ydd Rhagfyr 2024	2pm – 7pm		Goytre Village Hall, Newton Road, Penperlleni	Monday 2 nd December 2024	2pm – 7pm
Digwyddiad Ymgysylltu Rhithwir	Dydd Llun 9fed Rhagfyr 2024	6pm – 7.30pm		Caldicot Town Council Building, Sandy Lane, Caldicot	Wednesday 4 th December 2024	2pm – 7pm
				Virtual Engagement Event	Monday 9 th December 2024	6pm – 7.30pm

Mae'r CDLIA Adnau, yr Adroddiad Arfarniad o Gynaliadwyedd Integredig, yr Asesiad Rheoliadau Cynefinoedd a'r dogfennau ategol ar gael ar gyfer ymgynghoriad cyhoeddus rhwng **dydd Llun 4ydd Tachwedd 2024 a dydd Llun 16eg Rhagfyr 2024**. Cyflwynwch unrhyw sylwadau drwy'r ffurflen sylwadau ar-lein (www.monmouthshire.gov.uk/rldp-consultation-2024/), neu drwy'r ffurflen sylwadau safonol sydd ar gael ar wefan y Cyngor neu yn y lleoliadau a restrir uchod. Dylid e-bostio ffurflenni wedi'u cwblhau i planningpolicy@monmouthshire.gov.uk neu eu postio i Polisi Cynllunio, Cyngor Sir Fynwy, Neuadd y Sir, Y Rhadyr, Brynbuga, NP15 1GA.

Rhaid derbyn pob ymateb erbyn hanner nos, **dydd Llun 16eg Rhagfyr 2024**. Ni ellir derbyn ymatebion ar ôl y dyddiad hwn. Sylwch y bydd yr holl sylwadau a dderbynnir ar gael i'r cyhoedd eu harchwilio ac ni ellir eu trin yn gyfrinachol.

Os oes gennych unrhyw ymholiadau ynglŷn â'r uchod neu unrhyw agwedd ar y Cynllun Datblygu Lleol Amnewid, cysylltwch â'r Tîm Polisi Cynllunio ar 01633 644429 neu e-bostiwch planningpolicy@monmouthshire.gov.uk

Yr eiddoch yn gywir

Tîm Polisi Cynllunio

¹ I ddarllen y dogfennau yn Neuadd y Sir, cysylltwch â'r Tîm Polisi Cynllunio (manylion isod) i wneud apwyntiad ymlaen llaw

² Ewch i wefan y Cyngor am oriau agor os gwelwch yn dda

The Deposit RLDP, Integrated Sustainability Appraisal Report, Habitats Regulations Assessment and supporting documents are available for public consultation from **Monday 4th November 2024 to Monday 16th December 2024**. Please submit any comments via the online representation form (www.monmouthshire.gov.uk/rldp-consultation-2024/), or via the standard representation form which is available on the Council's website or at the locations listed above. Completed forms should be emailed to planningpolicy@monmouthshire.gov.uk or posted to Planning Policy, Monmouthshire County Council, County Hall, The Rhadyr, Usk, NP15 1GA.

All responses must be received by midnight on **Monday 16th December 2024**. Responses cannot be accepted after this date. Please note that all comments received will be available for public inspection and cannot be treated as confidential.

If you have any queries regarding the above or any aspect of the Replacement Local Development Plan, please contact the Planning Policy Team on 01633 644429 or email planningpolicy@monmouthshire.gov.uk

Yours faithfully

Planning Policy Team

³ To view the documents at County Hall please contact the Planning Policy Team (details below) to make an advance appointment

⁴ Please visit the Council's website for opening times

Planning Policy

Planning Policy / Polisi Cynllunio
Monmouthshire County Council / Cyngor Sir Fynwy
Tel / Ffon: 01633 644429
Email / Ebost: planningpolicy@monmouthshire.gov.uk
Website / Gwefan: www.monmouthshire.gov.uk/planning-policy
Nid yw'r Gwasanaeth Cynllunio yn gweithio yn y swyddfa ac nid oes yna aelod penodol o'r tîm cynllunio ar gael yn Neuadd y Sir. Mae modd cysylltu gyda phobl yn y tîm gwasanaeth cynllunio dros y ffôn, ar e-bost neu drwy gyfathrebu'n electronig.

The Planning Service is operating remotely and there is no dedicated member of the planning team available at County Hall. People working within the planning service are fully contactable via the telephone, email or electronic communication.

Mae'r neges e-bost yma a'r ffeiliau a anfonir gyda hi yn gyfrinachol ac fe'i bwriedir ar gyfer yr unigolyn neu gorff y'u cyfeiriwyd atynt yn unig. Gall gynnwys gwybodaeth freintiedig a chyfrinachol ac os nad chi yw'r derbynnydd bwriadedig, rhaid i chi beidio copïo, dosbarthu neu gymryd unrhyw gamau yn seiliedig arni. Os cawsoch y neges e-bost yma drwy gamgymeriad hysbyswch ni cyn gynted ag sydd modd os gwelwch yn dda drwy ffonio 01633 644644. Cafodd y neges e-bost yma sgan firws gan Microsoft Exchange Online Protection . Mae'r Cyngor yn croesawu gohebiaeth yn Gymraeg, Saesneg neu yn y ddwy iaith. Byddwn yn cyfathrebu â chi yn ôl eich dewis. Ni fydd gohebu yn Gymraeg yn arwain at oedi. Gwybodaeth preifatrwydd: Os ydych wedi gofyn am wasanaeth neu wybodaeth gennym, byddwn yn cofnodi eich data ar gyfer dibenion prosesu a chaiff hyn ei gadw yn ein system gwybodaeth cwsmeriaid Fy Sir Fynwy. I gael gwybodaeth preifatrwydd, cyfeiriwch at y dudalen Gwefan a Chwceis ar ein gwefan - <https://www.monmouthshire.gov.uk/cy/eich-preifatrwydd/43785-2/>. This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. It may contain privileged and confidential information and if you are not the intended recipient, you must not copy, distribute or take any action in reliance on it. If you have received this email in error, please notify us as soon as possible by telephone on 01633 644644. This email has been virus scanned by Microsoft Exchange Online Protection. The Council welcomes correspondence in English or Welsh or both, and will respond to you according to your preference. Corresponding in Welsh will not lead to a delay. Privacy Information: If you have requested a service from us, your data will be processed via our customer services management system called 'My Monmouthshire'. For privacy information, please refer to the Website & Cookies page on our website - <https://www.monmouthshire.gov.uk/your-privacy/website-cookies/>.

2592

Jodie Power

Archived: 08 February 2025 11:39:11

From: [REDACTED]

Mail received time: Mon, 2 Dec 2024 19:49:05

Sent: Mon, 2 Dec 2024 19:48:46

To: [MCC - PlanningPolicy](#)

Subject: OBJECTION to Monmouthshire RLDP. Caldicot East / Portskewett

Importance: Normal

Sensitivity: None

To Whomever it may Concern,

I am writing to object, in the strongest possible terms, to the proposals contained in the most recent version of the Monmouthshire RLDP, to build 770 houses, a school and commercial premises on the land on and adjacent to Broome's Equestrian Centre on Crick Road.

Whilst I appreciate the need for further housing, I do not feel that this site is appropriate for a number of reasons:

1. ROADS

The roads in and around Portskewett are in a dreadful state of repair due to constant flow of traffic, including heavy goods vehicles, and will not withstand the additional vehicles that come with the building of 770 new homes.

The B4245 is a dangerous, undulating road and visibility from the new estate would be incredibly poor making it dangerous for all road users.

Crick Road itself is also very dangerous - dark, hilly and only just about passable for two cars side by side in some places, with the narrowing at the junction with the A48 being of particular concern.

A little further afield, the A48 (which serves all traffic from Caldicot and Portskewett if going toward Chepstow) is already a HUGE bottleneck. Road users really are at the mercy of traffic flow and just the slightest disruption can cause incredibly long delays. The addition of such a large amount of regular users to this road, combined with the extra houses MCC want to build at Bayfield will cripple this road. It simply will not cope with the extra volume of traffic.

And then of course there are the smaller lanes - I fear Leechpool Holdings will become a rat run for people trying to avoid the inevitable traffic problems on the B4245. All because these extra houses will be in a very poorly chosen location.

2. ACCESS TO HEALTHCARE

[REDACTED]

Can you imagine the extra pressure on our services if they're expected to accommodate a further 770 households?

There are not enough doctors. Not enough dentists. Not enough pharmacists. They cannot cope with current demand as it is, and both the physical and mental of our current residents will be greatly adversely affected.

3. LOCAL AMENITIES

There are very few amenities in Portskewett and Caldicot, and those that we do have struggle, and often fail, to cope with current demand. The leisure centre - particularly the pool - is regularly closed. It's in dire need of an upgrade before it can service any more clientele. Just last week it was closed due to flooding.

Whilst we have Asda and Aldi we have no other useful shops. School shoes, sports equipment, books, DIY, white goods - everything is a car journey away. As already mentioned, the roads are barely coping as it is.

4. PUBLIC TRANSPORT

We are currently serviced by an hourly bus that runs between Chepstow and Newport. From what I understand the bus route will need to be amended to accommodate any houses built along Crick Road. Crick Road is not large enough to accommodate a single decker bus, let alone a double decker bus, which is often required due to large number of passengers. Does this mean that it will be rerouted along the B4245? I fear this would result in it bypassing Portskewett entirely - cutting off an entire village whose young and old residents alike rely on this bus to attend school, work, medical appointments and social events.

5. EDUCATION

The plans to build a new primary school are welcome because our existing primary schools do not have any spare capacity, however its current planned position is so, so dangerous. At peak times getting through Crick Road will be nigh on impossible, and the dangers of children crossing the B4245 just do not bear thinking about.

I am also concerned that although primary school spaces will be created, there is currently no nursery provision in Portskewett, and the already-struggling secondary school at Caldicot ([REDACTED]) may not have enough capacity either.

6. SSSI and local habitat

As I know you will be aware Portskewett sits in the Gwent Levels, a Special Site of Scientific Interest (SSSI). SSSIs are legally protected areas that contain special features, such as: threatened habitats, rare and endangered species, important geology, grasslands, parkland, woodland, ancient woodland, and ancient trees. Nearby we have Heston Brake, a neolithic tomb, and all around the area we have Roman ruins, with the largest locally being found in nearby Caerwent. This area is a genuinely historic and treasured piece of Wales and to build 770 houses on it would be an absolute travesty, not to mention illegal if the SSSI requirements for building were not met. In this area we have hundreds, if not thousands of birds, insects and mammals, along with flora and fauna specific only to the Gwent Levels. Their space should be protected, not destroyed and I am saddened that MCC would even consider these plans.

7. FLOODING

The fields around Caldicot Castle and Broome's Equestrian Centre flood every single year without fail. The Neddern Brook bursts its banks and the fields fill with water. This, we all know, and I see that you are not planning to build on these fields. However I believe that you have failed to identify the running water that literally pours from the adjacent fields (the fields you DO wish to build on) and onto the flood plain fields. That water will need to go somewhere and if we lose these fields then that water will be flowing through the streets and into the grounds, and maybe even properties of any new builds. It's apparent that nobody has visited this site when the weather is poor.

The flood defences in Caldicot have already failed recently, with homes being flooded in Castle Lea in recent years. All that extra water flowing from the new builds will ultimately end up there, risking a repeat flooding of these properties.

To summarise: This site is absolutely not suitable for the number of houses you plan to build. We WILL NOT cope with such a large influx of people without improved roads, amenities, access to healthcare, flood defences or nurseries and schools.

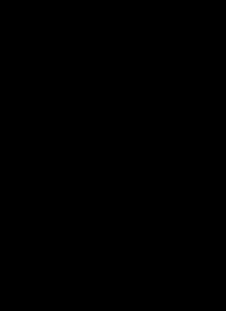
Regardless of the wanton destruction of a Site of Special Scientific Interest, and despite the ugliness you will replace our beautiful landscape with. We do NOT have capacity for anywhere near this number of additional houses and you will alienate all of those that already live here because our daily lives will be far, far poorer as a result of this plan going ahead.

I implore whoever is reading this to consider the residents of Portskewett and the impact you will have on us all, and for what? 



If you need any clarification on any of my points please do email me by return.

Yours sincerely



2595

Mrs Elda Fouch

View results

Respondent

568

Anonymous

50:58

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.

*

Plans for the Proposed Crick Road and Mounton Road Developments

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.

*

Objection to building more housing developments in a location where there have already been 3 new housing developments in Portskewett and Sudbrook, which poor road access and no new infrastructure.

Consider other sites with better infrastructure, better, accessible public transport, less risk of flooding, less risk of increasing already high levels of pollution and poor air quality.

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 sites proposed for the new developments are unsuitable, unsafe and unsustainable for local infrastructure. Already overstretched local amenities, ie over subscribed schools, doctors, dentists, pharmacies, no public transport links along Crick Road. Already high levels of traffic and air and noise pollution

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 place-making 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.

*

Since there are no pavements along Crick Road the need for car travel to and from school safely increases pollution and adversely affects climate change. The already gridlocked High Beech roundabout will become even worse if it has to incorporate another large housing 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

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.

*

Clearly building more housing developments on green fields and farmland will adversely affect the wild life and natural habitats of the wildlife in the area

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

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

*

I can't see that any suitable or sufficient new infrastructure for the area have been proposed.

Obviously new road surfacing for Crick Road is necessary, but we have been told there is no budget for this. The road is full of huge pot holes and a mismatch of patchwork repairs and proposing to make it one way from the latest new development will mean more traffic going through Portskewett. Traffic calming measures along Portskewett high street are also required. More doctors, dentists, schools, etc are also crucial if you are proposing yet more new developments. Better public transport links area also required

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

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.

*

The proposed site is clearly unsafe and unsuitable for all the same reasons the other sites were rejected. [REDACTED]
[REDACTED]
[REDACTED] The access onto the A48 is also dangerous for a large site like this

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

31. 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)**

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

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

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.

*

There are no public transport routes through Crick Road. Your vision of people riding around on their bikes to and from towns and cities to go to work and back is laughable. There will be more cars on the road, obviously

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

38. 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)

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.

*

There are no proposed suitable or sufficient infrastructure policies in place to support any more new housing developments

**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

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.

*

Waste disposal facilities should not be sited on or near housing developments because of the danger of pollution and risks to public health. There are schools, care homes, etc in the area and these should not be impacted by this outrageous scheme

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

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.

*

The proposed Crick Road and Mounton Road developments are seen by many local residents as incompatible with the well-being and sustainability objectives set out by Welsh Government and local planning authorities. The development threatens to exacerbate air pollution, worsen traffic congestion, strain local services, and degrade the natural and historical character of Chepstow. It is in conflict with several key acts and policies, including the Wellbeing of Future Generations Act, the Public Health Act, and the Environmental Air Quality Act.

Given these concerns, residents are urging local authorities to reconsider the inclusion of this development in the final Replacement Local Development Plan, as it is perceived to offer more harm than benefit to the community's long-term health, sustainability, and well-being. Formal complaints are being considered if the development proceeds without adequate consideration of these critical issues.

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>

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

☐ Yes

☒ No

49. 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)?

50. 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 Mounton Road and Crick Road development proposal appears to conflict with several key legal and policy frameworks that guide sustainable development in Wales. The Planning (Wales) Act 2015, along with the Wellbeing of Future Generations (Wales) Act 2015, emphasizes the need for sustainable development that balances economic, social, and environmental considerations. Local residents argue that these development fails to meet these criteria, particularly in relation to environmental sustainability and health. The development will increase air pollution, traffic congestion, and put further strain on already stretched public services, all of which run counter to the goals of these acts.

Furthermore, the Integrated Sustainability Appraisal (ISA) for the Monmouthshire Replacement Local Development Plan (RLDP) identifies objectives that the proposed development would fail to meet, particularly those related to green infrastructure, biodiversity, and the resilience of Monmouthshire's natural environment. The development's location on high-grade agricultural land, which is part of the 'Green Wedge' between Chepstow and Mathern, also raises concerns about the loss of valuable natural resources and the negative impact on the local landscape.

The Welsh Government's Environmental Air Quality and Soundscapes Act 2024 and the Public Health Act 2017 also appear to be in conflict with the proposed development, as it could worsen air quality and harm public health, particularly in a town already facing significant pollution challenges. The development's lack of a clear plan to address these concerns raises questions about whether it fully complies with the legal requirements set out in these acts.

Residents have pointed to previous objections to similar developments in the area, with local councillors expressing concern over the lack of infrastructure to support such growth. In 2013, a proposal for 200 new homes on Mounton Road was rejected for many of the same reasons, including the inability of the town's infrastructure to cope with the added pressure. With the current proposal still lacking concrete plans to mitigate these impacts, it is argued that the development should not be included in the final RLDP.

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.

51. 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

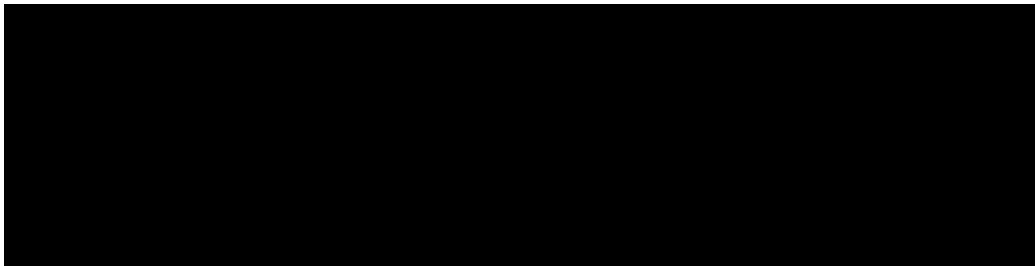
Part 5: Welsh Language

52. 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 specific views

53. 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 specific views



2612

Susan White

[REDACTED]

From: [REDACTED]
Sent: 17 November 2024 12:32
To: MCC - PlanningPolicy
Cc: [REDACTED]
Subject: Response to Public Consultation on the Deposit Plan: 270 Houses on Fields off
Dixton Road, Monmouth RLDP 2018-2033 Site HA4

Dear Sir / Madam

I believe we are in a 6-week public consultation period for the RLDP for Monmouthshire. Despite spending some time navigating the MCC website, I could not work out how to be part of the public consultation; this should be made much clearer for the public if you are genuinely interested in hearing what the public think. Instead, I am sending my concerns, via this email, directly to the planning department; please can you confirm that they will be part of the public consultation.

I would like to express grave concerns about the proposal to build homes on candidate site CS0270 in Monmouth. The development of this land would have a significant detrimental impact on the environment, local infrastructure and community well-being. Whilst I support the need for more housing, I believe this specific site is entirely inappropriate.

Firstly, the rural landscape of Monmouth is an invaluable asset, offering natural beauty, biodiversity and agricultural productivity. The development of this particular site would ruin a unique landscape, as CS0270 is within the setting of the Wye Valley natural landscape. The beautiful, sloping land is the dominant view as you enter Monmouth; it forms an integral part of its identity. This proposed development would ruin that forever. Furthermore, many species rely on this site as a feeding ground: Greater Horseshoe Bats; swifts and swallows; small mammals and pollinators. With a high landscape sensitivity and high-grade agricultural classification, this site is too valuable for development. Therefore, this specific housing development would not only be environmentally damaging for our generation and the generations to come, but would also undermine the attractiveness of the area for the local community, and as a destination for tourism and outdoor recreation. Another site which has been identified for potential development is Wonastow Road (CS0274). One reason this site is more suitable, is that it is a lower grade agricultural land - mainly Grade 3a, whereas the Dixton Road site is mainly Grade 2.

Moreover, local infrastructure is ill-equipped to cope with the increase in population that this development would inevitably bring. Roads adjacent to this site are already gridlocked. The roadworks by Welsh Water recently undertaken on Dixton Road and Hereford Road (bordering CS0270) brought all of Monmouth to a standstill. CS0270 would feed into the traffic hotspot of Monmouth: Dixton roundabout. This roundabout and roads leading off it, are already dangerously busy and congested. As a local teacher working in one of the four schools in this area, I am concerned that this development could bring harm to the children walking to the schools near to the site. Many children currently walk, cycle or scoot to these schools, along already gridlocked roads. The air quality is appalling. The driving can often be dangerous, as commuters become frustrated with the traffic congestion. Adding more cars into the mix would only intensify these issues. Even if the children on the proposed new development are walking to school, the parents are likely to be commuting to nearby cities for work, as there are such limited local employment opportunities (despite Councillor Paul Griffith's assertions). If Monmouth is to absorb new housing, the alternative site at Wonastow Road is a much more sustainable site, as it is better served by Active Travel: within easy walking distance of town and local employers and close to the national cycle route. It would not bring hundreds of extra cars into the most congested flash point of the town.

I can understand why Redrow want to get building on Candidate Site CS0270, as it offers scope. It is currently untouched and unspoilt. Once the decision is made to build in this highly sensitive area, it opens up the rest of the hillside to exploitation. However, planning decisions must be made carefully and thoughtfully, and not be driven by greed. This site's proximity to the river and the resulting impact on river health and our drinking water; the propensity to flooding; the traffic congestion and poor air quality; the loss of natural habitat all point to CS0270 being the wrong site to build. Whilst I understand the need for

housing, I strongly urge Monmouthshire County Council to remove candidate site CS0270 from the RLDP and to identify alternative lower-impact sites for development, such as Site CS0274.

Regards

[REDACTED]

2615

Mrs Alicia Moss

View results

Respondent

517

Anonymous

63:21

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.

*

" Climate Change (Strategic Policy S4) sets out the key ways the Plan will do this which includes locating development outside of flood risk areas" . The site East of Burrium Gate, in Usk is already problematic. It is a steeply sloping site where the rainwater run off already contributes to surface water creating hazardous driving conditions on Monmouth Road, flooding in Factory Lane and beyond. Replacing the natural field surface with a non permeable one. i.e. concrete and tarmac, will vastly exacerbate the existing situation. This happens already in Burrium Gate and Castle Oak where homes in the previous developments have flooding problems from field runoff. The tightly packed nature of the proposed development will create even more surface water to worsen the flood risk from the forecast increased rainfall already threatening Usk. The site should be protected not included in any 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 place-making 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

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

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

*

"9.3.1 A key effect of climate change is the risk of flooding, both in terms of the likelihood of flooding as well as the intensity of flooding. In accordance with national guidance, S4 seeks to steer highly vulnerable development away from flood risk areas, to assess the implications of development in areas of flood risk and to ensure that new development does not increase the risk of flooding elsewhere. " By proposing the land East of Burrium Gate for building, it seems that this proposal has been ignored. Building there would greatly increase the risk of flooding elsewhere, flooding that is worsening as the rainfall increases, and which is not being addressed. Existing housing will be threatened by the increased runoff caused by the change in surface from grass and turf to tarmac and concrete. The site should not be used, and should be protected from future 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)

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

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.

*

Strategic Policy S6 – Infrastructure

Where existing infrastructure is inadequate to serve the proposed development, new or improved infrastructure and facilities must be provided as part of the proposed development to mitigate any likely adverse impacts. Where possible, infrastructure improvements should be provided prior to occupation. Where provision on-site is not appropriate, off-site provision, or a financial contribution towards it, will be sought. Since the sewage problem is already well-known in Usk, the result of the existing, old and currently inadequate sewers, adding to the problem with further housing would be unacceptable. It is unlikely the developers would agree to renew the entire system. Leave it out of any future 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)

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

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): *

The aims of the plan are contradicted by some of the proposals. Increasing the number of houses where people cannot walk to work runs counter to the proposal for reducing carbon emissions from cars; building where there is already a problem from surface or river water is foolhardy. Building affordable housing that can be bought cheaply and sold off for much higher prices does not help to encourage a younger generation to places like Usk. Recognise that some places are unsuitable for mass housing.

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'.

2616

Mrs Sarah Turner

View results

Respondent

596

Anonymous

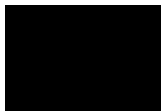
35:01

Time to complete

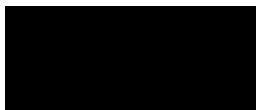
Part 1: Contact Details

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

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

*

Infrastructure - MCC have failed to implement the promised infrastructure for previous LDP - I refer to that of 2011 - 2016. You continue to state that you will attract employment - you have failed to do this. You state you will improve numbers in schools - ARW in Portskewett is full. Medical appointments not available and yet you state that this is not an issue for the health board. You failed on previous LDPS and therefore the infrastructure needs to be in place prior to planning and building more houses. The Welsh Government have also stated that the Severnside area is over subscribed - you consistently ignore any representations from this area.

Flooding of the fields where the proposals are in Crick and Caldicot should not be ignored... the water is there and you know it is yet have still not addressed this - Caldicot Castle now floods annually as do the fields at David Broomes farm.

I have no faith in the consultation process - it is a tick box exercise - I would like to see details of how these sites were proposed and picked.... the analysis shown in your very lengthy/ wordy document do not show why many of the other proposed sites were turned down. You seem only interested in developing Severnside and Chepstow when both of these areas have had SIGNIFICANT increases to property in previous 2 LDPS... why can you not build affordable homes in the Usk/ Devauden/ Shirenewton areas?

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.

*

Historically in both the Redrow Papermill site and the more recent Crick Road development you have failed to address the issue of local homes for local people. Huge percentages of sales were sold to people moving across from the Bristol area.... your predictions are not based on local need more on how much can you increase the MCC council tax revenue without putting in the required infrastructure

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.

*

Too high a proportion in the Severnside area and Chepstow. Road infrastructure on both Crick Road/Pwyllmeric Hill and High Beech Roundabout cannot cope now without the proposals being built.

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 place-making 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.

*

Why have you allowed new builds not to include solar panels and still have gas boilers..... The site at Crick Road only has solar panels for housing association properties... this demonstrates that you do not have serious commitment to climate changes. Similarly your continuing building programme is mainly on Greenfield spaces.. you fail to look at Brownfield sites even though you state you dont have many to look at - Caldicot would be a great example of a number of empty units with infrastructure in place that could be converted to houses.

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.

*

The Welsh government have drawn attention to the fact that you have failed to take this into account on a number of your proposed sites - you do not seem able to respond with a sound argument for your proposals

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

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

*

You have failed, failed and failed again on all infrastructure that was promised in previous LDP - example of Crick Road still not having a pavement in place due to your absolute arrogance that you could compulsory purchase residents land in your so say consultation period and fact finding mission of 2011. This perfectly demonstrates how flimsy your previous research has been in this area - and I am still reading the same arguments and promises that you have previously made and failed to deliver on. Roads a disgrace and over used, available school numbers could not accomodate new builds and medical centres completely failing to provide any service

**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

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.

*

Completely unfair the number of [REDACTED] sites proposed in Portskewett / Caldicot area when there is no need to move these travellers. No consideration given to arguments presented particularly the noise of the M48 over the proposed site on Crick Road - once again lies used for the proposals being made you are NOT listening to your constituents. You need to financially compensate all residents in this area if this proposal goes ahead, particularly when you cannot even move the travellers on from the A48 - you will not be able to manage a further 6 plots

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

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.

*

Not addressing local needs or opinion - consultation not taking place - ie YOU ARE NOT LISTENING

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

34. Would you like to comment on this question *

☐ Yes

☒ No

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.

*

You have failed to attract ANY employment into this area - you state that jobs created in the new care home on Elderwood PArc however this was just a redeployment of the staff that were moved from the care home that you closed in Chepstow. WE now have more empty shops in Caldicot and Chepstow - please provide a full list of employment you have created in the last 10 years in this area?

**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

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.
*

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

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.

*

Trains continually being cancelled... last bus back from Chepstow 8.30... how realistically could a person give up their car in this area... oh yes we can cycle.....

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

44. 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)

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.

*

You ignore green open space you just keep building on it

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

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.

*

Why are you considering once again a possible incinerator when this was overturned in the last 10 years due to the area being too built up and now you are looking to raise this again with the potential of poor health on two schools and residents...

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

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.

*

The residents do not have a voice - at your recent drop in centre in Portskewett your officers could not answer queries they just had a number of signs saying that the public could not be abusive to them. You failed to meaningfully consult last time and you have done so again. You failed to carryout a fair process of selection last time and you have done so again - overriding any negativity in the areas you want to build in .

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>

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

☐ Yes

☒ No

55. 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)?

56. 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): *

Failure to follow a fair process, failure to adhere to the Welsh Government Guidance on housing numbers. Fail to address concerns of Welsh Water and failure to implement previous infrastructure promises of previous LDPs.... this once again only looks at the same areas - Chepstow, Abergavenny, Severnside and fails to be fair in looking at areas such as Usk, Monmouth, Itton, Devauden, Shirenewton

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.

57. 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

58. 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?

59. 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?



2625

Mr Alun Davies

[View results](#)

Respondent

8

Anonymous

21:01

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 *

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.

*

I believe the Land adjacent to the Piercefield Public House should be removed from the RLDP deposit plan for the following reason.

It is not suitable to have development on because it is directly above a Highly fissured or karstic limestone systems.

Please see:

<https://www.gov.uk/guidance/infiltration-systems-groundwater-risk-assessments#if-you-identify-fissures-or-fractures>

and the link for reference that shows the Otter Hole cave system runs directly under the proposed development land, map page 4 of pdf link.

https://www.ubss.org.uk/resources/proceedings/vol26/UBSS_Proc_26_1_85-100.pdf

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

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

☐ Welsh

☒ English

Part 5: Welsh Language

31. 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

32. 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 effect

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'.

2627

Mrs Deborah OBrien

[View results](#)

Respondent

19

Anonymous

46:29

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.

*

Before anymore proposed redevelopment in Chepstow is even considered, the infrastructure of roads and local amenities, i.e. doctors surgeries and dental practices needs to be seriously taken into consideration.

The land where you are proposing redevelopment is the first impression of Chepstow - green land with trees and livestock. For it to be replaced with ANOTHER housing development, culminating in what is already the spaghetti junction of Chepstow, is absolutely absurd. We moved from Bristol to Chepstow 4 years ago - one of the first things that appealed to my family and I was the greenery as you approach Chepstow. The traffic was manageable both am and pm. I now have to leave Chepstow at 6.15am to commute to Bristol for a 8.00am start; any later leaves me stationary in a long line of traffic causing pollution from car fumes and frustration for the commuters. There is already road rage along Moun-ton Road leading onto the Bridge and likewise returning home on an evening around 17:00.

St Lawrence Road used to ease traffic congestion leading to the A48 by Greggs, but I understand that a Councillor lives/lived on that piece of road and had it blocked off due to traffic congestion! Why cannot this road be opened back up? It will ease at least some traffic congestion and road rage on High beech roundabout?

I find it amusing that the Councillors that do not live in the Chepstow area are the ones proposing this new development. We have VERY LONG queues of traffic during peak hours along the A48 towards Caldicot also. Stationary traffic adds to pollution, which adds to health problems.

We want Chepstow to attract visitors for local businesses, but I for one have a large number of family and friends who hate the thought of travelling to Chepstow due to the road chaos.

Why did the proposed development get moved from Bayfield? It will be away from the beauty spot of Highbeech roundabout, have more accessibility to traffic and make the entrance to Chepstow far more welcoming than a row of concrete houses.

I understand that we need more affordable housing, but it needs to be in the right area. We already have modern out of place houses being built down by the riverside, not at all in keeping with the beautiful characteristic buildings of Chepstow. How many more houses/cars can Chepstow adequately sustain. WE DO NOT WANT TO PREVENT VISITORS TO OUR BEAUTIFUL TOWN, BUT THE ALREADY HIGHLY OVER-POPULATED TOWN WITH VERY LITTLE ROAD INFRASTRUCTURE IS ALREADY DRIVING PEOPLE AWAY TO NEIGHBOURING TOWNS.

We have a racecourse which hosts amazing events, but Chepstow then gets slated across the press for the abysmal chaos of entering and exiting Chepstow. Come on Councillors, open your ears and eyes. Chepstow is far too small a town to accommodate anymore housing until the road structure has been extensively dealt with. [REDACTED]

[REDACTED] Listen to what the people of Chepstow want - a thriving town which is accessible in and out. Once the road infrastructure has been sorted then consider the new builds.

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.

*

We have no road infrastructure by HighBeech roundabout. The A48 either side of the roundabout is already bursting to the seams with an hours wait at busy times. This road is also the main route to Chepstow Racecourse which hosts amazing events, but then Chepstow gets slated in the press for abysmal traffic congestion in and out of the Racecourse! The development site is one of the very few green spaces we have remaining in Chepstow - it is the first impression of what visitors see when they arrive in our beautiful Town - and for this to be replaced with a concrete building site is preposterous

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

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

*

We have very few green spaces remaining in Chepstow, please rethink the proposed redevelopment - we need grassland, trees and livestock for sustainability.

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

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.

*

Not at all the appropriate place for a new housing development. The chaos during the build will leave Chepstow at a standstill. When it is finalised we will then have the traffic of the new home owners and the guests and staff from the hotel. I cannot even believe this site is being proposed in an already over-populated and road congested part of the town.

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

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

28. 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)

29. 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)

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

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.

*

We need to retain as much of the open space that Chepstow as left for wildlife and nature. There are plenty more sites where this housing developing could be moved to , one being near the industrial estate that MacDonalds is being ear marked for - it is away from Highbeech roundabout so will have far less effect on the road infrastructure in this part of Chepstow.

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): *

The proposed site is not at all appropriate to Chepstow. Highbeech roundabout and the A48 are already congested and requires a proper road infrastructure before any further development is proposed. Please consider an alternative site away from Highbeech that will not have as much impact on the heavy congestion of this part of town.

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?

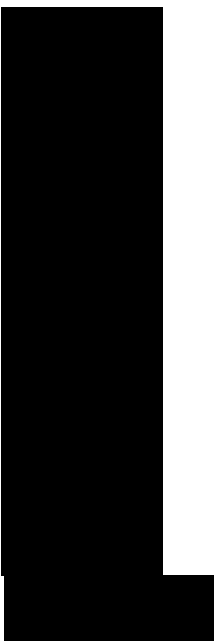
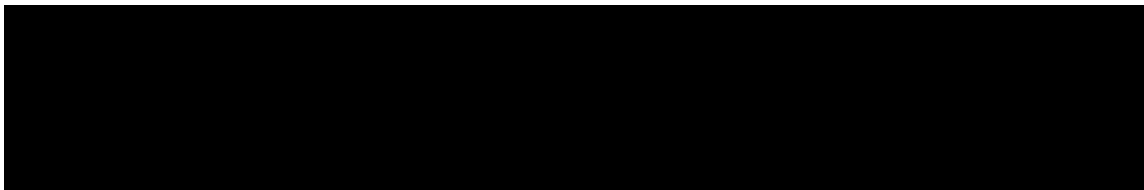
☐ Yes

☒ 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?



2629

Mr Richard Taylor

View results

Respondent

570

Anonymous

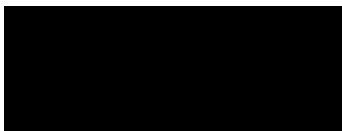
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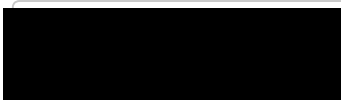
Part 1: Contact Details

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.

*

Whilst there is probably a need for more housing in Monmouthshire, the issue with the new green belt development next to High Beech Roundabout is simply not acceptable. MCC, WAG and others have employed a "do nothing" approach to the well documented traffic congestion problems around High Beech roundabout which have been debated widely but little of substance. There are major problems securing healthcare appointments, school places and access to other facilities with very poor public transport links. With the expectation to pay parking charges in Chepstow, this also means that residents are having to access shops and leisure facilities elsewhere adding to road congestion. There is little in the way of good quality, highly skilled and paid employment in the town and this is supported by the number of vehicles on the road from about 0530 until 1830 with commuters heading to the major conurbations across the Severn Bridge and South Wales. If the council is thus committed to improving quality of life and pursuing "net zero" and other environmental aspirations I would suggest that the housing developments in Chepstow are declined without definite commitments to major infrastructure improvements and access to facilities first.

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.

*

Impractical until there are definite and committed improvements to facilities and infrastructure first

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.

*

Given that Chepstow is already struggling to provide adequate public services and residents are already unable to secure healthcare appointments, access to adequate leisure and shopping facilities and suffers from poor public transport provision, especially given that most existing residential areas (including the new ones proposed for land next to High Beech Roundabout) are situated some way away from the poor facilities in the town centre, which requires negotiating steep hills or poorly lit and maintained roads for some distance if attempting active travel options. Accordingly, very big issues with traffic congestion and equally with most quality employment situated over the Severn Bridge or in the south Wales conurbations, any additional housing is simply going to add to the existing problems facing the town.

I therefore object on the basis that I would expect to see committed and costed infrastructure and facilities improvement first, before more housing is added to the town, notwithstanding it being built on green belt land

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 place-making 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

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.

*

Some good ideas, but properly costed and committed infrastructure needs to be in place BEFORE adding further residential and commercial developments which will be at odds with and exacerbate current problems

The A466 between Newhouse and High Beech roundabouts needs to become a dual carriageway with associated improvements to HBR as a matter of priority

**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.

*

Objection

**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.

*

Objection based on the facts that a number of active travel and sustainable transport proposals have been put formally to MCC from local groups and have not led to discussion or adoption by the council with the groups concerned

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

**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

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

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?

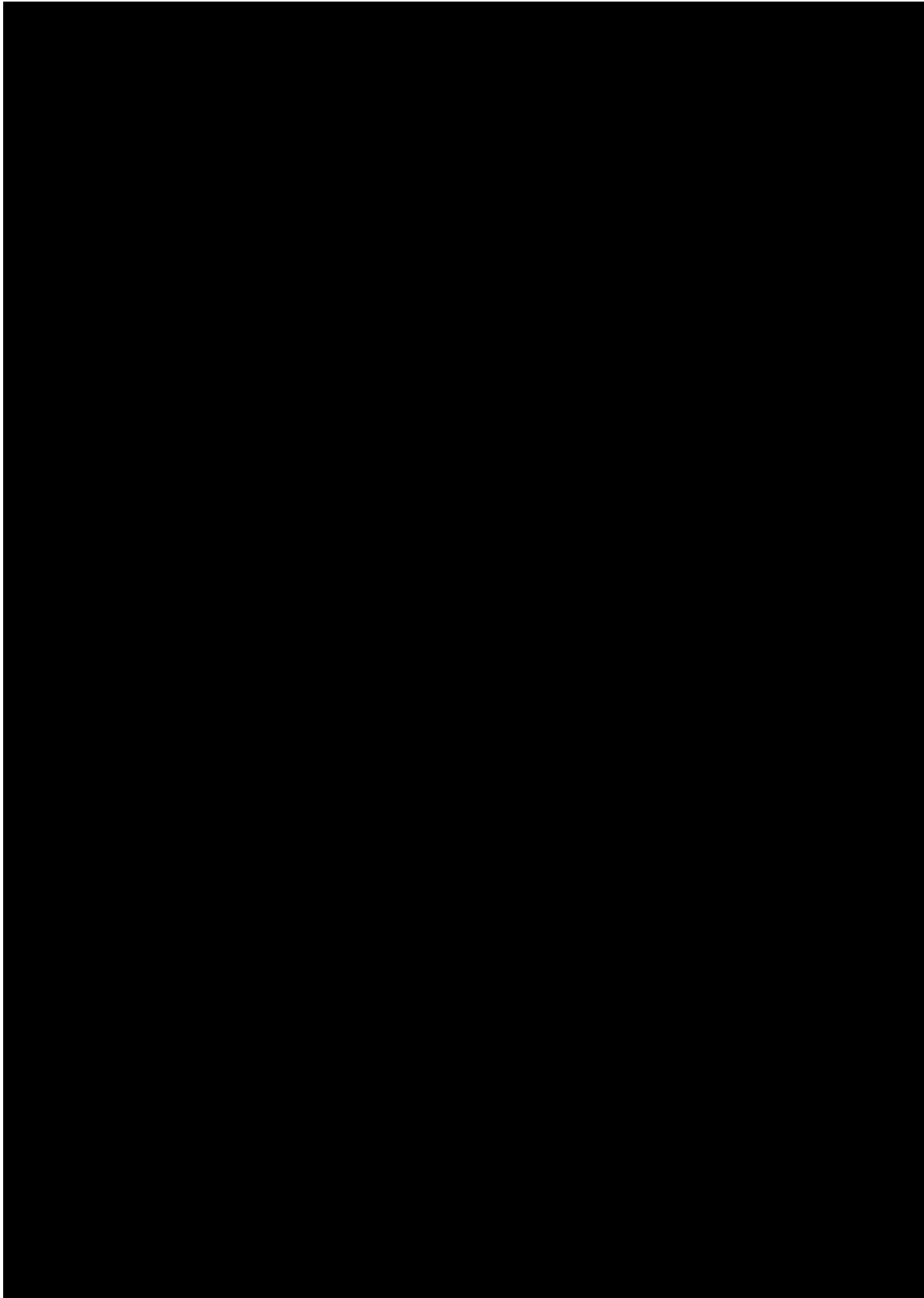
☐ Yes

☒ 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?



w
ted

2633

Mr Martyn Reed

[View results](#)

Respondent

31

Anonymous

51:27

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

10. Is your representation in support or objection? *

☐ Support

☒ Objection

11. 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.

*

LDP mentions providing land allocation for business yet Castle Business Parc is not fully utilised or maintained as it should be to promote businesses to use it.

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

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.

*

Sustainable development should include a minimum of two pvsolar panels and 2 solar thermal panels added to each suitable domestic property to offset house base loads. Property should be designed with heat pumps (ground source preferably) to provide heating (underfloor) and hot water.

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

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.

*

[REDACTED] policy should include a maximum number of 1 allocated sites within an 20 mile area, and should be rented by the occupants under similar terms and conditions as a covenant would apply to a private land owner.

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

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.

*

This will have a major effect of current residents in the Caldicot/Portskewett by amplifying the traffic problems that already exist at peak times at Chepstow roundabout. This needs to be addressed prior to any more building in the area. The proposed sites should be spread over a wider area

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

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

28. 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)

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.

*

The plan needs encompass areas that currently have sustainable transport links that are not already congested at peak times or, create / alter current transport link. This could include declassifying the M48 Magor to Chepstow road into an A road which would facilitate planning in allowing extra junctions. This would then take traffic from congested B roads onto a faster A road. This has the added benefit of reducing traffic and pollution in our towns and villages, reduce commuting times and promote investment and growth in areas marked for development.

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, C11, C12, C13 & C14)

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.

*

LDP needs upgrade local infracture in line with development and prior to development.(Shops/schools/doctor surgeries and transport links) Penalties for failure to meet targets for upgrading local infrastructure should be included.

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

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

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): *

Does not take into account transport links, pollution, congestion, the environment and upgrading local infrastructure in line with 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.

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

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

☐ Welsh

☒ English

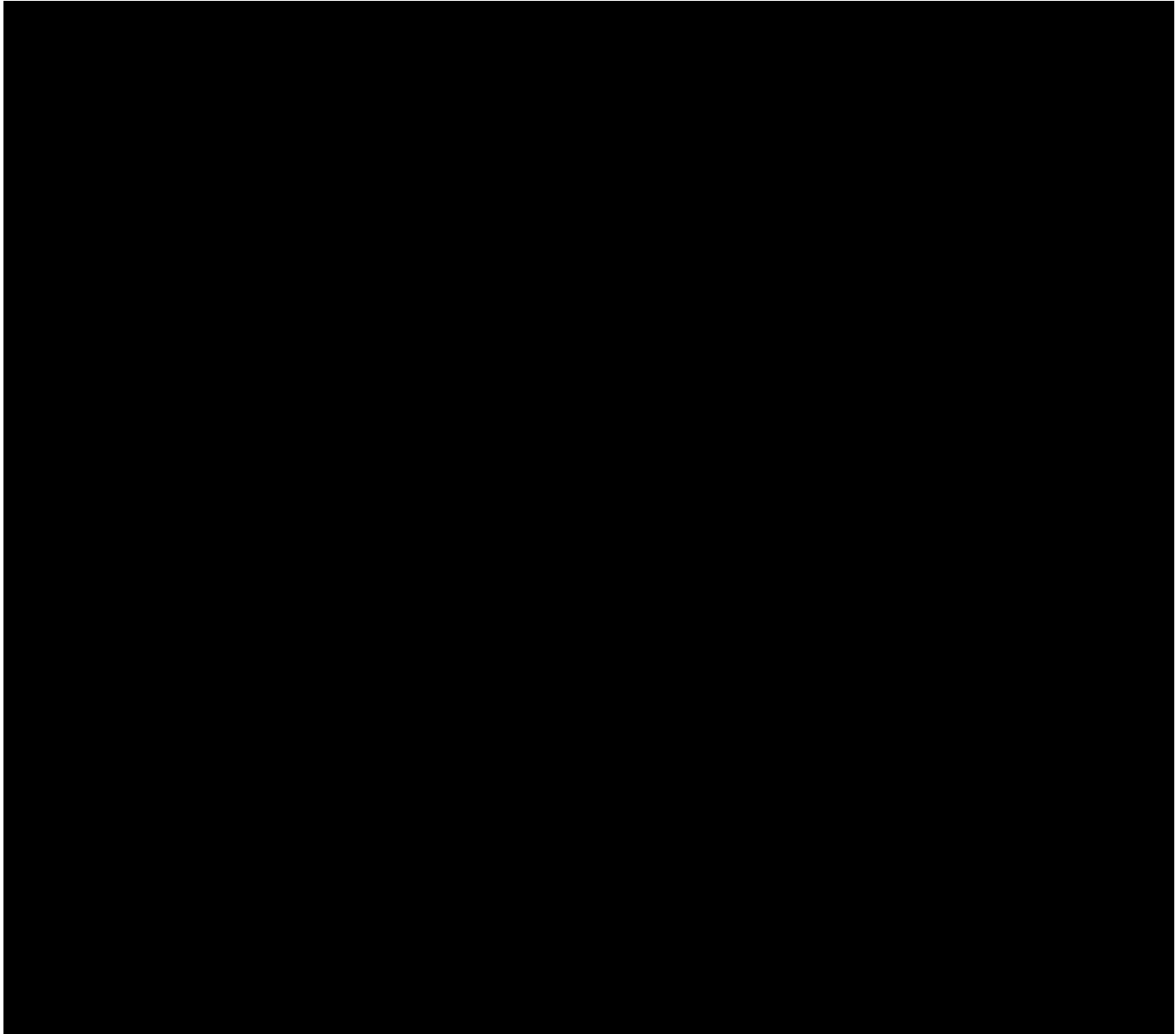
Part 5: Welsh Language

43. 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.

44. 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



2640

Mrs Margaret Beach

[REDACTED]

From: [REDACTED]
Sent: 14 December 2024 19:20
To: MCC - PlanningPolicy
Subject: Proposed development...

We would like to register our concerns and objections re the planned development in Moun-ton Road ,
Chepstow .

The proximity to the High Beech roundabout would be catastrophic...the build up of traffic around
and approaching this roundabout is a constant problem at the moment....this problem would only get
worse.

The high pollution levels in the closeby A48 is very concerning...many more houses with
accompanying cars will surely raise these levels, making it unhealthy for pedestrians, particularly
children walking to school.

Infrastructure is insufficient at the moment...school spaces, doctors' lists, dentist spaces already
sometimes past breaking point.

Loss of valuable agricultural grazing ground and definite loss of sense of arrival through the Gateway
to Wales! Definite negative impact on environment.

These are just a few of the concerns we have and hope that the planners will see sense and deny
application for development of this green wedge area.

Regards,
[REDACTED]

[View results](#)

Respondent

114

Anonymous

28:31

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.

*

Impact on existing appalling traffic congestion would be disastrous. Increase in air pollution in already polluted area. Access to schools, doctors, dentist, and general health service provision severely restricted at the moment. Negative impact on localised green countryside and wildlife. Changes to the Plan would be negligible...the land should stay as it is.

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 traffic management does not cope at the moment...any development can only make it very much worse, whatever plans are put in place.

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

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.

*

Having previously commented on reasons for objecting to the whole development plan I have not commented on each individual policy....this development would be detrimental not only to Chepstow but to outlying areas, causing even more congestion on the only commuter route, particularly to the M 48 .

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): *

No change just abandon the whole development plan

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

2643

William Clark

Archived: 12 February 2025 12:51:46

From: [REDACTED]

Mail received time: Mon, 16 Dec 2024 09:01:55

Sent: Mon, 16 Dec 2024 09:01:52

To: [MCC - PlanningPolicy](#)

Subject: RDLP

Importance: Normal

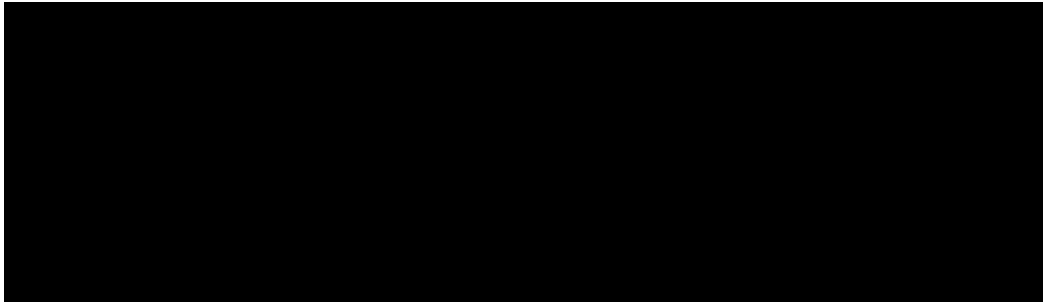
Sensitivity: None

Attachments:

[MCC - OBJECTION TO HA17 HOUSING ALLOCATION - SHIRENEWTON.docx](#);

Following my previous letter of objection, I would like to add the following points in the attachment.

Thanks



This representation gives the reasons we consider that the housing allocation HA18 – Land west of Redd Landes, Shirenewton, for 26 dwellings in the Monmouthshire CC (MCC) Draft Deposit Local should be omitted. The basis for the objection is that Shirenewton is not considered a sustainable location for housing growth of this scale. This has been demonstrated in the Council’s evidence-based documents particularly the Sustainable Settlement Appraisal (SSA) which includes Appendix 3 - Settlement Profiles (December 2022). This representation will focus on the methodology and scoring used in the SSA and its Appendix 3 – Settlement Profiles.

Welsh Government Planning Policy

Planning Policy Wales (Edition 12) February 2024

Welsh Government planning policy contained in Planning Policy Wales (12) (PPW12) states in paragraph 4.1.10 *‘The planning system has a key role to play in reducing the need to travel and supporting sustainable transport, by facilitating developments which:*

- ***are sited in the right locations, where they can be easily accessed by sustainable modes of travel and without the need for a car;***
- *are designed in a way which integrates them with existing land uses and neighbourhoods; and*
- *make it possible for all short journeys within and beyond the development to be easily made by walking and cycling.*

Paragraph 4.1.12 of PPW states: ‘It is Welsh Government policy to require the use of a sustainable transport hierarchy in relation to new development, which prioritises walking, cycling and public transport ahead of private motor vehicles. The transport hierarchy recognises that Ultra Low Emission Vehicles also have an important role to play in the decarbonisation of transport, particularly in rural areas with limited public transport services.

Paragraph 4.1.13 states: The sustainable transport hierarchy should be used to reduce the need to travel, prevent car-dependent developments in unsustainable locations, and support the delivery of schemes located, designed and supported by infrastructure which prioritises access and movement by active and sustainable transport.

Paragraph 4.1.14 states: The sustainable transport hierarchy must be a key principle in the preparation of development plans, including site allocations, and when considering and determining planning applications.

4.1.15 Careful consideration needs to be given in development plans to the allocation of new sites which are likely to generate significant levels of movement, to ensure that access provisions which enable walking and cycling, as well as for public transport, are included from the outset and that any implications associated with airborne pollution can be addressed.

Paragraph 4.1.17 states: Different approaches to sustainable transport will be required in different parts of Wales, particularly in rural areas, and new development will need to reflect local circumstances. For example, a planning authority wishing to grow a rural village, despite it having limited public transport accessibility, could apply the transport hierarchy by: first considering how the location and design of new development could encourage walking and cycling to shops and services in the village centre; then consider whether new development could be located near a bus stop or enable improvements to the bus service; before finally considering the needs of private motor vehicles, including measures to encourage the use of Ultra Low Emission Vehicles.

Public Transport

4.1.36 The availability of public transport is an important part of ensuring a place is sustainable. It enables people to undertake medium and long journeys without being dependent on having access to a car. The planning system should facilitate this by locating development where there is, or can be, good access by public transport. The design, layout, density and mix of uses of a place are also fundamental to sustaining public transport services, and encouraging and enabling people to use them.

4.1.37 Planning authorities must direct development to locations most accessible by public transport. They should ensure that development sites which are well served by public transport are used for travel intensive uses, such as housing, jobs, shopping, leisure and services, reallocating their use if necessary. In rural areas, planning authorities should designate local service centres, or clusters of settlements where a sustainable functional linkage can be demonstrated, as the preferred locations for new development.

4.1.39 Planning authorities should consider whether public transport services are of a scale which makes public transport an attractive and practical travel option for occupiers and users travelling to and from development sites. They should also consider whether it is necessary to mitigate the movement impact of a development and minimise the proportion of car trips that the development would generate.

TAN 6 - Planning for Sustainable Rural Communities (July 2010)

In accordance with advice in in TAN 6 MCC has undertaken an audit of rural services and facilities by individual settlement and the consideration of functional linkages within the area has been undertaken to inform the settlement strategy for the RLDP.

Local Develop Plan Manual (March 2020)

In line with the Local Develop Plan Manual MCC has undertaken a Sustainable Settlement Assessment to inform decisions regarding where development should be spatially located to achieve a sustainable pattern of growth, minimise unsustainable patterns regarding the movement of people and support local services and facilities. This assessment is intended to form the basis for the settlement hierarchy, identifying which settlements are most sustainable and have the capacity to deliver growth.

MCC LDP Preferred Strategy (December 2022)

Page 26, paragraph 4.6, 3rd bullet point:

• *Focuses growth in the County's most sustainable settlements of Abergavenny, Chepstow and Caldicot, including Severnside, **as well as some growth in our most sustainable rural settlements** to deliver much needed affordable homes and to address rural inequality and rural isolation in these areas. Due to the lack of an identified strategic solution to the treatment of phosphates at the Monmouth Wastewater Treatment Works (WwTW) within the Plan period, no new site allocations are proposed in the primary settlement of Monmouth or within the upper River Wye catchment area north of Bigsweir Bridge.*

Objectors comment

The contention is that Shirenewton is not one of the most sustainable rural settlements in Monmouthshire and in fact it has been shown in MCCs Sustainable Settlement Appraisal to be one of its least sustainable, which is discussed further in this representation.

Sustainable Settlement Appraisal & Appendix 3 Settlement Profiles (December 2022)

A Sustainable Settlement Appraisal (SSA) was produced by MCC which includes Appendix 3 - Settlement Profiles in which the role and function of settlements including Shirenewton is assessed and an audit of existing services and facilities undertaken based on the following 3 principles:

- **Principle 1** – The level of sustainable transport and accessibility in and around settlements
- **Principle 2** – The availability of local facilities and services in and around settlements
- **Principle 3** – The level of employment opportunities in and around settlements

It is understood that Planning Policy officers themselves undertook the assessments of the settlements which included desktop studies and site visits. The desktop studies included existing data such as the location of village halls, doctor's surgeries, post offices, playing fields, public rights of way, active travel routes, bus stops, and employment opportunities to establish a baseline of the facilities and services within the settlements.

Once the baseline was established, where necessary, a settlement was visited and surveyed by Planning Policy officers and the presence of individual services/facilities checked and recorded. The information was quality assured by the individual Town/ Community Councils in which the settlements are located.

Each settlement was then assessed against a scoring system and ranked according to its overall score. This ranking provides an initial quantitative sustainability assessment which is limited to the measurable factors identified. This enables the identification of broad groupings of settlements with similar roles and functions.

We have read and considered the Sustainable Settlement Appraisal which provides both the methodology and the ranking/categorisation of the settlements in Monmouthshire and its Appendix 3 - Settlement Profiles which also scores the elements listed under the 3 Principles. Parts of the text from the SSA and Appendix 3 -Settlement Profiles have been included in this statement to make referencing clearer and our comments easier to understand.

Scoring System used in the SSA

The following paragraphs: 4.8, 4.9, 4.10 and 4.13 have been directly taken from the SSA (shown in italics) and also Table 1.

4.8 The scoring system is based upon the three principles.

4.9 Principle 1: Sustainable Transport and Accessibility focuses on sustainable transport and accessibility on the basis that its provision reduces the need to travel by car and enables access to a wider range of amenities by sustainable transport modes. Settlements that are well connected via multi-modal forms of transport help increase the propensity for use of sustainable transport options for local residents to access a range of facilities including employment, health care, education and retail. In order to measure Principle 1, the following factors were assessed:

- *The presence of Active Travel Routes within the Settlement*
- *Walking or cycling distance to a higher order settlement via an active travel route.*
- *The frequency of public transport services within/ in proximity to a settlement.*
 - *Distance to a rail station. The distance is measured from a central address point within a settlement to the nearest rail station via the road network.*
 - *A settlement's proximity to a strategic highway network. There must be a clear link to the network from the settlement. The distance is measured from a central*

Table 1: Scoring System for Sustainable Transport and Accessibility

Active Travel	
Presence of Active Travel Routes within the Settlement	
Several Routes	10 points
One Route	5 points
No Routes	0 points
Walking distance to a higher order settlement via active travel route	
1.5 miles	1 point
Cycling distance to a higher order settlement via active travel route	
3.0 miles	1 point
Bus Services	
Bus stop	1 point
'Turn up and go' provision, frequency of approximately every 10 minutes	10 points
Medium frequency of service between 11 -30 minutes.	5 points

Low frequency of service between 31-60 minutes.	3 points
---	----------

4.10 It is important that a settlement has good accessibility to services and facilities helping communities to meet many of their everyday needs. Good access to sustainable travel modes provides choice to the user and can reduce reliance on private cars for travel. Access to active travel routes and public transport also tackles an element of social exclusion enabling individuals who cannot drive or afford a car access to essential services and facilities. **The presence of an active travel route within a settlement or between settlements helps to identify scope for meaningful walking and cycle journeys. The matrix scoring for this Principle is weighted accordingly to best capture the most sustainable transport options in the first instance, akin to the sustainable transport hierarchy.** This will indicate which settlements have the opportunity to be more sustainable than others due to their higher level of accessibility. Settlements that score well in this category have great potential to promote more active lifestyles, combat social isolation and provide close linkages to the key places (i.e. employment, education or recreation) residents will need to travel.

4.13 In terms of the average distances people are willing to walk or cycle to access everyday services, the Statutory Guidance for the Delivery of the Active Travel (Wales) Act 2013 says in section 2.3.3 that **“The integrated network will only need to stretch as far as people are willing to make journeys. Based on studies of travel patterns and commuting, most people prefer their regular journeys to be less than 45 minutes. This time period equates approximately to up to three miles by foot and ten miles by bicycle, assuming a person of average fitness and depending on factors such as gradient and terrain”.** In terms of the average distances considered within this appraisal these distances are interpreted as the maximum distance a person would be expected to travel.

4.26 The scoring matrices set out above reflect the role sustainable transport/accessibility, employment and key services and facilities play in meeting the resident population's daily needs and the need to reduce travel distances to access services and facilities. Based on this each principle is weighted to reflect their importance to the sustainability of settlements. PPW11 (para 4.1.9) confirms the Welsh Government's commitment to reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport. It is Welsh Government policy to require the use of a sustainable transport hierarchy in relation to new development as shown in the diagram below.

4.27 To reflect this commitment to sustainable transport and accessibility the criteria for Principle 1 – Sustainable Transport and Accessibility represents 40% of the overall score with the remaining criteria under Principle 2 and 3 having an overall score of

30% each. Thus, the maximum score that can be achieved for a settlement against the 3 principles is 100%.

Objector's comments

Paragraphs 4.26 and 4.27 of the SSA (above) recognise the importance of sustainable transport for the residents of settlements and the emphasis on reducing the reliance on cars by weighting Principle 1 – Transport Services at 40% in the scoring system and the other two at 30%. It is considered that if a settlement is scoring so poorly for Principle 1 it is not satisfying the Welsh Government Transport Sustainable Hierarchy (see figure 9 below taken from PPW12) and, therefore should take additional housing growth that will exacerbate the situation further even if it is scoring marginally better in the other Principles.

Figure 9 : The Sustainable Transport Hierarchy for Planning

Figure 9: The Sustainable Transport Hierarchy for Planning



Source: Planning Policy Wales Edition 12 (February 2024)

In Section 7 of the Sustainable Settlement Appraisal (SSA) the Initial Ranking of Settlements based on their Weighted Scores against the 3 Principles is explained. Paragraph 7.1 is directly from the SAA.

7.1 The settlements have been divided into 6 tiers depending on their weighted score against each of the 3 principles. The tiers have been colour-coded, with tiers 1 and 2 green as they achieve the highest scores and are thus the most sustainable in terms of the quantitative appraisal, tiers 3 and 4 amber as they have a lower level of sustainability and tiers 5 and 6 with the lowest scores and thus the least sustainable, red. The tiers have been arrived at by plotting the individual scores on a graph and then identifying the natural breaks in the data. This way of classifying the data allows for an 'optimal' classification system that identifies data breaks, for a given number of classes, which will minimise within-class variance and maximise between-class differences.

Objector's comments:

Table 13 in the SSA (row relating only to Shirenewton included below) lists the settlements including Shirenewton which has been categorised as a Tier 3 (Amber) settlement and described as 'a lower level of sustainability' despite two of the three Principles being categorised as a Tier 5 (Red). The two Principles categorised as Tier 5 (Red) are Transport Services and Accessibility (scored 10) and Employment Opportunity (scored 2.5) and therefore, Shirenewton is very low scoring in terms of these two Principles.

For Principle 2 - Community and facilities, Shirenewton fared better, scoring 8 which gave it a Tier 3 (Amber) category and high enough to push the overall score for Shirenewton up to make it a Tier 3 category. However, even with this principle considering the long list of community services and facilities used in the appraisal, Shirenewton only scores when the generic term 'open space' is divided into types of open space namely: Publicly Accessible Open Space, Sports Ground (pitch available) and Childs Principle which have then been scored individually and therefore contribute separate scores to the overall score.

It also scores for having a place of worship (which can be found in the most remote and non-sustainable villages and hamlets in Wales), whilst Shirenewton scores zero for more relevant community services/facilities in terms of sustainability in a settlement such as a grocery store for goods and (convenience) such as milk and bread or a post office etc. which when absent from a settlement will result in car trips being made to the nearest shops in Chepstow.

It is recognised leisure purposes are the number one trip generator for car use (31%) followed by shopping (19%) and then commuting (15%) (source: National Travel Survey (NTS0409) for England 2021) which is highly likely to be similar for Wales. Therefore, the lack of leisure facilities, shops and employment in Shirenewton would likely result in car trips which would not necessarily be generated in more sustainable settlements such as Raglan which has several convenience stores (Tesco and a butchers) and where most residents of the village could easily walk or cycle to without the need to travel (by mostly car) to nearest shops in Usk, Abergavenny or Monmouth in order to buy milk and bread etc.

It is of note that Shirenewton is the only one in the list of those settlements categorised as Tier 3 settlements to have two of the three Principles categorised as Tier 5 (Red) which includes Transport Services & Accessibility.

Appraisal it is considered one of the least sustainable settlements and ranked as a Tier 5 (Red) settlement for these two Principles. Shirenewton scores better in the appraisal for

Table 13: Initial Hierarchy of Settlements based on their weighted scores against the 3 Principles

Settlement	Principle 1: Transport Services & Accessibility		Principle 2: Community services & facilities		Principle 3: Employment Opportunity		Total	
	Score %	Tier	Score %	Tier	Score %	Tier	Score %	Tier
Devauden	10	Tier 5	5.9	Tier 4	7.5	Tier 3	23.4	Tier 3
Shirenewton/Mynydd bach	10.0	Tier 5	8.0	Tier 3	2.5	Tier 5	21.6	Tier 3
Llanvair Discoed	12.2	Tier 4	4.0	Tier 5	5.0	Tier 4	21.2	Tier 3
.....	..	..	..	..	..	..	..	..

Green - Tiers 1 and 2 are the most sustainable in terms of the quantitative appraisal

Amber - Tiers 3 and 4 have a lower level of sustainability

Red - Tiers 5 and 6 are the least sustainable

Self-Containment

4.5% of Shirenewton/Mynyddbach residents who are employed work in Shirenewton/Mynyddbach (source: SSA) and therefore the majority of people who are in employment commute by car/bus/motorcycle/bicycle/walk. It assumed that since the bus service to Shirenewton is not a regular one and that the cycle route to the centre of Chepstow and its employment areas (and the train station) is 4.4 miles over physically challenging terrain that the majority of trips by residents for commuting are by private car. It also assumed that an increase in the housing stock of Shirenewton will result in an increased number of its residents commuting by private car.

If the incoming residents don't have access to a car (13 dwellings being affordable) they will find themselves in a village with poor public transport and inadequate and unsafe cycle routes over challenging terrain. With the alternatives to the use of the private car for incoming residents of the new housing allocation (if it progresses) being so limited MCC will need to ensure those who live in Shirenewton either have more regular bus service or have access to a private car, otherwise, their quality of life will be restricted and the sense of isolation in a village without a single shop and other services will become apparent to them.

Settlement Cluster Analysis

Cluster Criteria used

- 4.30 *PPW 11 (para 3.40) states that “Local service centres, or clusters of smaller settlements where a sustainable functional linkage can be demonstrated, should be designated by local authorities as the preferred locations for most new development including housing and employment provision.” There are several criteria which are considered appropriate to identify settlements within the county with the potential to form a cluster:*
- Identified as a settlement in Strategic Policy S1 of the adopted Local Development Plan;*
 - The main settlement within the cluster should be a Tier 1 settlement based on the 3 principles and settlement size;*
 - The cluster should contain Settlements from Tiers 1 to 4.*
 - Smaller settlements within the cluster should achieve a score of 25% or above based on the 3 principles and settlement size;*
 - Smaller settlements within the cluster should have a functional link with a Tier 1 settlement via a bus route into or adjacent to the settlement*
 - Smaller settlements within the cluster should have a functional link with a Tier 1 settlement via an active travel route option, either walking or cycling; and*
 - Smaller settlements within the cluster should have a functional link with a Tier 1 settlement with regard to its proximity via the road network.*
- 4.31 *Where settlements meet the above criteria and have the ability to form a cluster, these settlements may be considered as locations for new development, despite their position within the settlement hierarchy. Any such development will need to be acceptable in planning terms, however, and balanced against the physical/environmental and infrastructure constraints of individual settlements and their ability to accommodate additional development given the sensitivity of landscapes, the countryside character of rural settlements and existing residential amenity.*

The Sustainable Settlement Appraisal includes a settlement cluster analysis that identifies 3 tier 1 settlements namely Abergavenny, Monmouth and Chepstow that meet the criteria and have the capacity to form a cluster of settlements that recognises the role and function that smaller settlements play within the County that have a geographical and functional link to a tier 1 settlement within that cluster. The smaller settlements within the cluster whilst located within the rural hinterland of a tier 1 settlement and relying on that settlement for many of their day-to-day needs also contribute to that settlement's social, economic and environmental fabric and could be capable of accommodating some

development despite their position within the settlement hierarchy due to their close links with the tier 1 settlement.

Paragraph 10.5 is from the SAA

10.5 Cluster 2 centres on the Tier 1 settlement of Chepstow, with three smaller settlements having particularly strong geographical links to it. In contrast to cluster 1 the smaller settlements in Cluster 2 are all lower tier settlements. These settlements whilst undoubtedly having strong geographical links in terms of distance from the Tier 1 settlement of Chepstow do not have as strong transport links and so whilst as a group of settlements having the potential to support some additional future development this will be dependent upon any physical/environmental and infrastructure constraints of the individual settlements and their ability to accommodate additional development given the sensitivity of landscapes and the countryside character of rural settlements.

Objector's comments

The SSA and Appendix 3 both state Shirenewton is only 2.7 miles from Chepstow on an Active Travel route, and yet it was not selected to be included in the cluster of smaller settlements for the Chepstow Cluster which included St Arvans, Pwllmeryric and Mathern (see Table 13). These 3 settlements are at similar distances from Chepstow as Shirenewton, however, they were chosen for the Chepstow Cluster for performing better than Shirenewton in relation to Principle 1 – Transport services and Principle 3 - Employment Opportunities.

It is Principle 2 - Community Services where Shirenewton scores the higher than the other 3 settlements which is due in the main to it having a primary school and its good open space facilities. Shirenewton was, however, not considered to have a strong enough functional link with Chepstow to be part of its Cluster. Only St Arvans from the 3 smaller settlements chosen for the Chepstow Cluster has been allocated housing. It is understood that the main point of the cluster exercise is to identify smaller settlements that have strong links with the Tier 1 settlement for them to receive a certain amount of housing growth, Pwllmeryric and Mathern did not but Shirenewton did, which is questionable.

Table 13: Initial Hierarchy of Settlements based on their weighted scores against the 3 Principles

Settlement	Principle 1: Transport Services & Accessibility	Principle 2: Community services & facilities	Principle 3: Employment Opportunity	Total
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	Score %	Tier	Score %	Tier	Score %	Tier	Score %	Tier
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Tier 1 – left out – not relevant

Tier 2 - left out – not relevant

Tier 3

Crick	17.8	Tier 3	3.1	Tier 5	10.0	Tier 2	30.9	Tier 3
Portskewett	16.7	Tier 3	8.7	Tier 3	5.0	Tier 4	30.4	Tier 3
Cuckoo's Row	17.8	Tier 3	2.5	Tier 6	10.0	Tier 2	30.3	Tier 3
Llanover	15.6	Tier 3	4.7	Tier 4	10.0	Tier 2	30.3	Tier 3
St Arvans	16.7	Tier 3	6.5	Tier 4	5.0	Tier 4	28.2	Tier 3
Tintern	11.1	Tier 4	9.6	Tier 3	7.5	Tier 3	28.2	Tier 3
The Bryn	14.4	Tier 4	3.7	Tier 5	10.0	Tier 2	28.1	Tier 3
Little Mill	16.7	Tier 3	5.2	Tier 4	5.0	Tier 4	27.9	Tier 3
Llanellen	16.7	Tier 3	5.3	Tier 4	5.0	Tier 4	27.0	Tier 3
Pwllmeyric	17.8	Tier 3	4.0	Tier 5	5.0	Tier 4	26.8	Tier 3
Penpergwm	14.4	Tier 4	2.2	Tier 6	10.0	Tier 2	26.6	Tier 3
Mathern	13.3	Tier 4	7.7	Tier 4	5.0	Tier 4	26.0	Tier 3
Sudbrook	14.4	Tier 4	4.7	Tier 4	5.0	Tier 4	24.1	Tier 3
Devauden	10.0	Tier 5	5.9	Tier 4	7.5	Tier 3	23.4	Tier 3
Shirenewton/Mynydd bach	10.0	Tier 5	8.0	Tier 3	2.5	Tier 5	21.6	Tier 3
Llanvair Discoed	12.2	Tier 4	4.0	Tier 5	5.0	Tier 4	21.2	Tier 3
Llanvapley	12.2	Tier 4	4.0	Tier 5	5.0	Tier 4	21.2	Tier 3

Tier 4 – left out – not relevant

SSA - Appendix 3 - Settlement Profiles

Under Principle 1 – Sustainable Transport and Accessibility the scores given under some of the key elements for Shirenewton are disputed.

The criterion (1c)- Cycling distance to a higher order settlement via active travel route.

The settlement profile for Shirenewton states that it is located on a National Cycle Network Route (No.42) which is NOT identified on the MCC Active Travel Network Maps as an Active Travel cycle route nor as future route but is mentioned on the

website as 'Other (long term connection)'. Route No. 42 is a long-distance cycling route which is part of the National Cycle Route and uses mostly roads and is therefore not dedicated solely for cyclists or walkers and as such the routes cross challenging hilly terrain which are not conducive as Active Travel routes for commuting cyclists.

The road safety charity 'Brake' claims that the annual road accident statistics from the Department of Transport routinely show that rural roads are the most dangerous for road users in terms of fatalities (over half of road fatalities are on them) due to their narrowness, poor road surfaces, blind corners and largely unregulated speeds of vehicles. The identified cycle route (National Cycle Network Route 42) from Shirenewton to Chepstow is an unlit, single track (with very few passing points), poorly surfaced country lane with numerous blind corners passing through challenging hilly terrain.

Route 42 is identified like many other routes for regular (seasoned) cyclists by the people responsible for the National Cycle Network and not for someone who doesn't have access to a car, who needs to get to work or to shops/ services and cannot wait for the next bus in two hours who's only alternative is then to get on a bike. It's unrealistic to expect future residents of Shirenewton to do so.

This is maybe the reason why the route has not been identified on the MCC Active Travel Network Maps as an existing nor future Active Travel cycle route.

In the profile for Shirenewton the table showing the scoring of the 3 Principles including Transport Services states the distance along the National Cycle Network Route 42 from Shirenewton to Chepstow is 2.7 miles. Under this criterion in order to score the maximum score of 1 the distance needs to be below 3 miles commuting distance on a bicycle along an Active Travel cycle route. However, MCC has measured the distance from Shirenewton to the nearest boundary edge of Chepstow, namely the residential area of Hazelton Villas which is 2.7 miles. However, if the purpose is for cyclists from Shirenewton is to commute to employment places, the railway station and shops located in the centre of Chepstow rather than a residential area on the outskirts then they have another 1.7 miles to cycle which means they will have cycled 4.4 miles in total along a very narrow single track country lane which has numerous steep hills along the way.

In the Sustainable Settlement Appraisal Appendix 1 – Differences between SEWSPG Methodology and Monmouthshire Approach it states that *'Cycling is scored depending on the distance to the largest cluster of facilities and services. The distances vary from less than 1000m to greater than 5000m' (3 miles)*. This suggests that the 3 mile rule applies to the facilities and services of the cluster(town) not the residential outskirts of the town which has no facilities or services to show the distance between the settlements is less than 3 miles. The reasons for the difference

in the third column of Table also suggests the cycling distance measured should be from the settlement/population to the services/facilities and not to a residential area (Hazelton Villas) 1.4 miles from the town centre.

Appendix 1: Differences between proposed SEWSPG Methodology and Monmouthshire Approach

Principle 1 – Sustainable Transport and Accessibility		
SEWSPG Approach	Monmouthshire Approach	Reasons for Difference
Cycling is scored depending on the distance to the largest cluster of facilities and services. The distances vary from less than 1000m to greater than 5000m (3 miles)	Cycling is scored depending on the distance to a higher order settlement via an active travel route. To receive a score this distance should be less than 3.0 miles.	The SEWSPG approach is more suited to an urban area where there would be smaller distances from areas of population to services/facilities. A longer distance has been used for the Monmouthshire methodology to take account of smaller settlements which are within cycling distance of a larger settlement.

Source: SSA (2022)

Objector's comments

It is recommended that the distance in the Settlement Profile for Shirenewton is changed from 2.7 miles to the more genuine distance for the purposes of measuring sustainability of 4.4 miles between Shirenewton and the shops and services etc. found only in the centre of Chepstow. Also, the scoring needs to be changed to accurately reflect this from 1 to 0 in Appendix 1 - Settlement Profile for Shirenewton.

Buses

It has been recognised in the Sustainability Settlement Appraisal that the bus service to Shirenewton is not a regular one (5 a day but none in the evening) and has correctly received a low score as a result.

Principle 2 – Community Services and facilities/Presence of Retail Centre within or near settlement

The Sustainable Settlement Appraisal shows that Shirenewton does not have any any shops, post office, banks, or even a single café. Therefore, for convenience stores and

other non-food shops etc. its residents need to travel to other town centres in the area. The Appraisal recognises Chepstow with its shops and services/facilities is approximately 5 miles away and is given a score as a result.

It is also recognised in the Appraisal that Shirenewton also lacks a pharmacy, GP surgery, dentist, hospital and therefore no score.

Shirenewton scores points in the Appraisal having a primary school, place of worship, public halls, public houses, sports ground, child's play area etc.

Principle 3 – Employment opportunities

Shirenewton is a village that is predominantly residential and has no shops and no significant employment uses, consequently, it does not score under this Principle except for its proximity to Chepstow and its employment opportunities.

Preferred Strategy paragraph 4.32 states *'To encourage the promotion of sustainable communities where residents can live and work in the same area, housing growth will be accompanied by a commensurate amount of employment land. The proportion of employment growth to be accommodated in the settlement tiers will be set out in the Deposit RLDP.'*

No commensurate amount of employment land has been allocated in Shirenewton.

Shirenewton scores poorly under the overall scoring system of the Sustainable Settlement Appraisal, with only 41 points out of a possible 193 points.

In relation to what paragraph 4.10 of the Sustainable settlement Appraisal says it is considered that Shirenewton does not have good accessibility to services and facilities helping communities to meet many of their everyday needs.

It does not have good access to sustainable travel modes to provide choice to the user and can reduce reliance on private cars for travel. Existing residents and future will not have access to active travel routes and public transport that would tackle an element of social exclusion enabling individuals who cannot drive or afford a car to access essential services and facilities.

Transport Hierarchy and Conclusions

The allocation of housing in Shirenewton fails the Welsh Government Transport Hierarchy test as it doesn't have a regular bus service and has no safe cycling route over a reasonable cycling distance (4.4 miles not as stated 2.7 miles) for commuters to use and the result will be incoming residents including those in affordable housing having to rely on using cars with no modal shift possible as a result.

As highlighted in the SSA and its Appendix 3 – Settlement Profiles with no shops and no employment opportunities (and none planned in the LDP) Shirenewton will remain as a settlement with low sustainability scores, and it therefore should not be a location for further housing growth unless these aspects are remedied.

It is not apparent in the Local Housing Market Assessment Refresh 2022-2037 that there is no identified need for affordable housing in Shirenewton, if there is not, it is a village in a relatively isolated location if residents were not to have access to a car. Therefore, it is questionable if Shirenewton is an appropriate settlement to locate affordable housing considering there are no shops or employment opportunities.

It has been made apparent from the SSA that having access to a car is an essential requirement for residents to live in Shirenewton. It is considered in the SSA Shirenewton to be one of the least sustainable places to live in Monmouthshire in terms of transport services and accessibility and identified as a Tier 5 settlement for sustainable transport and employment opportunities.

We object to the allocation HA17 in the Deposit LDP and request it is omitted from the LDP because it has been demonstrated in the MCCs evidence to be one of the least sustainable settlements in Monmouthshire in terms of transport services and accessibility, having not a single shop nor employment opportunities.

Other comments on the suitability of the housing allocation HA18 in Shirenewton

Heritage

The site has been assessed by Glamorgan Gwent Archaeological Trust Ltd as RED on the HER (Historic Environment Record), indicating extensive prehistoric artefacts in the field and surrounding areas. This factor did not lead it to being rejected by MCC from progressing further into the LDP process as a housing allocation.

However, the site on the opposite side of the road to this housing allocation (HA18) was submitted as a candidate site (ref.no. CS0231) and is adjacent to the Recreation Ground. It was also assessed as a RED by Glamorgan Gwent Archaeological Trust Ltd on the HER (Historic Environment Record), and for this reason alone was rejected by MCC to progress having very similar characteristics in terms of topography (level), being agricultural land, proposed access arrangements, landscape and visual impact etc.

It is an obvious question and a possible discrepancy in the site selection process why one candidate site is rejected for the reason provided which is also shared by a site that has progressed to a housing allocation in the draft deposit LDP, without any mention of it in the candidate site assessment for the latter. There should be consistency in decision-making on why sites are rejected, and others progress when they share the same significant issue(s).

2646

Ms J. Evans

View results

Respondent
301 Anonymous

21:33
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.

*

You are making it very difficult for ordinary residents to object to your proposals. I simply wish to say that I object to the forty houses proposed for Usk. The recent weather has shown us all how vulnerable Usk is to flooding and continuing to build on green field sites is sheer idiocy. Using the terms affordable and carbon neutral is emotive. Affordable homes in Usk are EXPENSIVE and people living in the area beyond Burrium Gate will be relying on cars to go anywhere. Add to this the extra traffic through Usk, caused not only by this development, but also by those built in Little Mill and Raglan and the pollution levels will rise dramatically. I hope sense prevails and these proposals will be withdrawn.

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.

*

As before

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.

*

As before

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 before

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

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

*

As before

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.

*

As before

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.

*

As before

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.

*

As before

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 before

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.

*

As before

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.

*

As before

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.

*

As before

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.

*

As before

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.

*

As before

**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.

*

As before

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.

*

N/A

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.

*

N/A

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.

*

N/A

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): *

As before

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?

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?

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'.

2653

Pam Collington

Morgan, Amber

From: [REDACTED]
Sent: 27 November 2024 16:55
To: MCC - PlanningPolicy
Cc: [REDACTED]
Subject: Replacement Local Planning Consultation

As a resident of Portskewett, I remain totally opposed to the proposed building of 770 houses on the Gwent levels in a development plan for an area already suffering from its excess and with 500 hundred houses ether already built or under construction at Crick Road.

The proposed, senseless destruction of the Gwent Levels (including wildlife conservation, ancient woodlands, Grade II listed house, protected hedgerows) and hundreds of houses will be another blow to an area already blighted by reduced services and where there is considerable concern around dwindling infrastructure facilities in areas such as health, transport and education. The town centre is in decline with special measures in place due to the increasing anti-social behaviour, vandalism and arson. Also, bearing in mind recent flood events in South Wales, does this building make sense in such a sensitive area? All this is having a negative impact on the communities that already exist in what was once a desirable place to live.

CRISIS IN HEALTHCARE AND COUNCIL SERVICES

- Locals unable to get NHS treatment at local Dentists
- Difficulty obtaining Doctor's appointments
- Lack of staff, facilities and services in Healthcare including Hospitals, Social Care, Ambulance, and Home Care Services.

ROAD STRUCTURE

- Road structure is totally inadequate, including those roads connecting to our motorways with some inappropriate 20mph speed limits still causing additional havoc and traffic jams both locally and beyond. There's already standstill traffic on the M4 and around Chepstow due to there being no M4 Relief Road and the lack of the much needed Chepstow Bypass. Also, Langstone and Magor traffic problems joining the the M4 with its ever increasing problems. Traffic congestion can already be horrendous and a bridge closure or accident just adds to the chaos.
- The hospitals, train and bus services are unfit for purpose and the lack of road building has been shortsighted and to the detriment of business investment in not just our area but to Wales in general. *(There's even an unbelievable idea of introducing a tourist tax in Wales! Actually, that should help keep people away from the area; there'll be "no welcome kept in the hillsides" in Wales then if this ever comes to fruition!).*
- Motorways and local roads are at times already gridlocked especially when there are problem's with bridge closures, large events taking place in South Wales, and already at various times of the day. When there are evening events at Calicot Castle, the local roads can be at a complete standstill with people facing unprecedented delays in reaching home. More housing will only add to this turmoil.

Should this Local Development Plan go ahead, prior investment is required in Infrastructure, Health, Education, Social Care, Police, Transport Services (including road upgrades) which are already under immense pressure not just locally but beyond. How many extra facilities will be provided, and how many Drs, Nurses, Dentists, Teachers, Carers, Police services will be provided to deal with an unprecedented increase in the local population without increasing costs for our already long suffering communities? Are you aware that vulnerable people are referred to Minor Injuries Unit in The Gwent, sometimes having to catch a number of buses, simply to get a graze cleaned and dressed, or steri-strips put on, which could be easily dealt with by the local Doctor's Practice Nurse! Why? This in itself results in extra car/bus journeys and trauma for the vulnerable. It seems there's no end to the deterioration in services.

The Welsh Government cannot contine to impose excess housebuilding targets on Councils without first dealing with the problems facing the communities involved and the detrimental effect that such large housing developments have on a local area and its population.

Best regards

[REDACTED]

2660

Mr Wayne Humphries

MCC RLDP 2024 Comments

Policies S4;S5;LC1;CC1;NR1 these are outlined below

Introduction

[REDACTED]

Objections and Concerns

Below are our concerns, which we would like to discuss in person

List of objections and concerns re our Property – Upper Cottage, Llandeenny, CALDICOT, Monmouthshire NP26 3DB

1. This development will affect our standard of life and health.
2. The effect on our Property, Access and day to day living.
3. We already have problems with lorries accessing InBev and blocking the main entrance to Llandeenny and cannot see how additional vehicles will not add to the chaos.
4. Light and noise pollution.
5. The screening of the last INBEV development was inadequate and we cannot see how this would be improved with the new development. If it wasn't for the fact that we have grown our own screening our property would be open to total light and noise pollution.
6. The noise we hear from InBev, how would that be addressed by future developments
7. Dust and noise pollution during any construction.
8. Drainage and surface water disruption, which has already affected us by the development of InBev. We have photos of the flooding caused and the storm drains through Llandeenny lane will not cope with any more surface water or attempted drainage.
9. [REDACTED]
10. Intact on the biodiversity of wildlife and nature we have many birds and animals that visit [REDACTED]
11. We have family animals that are noise sensitive and are worried how this will affect them.

Conclusion

[REDACTED]



Archived: 18 February 2025 16:59:01

From: [REDACTED]

Sent: Sun, 15 Dec 2024 18:24:47

To: [MCC - PlanningPolicy](#)

Subject: MCC RLDP 2024

Importance: Normal

Sensitivity: None

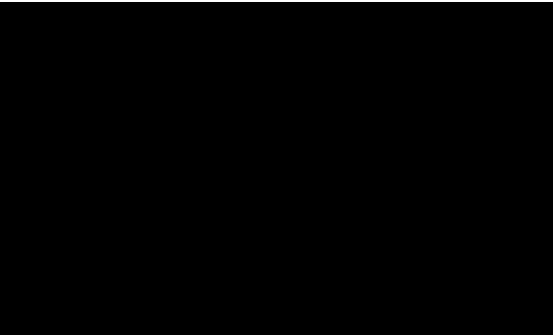
Attachments:

[Development.docx](#);

Good Morning

Please see attached a letter outlining our concerns and objections regarding the plan.

I would like to discuss this further as the public consultation were confusing as what is actually changing and the forma on line



[View results](#)

Respondent
331 Anonymous

13:28
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.

*

Please see attached email

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.

*

Please see attached email

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.

*

Please see attached email

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.

*

Please see attached email

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

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

*

Please see attached email

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.

*

See attached letter

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.

*

Please see attached letter

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.

*

Please see attached letter

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.

*

Please see attached letter

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.

*

Please see attached letter

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.

*

Please see attached letter

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.

*

See attached letter

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.

*

Please see attached letter

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.

*

Please see attached letter

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.

*

Please see attached letter

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.

*

Please see attached letter

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.

*

Please see attached letter

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.

*

Please see attached letter

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): *

Please see attached letter

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

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

☐ Welsh

☒ English

Part 5: Welsh Language

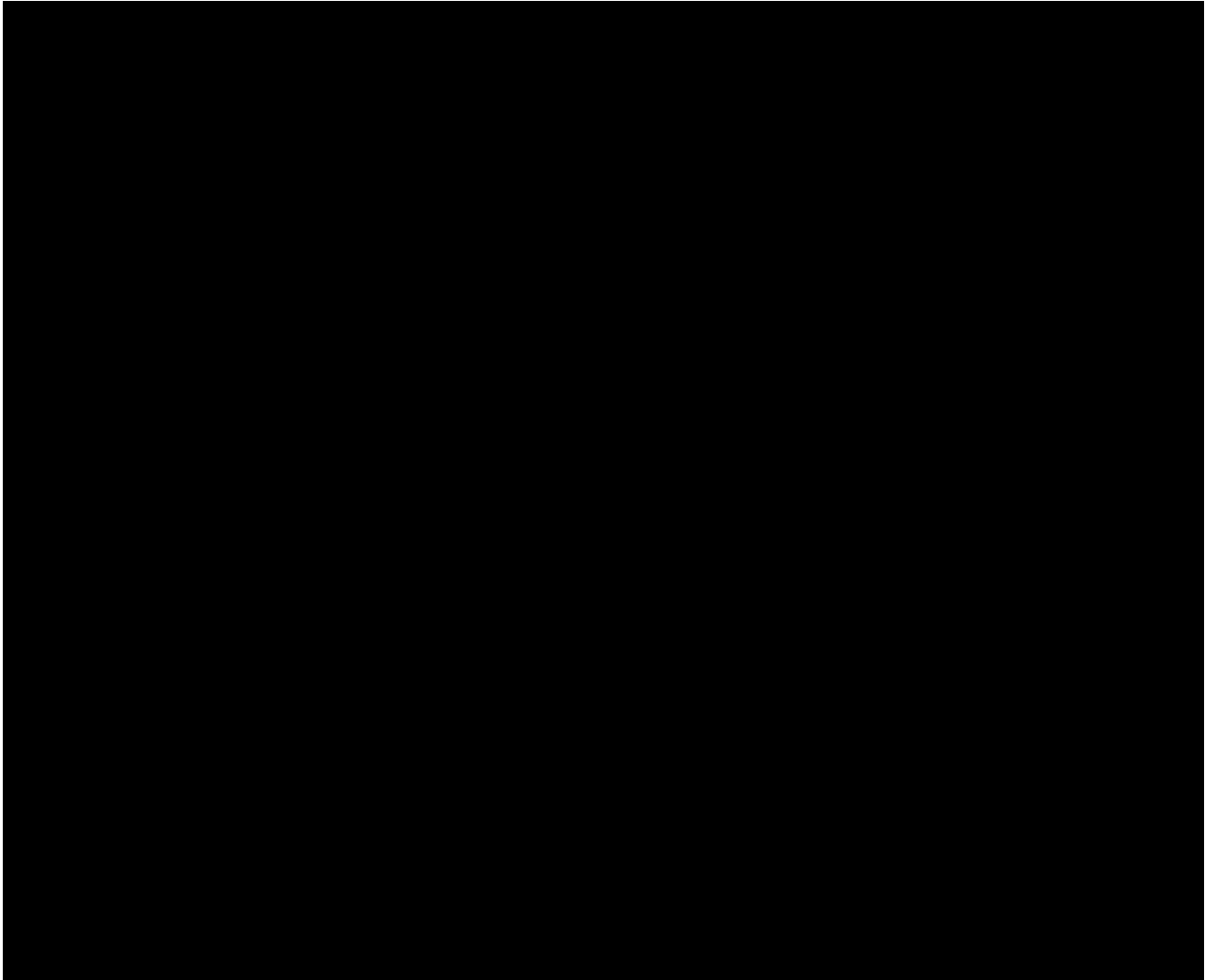
67. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be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

Please see attached letter

68. 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?

Please see attached letter

About you



2677

Mr Paul Thomas

[View results](#)

Respondent

388

Anonymous

13:10
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.

*

Objecting to 145 houses, hotel and care home near high beech roundabout Chepstow. This is already a pinch point for commuters travelling to and from Bristol. If built, the 290 extra cars would have right of way on the roundabout and cause tailbacks and associated pollution on the a48 and s466 through Chepstow. No extra infrastructure like schools, doctors etc is provided so will put more pressure on already stretched local amenities. The gateway to the Wye valley will be an eyesore. Will not bring benefits to Chepstow as the new residents will come from elsewhere. It will be even more of a dormitory town & not the market town for which it is named.

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

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): *

As per previous comments

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

2684

Dr Hopkins

View results

Respondent

553

Anonymous

52:51

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 location of proposed houses in Chepstow is misjudged.
Chepstow has already had significant new housing developments in recent years(near Tesco and by the river) which does not have been taken into account in terms of the impact on Chepstow.
Before considering any further developments, the core infrastructure needs to be in place.
Consideration needs to be given to roads, transport, environment and public services.
Traffic in Chepstow is horrendous. Highbeech roundabout can not cope with the current traffic(not even considering the increased volume from new homes planned in Gloucestershire using A48).; additional traffic from homes, hotel and care home will to the misery of Chepstow residents including increased pollution.
The position of the proposed development will erode the greenbelt gateway into Chepstow.

The proposed hotel and care home impact needs to be considered: such as incread traffic through deliveries, visitors, environmental noise etc.

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.

*

Consideration of location of proposed development.
Traffic, environmental, public services need to be addressed. A clear plan is not communicated to address concerns.

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.

*

Position erodes Green belt around Chepstow.
Additional traffic will cause more pollution on A466.
Concerns about safety of access to proposed development, not only housing but to care home and hotel (deliveries, visitors, medical services).

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.

*

Lack of consideration of the huge numbers of new houses Chepstow has already contributed to in Monmouthshire.

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.
*

No clear plan as to how to deal with current poor infrastructure. This will only worsen with more households.

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.

*

Until better public transport is in place, people will continue using cars as main way to commute to/ from work.
Better connectivity of trains to severn tunnel for Bristol and direct trains to Cardiff would help in addition to increased frequency of buses at peak times.
Consideration of a by pass to ease congestion and reduce environmental pollution from queued traffic would help.

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.

*

Erosion of green belt in an area of outstanding batrural beauty is of concern. The slow sprawl of the town resulting in the identity of villages such as Pyllmeric being lost.
Reduction of hedges, fields , trees will impact wildlife.

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.

*

There is no clear plan as to how the infrastructure will support the proposed development.
Traffic changes will take decades to happen and the public transport is dependent on changes to train and bus operators; this us somewhat outside of the control of the council.
The doctor practices are struggling to cope now. How will this be dealt with from a funding perspective?

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.

*

Affordable housing is a necessity but a more considered and detailed plan is required.

**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.

*

Lack of infrastructure is a major concern.
Additional housing will cause more issues:-
Traffic
Pollution
Access to public services
Erosion of green belt

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.

*

More needs to be done to convince businesses to locate to Chepstow highstreet to convince people to visit.
Make it more attractive for different businesses to locate in the county e.g. high tech, medical, etc.

**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.

*

More business in sever side industrial site is great but will impact on traffic and pollution.
More consideration on the impact on A 466 link road motorway and high beech roundabouts needs to be given.

**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

**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.

*

Until better connectivity is in place people will continue to use their cars for longer distances.
Many people commute to Bristol from Chepstow and there is no clear plan to resolve this.

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

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

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

50. 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?

51. 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>

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

☐ Yes

☒ No

53. 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)?

54. 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 plan is considered however I think it is light in detail for resolution of the issues raised.

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.

55. 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

56. 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?

57. 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?

2695

Philip Butterworth



**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 Rhadry, 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: (where relevant)		
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:

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.

No additional comment

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:

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.

No additional comment

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:	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.

No additional comment



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:

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.

No additional comment

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:

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.

No additional comment

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

Support:



Is your representation in support or objection?	Objection:	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. No additional comment		

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:	
	Objection:	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. No additional comment		

8. Do you have any comments on the infrastructure policies? (Policies S6, & IN1)		
Is your representation in support or objection?	Support:	
	Objection:	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.

No additional comment

**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:

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.

No additional comment

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

Is your representation in support or objection?

Support:

Objection:

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.

1. The number of proposed new houses is excessive.

There is planning consent for 15 houses in Shirenewton / Mynyddbach already in place which have not yet been built. This is a 5.36% increase on the present number



of houses and is 13.88% of the new housing allocation for Tier 3 and Tier 4 rural settlements. To add a further 26 houses is disproportionate to the size of the community.

2. Sewerage

The Infrastructure Delivery Plan states “there are no issues with water supply network of foul flows being accommodated for the site at Newport Nash WWTW”

The statement may be true but there are long standing issues with the sewerage system between Shirenewton and Newport Nash which so far have not been resolved even though a considerable sum of money has been spent by Welsh Water to rectify the problems.

The present sewerage system may have the capacity to support the present number of houses in dry weather but is incapable of supporting them in wet weather and leads to effluent bursting out of the system in Mounton, polluting the fields, Mounton Brook and ultimately the Severn estuary. The existing pumping system in Mathern is also affected in wet weather and overloads, with effluent also polluting the fields there.

3. Roads and transport

We have no pavements on the main roads through the village, pedestrians are often at risk of harm from passing traffic, a substantial number of which ignore the 20mph speed limit, the proposal does not say how this problem will be resolved, other than by the installation of a pavement by the development.

We have only 5 buses in each direction each day on the route from Cwmbran to Chepstow, 4 on Saturday and none on Sundays or Bank Holidays. The bus service ends in the early evening, there are no buses to Severn Tunnel Junction or Newport, this requires changing in Chepstow. In other words, for any resident, it is essential to have a car.

The proposed development at “The Land at Mounton Road Chepstow” will add 146 houses next to the Beech Hill roundabout which is already highly congested and well known for poor air quality, this development will further extend the traffic congestion with the potential of causing gridlock in the area which will have a knock of effect for residents of Shirenewton and Mynyddbach.

4. Schools

The local primary school is well regarded and draws in pupils from surrounding villages, there is therefore no assurance that children from the new development would be able to use the school and would potentially have to travel some distance to the nearest available school.

Likewise, the nearest secondary school is in Chepstow and cycling is not an option for school aged children, particularly along the B4235, which is prone to severe accidents.

5. Electrical supply

With the move away from combustion engine vehicles to electric vehicles there is a requirement for each new house to have a 415v 3 phase charging point. The present substations serving the village do not have the capacity to provide this.

The village also lies in an area of poor mobile reception and it is also a poor reception area for smart meter mesh connections, resulting in failure to send data to the energy providers for accurate billing, or even being able to use the EV tariff rates.





6. Facilities

We have no doctor surgeries, dentists, pharmacies, shops, garages or cash machines within Shirenewton or Mynyddbach or within a 20 minute walking time. An attempt to gain a weekly post office mobile service in Shirenewton did not come to fruition as it was deemed by the post office as being unviable.

**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:

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.

No additional comment

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

Is your representation in support or objection?

Support:

Objection:

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.

No additional comment



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

Is your representation in support or objection?

Support:

Objection:

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.

No additional comment

**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:

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.

No additional comment

**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:	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. No additional comment		

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:	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. No additional comment		

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:	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.

No additional comment

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:

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.

No additional comment

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:

No:

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): Please see my comments in question 10	

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:	
	No:	No
If you wish to speak at a hearing session which language would you wish to use?	Welsh:	
	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?



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.

Archived: 08 February 2025 12:23:39

From: [REDACTED]

Mail received time: Sun, 15 Dec 2024 20:00:48

Sent: Sun, 15 Dec 2024 20:00:01

To: [MCC - PlanningPolicy](#)

Subject: MCC new Local Development Plan Consultation 2024

Importance: Normal

Sensitivity: None

Attachments:

[Representation-Form.docx](#);

Dear Sirs,

Please find attached my response in relation to question 10 re Policy HA18 Land west of Redd Landes Shirenewton CS0232 and is to be included in the public replies to MCC's consultation on the proposed RLDP 2018-33.

Regards

[REDACTED]

2701

Mrs Claire Sinclair-Stedman

View results

Respondent

423

Anonymous

93:37

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.

*

I oppose the inclusion of the Mounton Road development in the RLDP
Section 1 - health and environmental impacts of increased air pollution

The anticipated increase in air pollution, particularly NO₂ levels will worsen the already poor air quality in Chepstow. The area around Highbeech roundabout, including the A48 and B4293 roads, has been identified as an Air Quality Management Area (AQMA) due to elevated concentrations of nitrogen oxides, including NO₂, a pollutant linked to respiratory issues and overall negative health impacts. Existing reports from 2007 and the most recent 2023 Air Quality Progress Report highlight that pollution levels in this area have not significantly improved over time and local authorities have made minimal investment in addressing the issue.

There is considerable concern that the proposed development, which includes 150 new homes, a hotel, and a care home, will exacerbate air pollution by increasing traffic congestion at the already overburdened Highbeech roundabout. The development is expected to generate additional car journeys, contributing to higher emissions. Despite the council's suggestion that people may walk or use bike lanes, residents argue that these measures will not significantly reduce the traffic or the associated pollution. The Welsh Government's Wellbeing of Future Generations Act (2015) sets out a goal to reduce air pollution and improve health outcomes, but this development is seen as conflicting with that objective.

Concerns are also raised about the lack of infrastructure plans to mitigate the increased traffic. The congestion caused by increased traffic will not only degrade air quality but will also hinder access for essential services, such as healthcare and social care workers, further straining the local community's health infrastructure. In addition, with the high concentration of pollutants in Chepstow, the development could negatively impact the health of local families, particularly children, and undermine the goal of creating a healthier, more sustainable living environment as outlined in various governmental acts, including the Public Health (Wales) Act 2017 and the Wellbeing of Future Generations Act.

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

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.

*

I oppose the inclusion of the Mounton Road development in the RLDP

Section 2: Impact on Local Infrastructure, Economy, and Community Well-being

The proposed development is also viewed as incompatible with the need for sustainable growth in Chepstow, which has limited infrastructure capacity to accommodate additional residents. Chepstow's schools are already oversubscribed. Adding more homes to the area without corresponding investment in educational facilities will only exacerbate this issue. Additionally, the development is likely to increase demand for local healthcare services, but there is no clear plan to address this potential strain on services, particularly in light of the area's existing air pollution and traffic congestion.

The economic impact of the development is also questioned. The development's proponents argue that it will contribute to local job creation, but residents are concerned that the new homes will mainly attract out-commuters, particularly to cities like Bristol, Cardiff, and Newport. This would not contribute to Chepstow's local economy and would instead increase the number of people dependent on cars for commuting. With the area already suffering from significant traffic congestion, including lengthy delays at the Highbeech roundabout, additional traffic would not only worsen local air quality but also further impede economic activity. Local councillors have previously expressed concerns about the sustainability of such development, questioning whether Chepstow's economy can support the influx of new residents and whether this growth will lead to an over-reliance on commuting, rather than fostering a more self-sustaining local economy.

Moreover, the design of the development, including the potential for taller buildings for the care home and hotel, raises concerns about the impact on the town's character and the surrounding landscape. The proposed development lies adjacent to the Wye Valley Area of Outstanding Natural Beauty (AONB), which is a significant asset to both the local community and tourism. There are fears that the new development will negatively alter the town's visual appeal, creating an "urban sprawl" and diminishing the area's natural beauty. This concern aligns with the objectives of the Historic Environment Wales Act (2023), which seeks to protect and manage Wales' historic and natural environments. The loss of green space and the introduction of higher-density development in a location already suffering from infrastructure and environmental challenges would, in the view of local residents, undermine the town's attractiveness as a place to live and work.

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): *

I oppose the inclusion of the Mounton Road development in the RLDP

Section 3: Legal and Policy Conflicts

The Mounton Road development proposal appears to conflict with several key legal and policy frameworks that guide sustainable development in Wales. The Planning (Wales) Act 2015, along with the Wellbeing of Future Generations (Wales) Act 2015, emphasizes the need for sustainable development that balances economic, social, and environmental considerations. Local residents argue that the Mounton Road development fails to meet these criteria, particularly in relation to environmental sustainability and health. The development will increase air pollution, traffic congestion, and put further strain on already stretched public services, all of which run counter to the goals of these acts.

Furthermore, the Integrated Sustainability Appraisal (ISA) for the Monmouthshire Replacement Local Development Plan (RLDP) identifies objectives that the proposed development would fail to meet, particularly those related to green infrastructure, biodiversity, and the resilience of Monmouthshire's natural environment. The development's location on high-grade agricultural land, which is part of the 'Green Wedge' between Chepstow and Mathern, also raises concerns about the loss of valuable natural resources and the negative impact on the local landscape.

The Welsh Government's Environmental Air Quality and Soundscapes Act 2024 and the Public Health Act 2017 also appear to be in conflict with the proposed development, as it could worsen air quality and harm public health, particularly in a town already facing significant pollution challenges. The development's lack of a clear plan to address these concerns raises questions about whether it fully complies with the legal requirements set out in these acts.

Residents have pointed to previous objections to similar developments in the area, with local councillors expressing concern over the lack of infrastructure to support such growth. In 2013, a proposal for 200 new homes on Mounton Road was rejected for many of the same reasons, including the inability of the town's infrastructure to cope with the added pressure. With the current proposal still lacking concrete plans to mitigate these impacts, it is argued that the development should not be included in the final RLDP.

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?

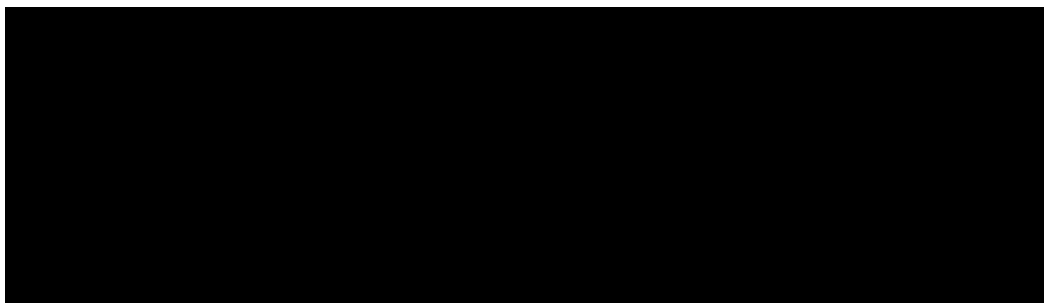
☐ Yes

☒ 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?



2704

Mr Neil Blyth

[View results](#)

Respondent

244

Anonymous

25:20

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 east of Caldicot/ north of Portskewett

I am writing to strongly object to the proposed housing development of 770 homes on the greenfield site as detailed in the planning application referenced above. This proposed development represents a grossly irresponsible and short-sighted approach to urban planning and will have far-reaching negative consequences for both the environment and the existing local infrastructure.

The development would take place on valuable greenfield land, some of which is currently farmland, and will result in the destruction of natural habitats, the disruption of local wildlife, and the irreversible loss of open space. At a time when we should be prioritising environmental conservation and combating climate change, this proposal runs counter to these priorities. The excessive scale of the development risks damaging the delicate balance of this semi-rural area, which is home to numerous species and forms an important buffer between Portskewett and Caldicot. It will significantly degrade local biodiversity, increase surface water run-off, and contribute to the risk of flooding in and around the Castle grounds.

Furthermore, the carbon footprint of such a large-scale development during both the construction and ongoing occupation phases is considerable, yet there is little mention of the comprehensive sustainability measures that should be in place to mitigate these impacts. Without strong, enforceable commitments to energy efficiency, waste management, and conservation of natural resources, this development is in direct contradiction to the principles of sustainable growth.

The proposal fails to adequately address the serious strain it will place on already overburdened infrastructure in the area. The local road network is already under strain, and the addition of 770 homes will lead to significant traffic congestion, increased travel times, and deteriorating air quality. The surrounding roads, which were not designed for such an increase in volume, will likely become unsafe for both pedestrians and cyclists, further diminishing the quality of life for residents in the area.

In addition, there is a clear lack of plans to upgrade the local healthcare that will be directly impacted by the influx of new residents. Local doctors' surgeries, and public services are already struggling to meet demand, and adding a further 770 homes to the area will exacerbate these issues. The council must take a more holistic approach to development, ensuring that essential services and infrastructure are planned in tandem with any housing projects, rather than retrofitting solutions after the fact.

It is particularly frustrating to see the council continually targeting this one area for large-scale development when the pressures of growth should be spread more evenly across the county. The repeated focus appears to be on south Monmouthshire, an area which has already experienced significant development in recent years – reflects a failure of imagination and strategic planning. By clustering development in a limited number of locations, the council is not only risking overwhelming the local area but also exacerbating regional disparities.

Rather than consolidating growth in one place, the council should be pursuing a more balanced development strategy that distributes new housing across multiple communities. This would help to alleviate the burden on already congested areas, promote more sustainable regional growth, and ensure that new residents have access to the amenities and services they require.

The council's failure to consider the long-term consequences of this development, both in terms of environmental damage and strain on infrastructure, is irresponsible and short-sighted. There is a clear lack of vision for the future of this area, and the council appears to be prioritising short-term economic gain over the well-being of current and future residents.

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.

*

As per my original representations on previous page

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): *

To summarise please consider the strain on local infrastructure (roads, healthcare, and public services) before approving large developments. Ensure upgrades to these services are made alongside new housing to prevent overburdening. Address issues like traffic congestion, safety, and air quality in development plans.

I would ask that you adopt a balanced development strategy by spreading new housing evenly across the county, avoiding concentration in one area to prevent overcrowding and regional disparities.

Focus on long-term sustainability by considering environmental impact and infrastructure needs, rather than short-term economic gains. Reassess the necessity of large-scale projects, particularly on greenfield sites, and seek alternative solutions that balance housing, infrastructure, and environmental preservation.

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?

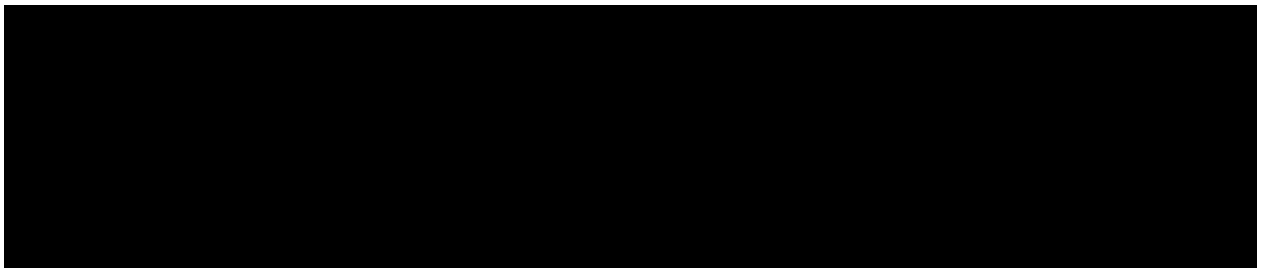
☐ Yes

☒ 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?



2706

Miss Anna Chapman

[View results](#)

Respondent

136

Anonymous

369:19

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

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

*

Proposed development.

(RLDP)

2 and 3

I will never support plans that force the net zero issue onto residents and it bringing changes too fast. Especially when there is more building work involved. This can only mean there will be more people in the area so more pollution, when will building end?

Also enforcing so called environmentally friendly solutions like electric cars etc also very expensive in more ways then one!

I don't agree with any of these plans, the residents will end up paying for these forced changes, they just won't work. None of it is necessary. We are on the edge with too many issues not just in Chepstow but all over the UK. I only agree with better roads and road improvements etc this would be money well spent.

We have wasted money on the wrong things and this will do the same.

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.

*

Where will the growth go? 10

These plans will not bring growth to Chepstow. They will cost too much and we don't have the infrastructure to support any of these changes. These plans will just bring pressure onto residents already living here. I think jobs are going to be more difficult to get and even taken away with these developments. We are adding pressure to areas without any improvement to what already exists, especially in Chepstow. Extremely far fetched ideas that rely on one idea working. I see this as a dangerous plan.

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.

*

19/20 Chepstow/Mounton Road. A466 etc

I don't agree with any new building projects especially at the Mounton Road site Chepstow.

As a resident of Chepstow for a long time now, I am 100% against the new houses, hotel/nursing home. Chepstow just hasn't the infrastructure to cope with any new developments. Roads are crumbling, larkfield roundabout and A466 can be heavily congested. At it's worst waiting to join the roundabout you have to hope somebody lets you out as people can block the road or you are waiting for a long time if you don't try and go at some point.

Air pollution in the area is poor. Nothing has improved or will especially with these developments because the residents haven't got alternative routes out e.g bypass.

People need to travel that's not the issue it's adding a development to a place that can't take it!

Locals recently got stuck leaving Tesco for nearly 2 hours because Hardwick hill had an issue a journey for most locals should take no more than 10 minutes!

So to conclude without serious changes and improvements to the roads including extra lanes, bypass and continuous road maintenance then this plan is a disgrace, it just adds to the problems that are already there and will introduce new one's.

Regards

[REDACTED]

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.

*

6.

I feel the race to net zero and environmental changes like electric cars are being forced on residents too quickly. I don't agree with the changes. We all know the UK as a whole isn't ready and the technology isn't even brilliant yet, it will take years and a lot of money to get the technology to a high enough standard that it can be used regularly in the case of electric cars etc. Plus all the changes to homes including new heat pumps. This is why this particular development as stated before will bring huge expense upon residents who already live in Chepstow.

I actually understand the use of renewable energy, but not at the expense of farmers' land or any land for that matter to completely cover in solar panels/solar farms.

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

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.

*

I would like to see this plan stopped. I don't want to see infrastructure policies going ahead. I don't agree with any of these developments or changes proposed.

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.

*

I don't want any new developments especially in Chepstow. The whole idea will not bring down pollution, it will not bring new jobs, I do not believe it will succeed and we will be left with the consequences. This is a pie in a sky idea and should be stopped. Affordable housing might sound fantastic, but it won't work because you are demanding too much pressure on this town. You say you will avoid flood risks but you need land to be able to drain water away. In other words, when will the building end? [REDACTED] if possible coming and taking control of the area in and around Chepstow.

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.

*

I am not wanting any developments. I have mentioned this. I think it's too many and too much.

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

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

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 feel like the choice is being taken away when it comes to transport. I want and need to use my own car and once again I don't like to be forced to change for policies I don't believe in.

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

38. 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)

39. 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)

40. 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?

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.

*

You only need to go out and about at busy times to recognise the problems facing Chepstow now and will only get worse if these developments get the go ahead. We haven't had any improvements to the roads which I have already stated are a mess and get massively congested especially the A466 and the larkfield roundabout. Plus there are too many changes being forced upon residents in this plan in general that will cost and cause more problems than they solve.

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): *

I have answered as a resident of Chepstow I feel that it will be a problem for our town. We have suddenly got this idea that isn't fit for purpose because it's too big a task, plus asks way too much of residents, we just haven't got the infrastructure and this is the reason it won't work. I haven't seen anything that answered any of my worries or concerns. I have said about the roads I won't repeat my statements.

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

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

☐ Welsh

☒ English

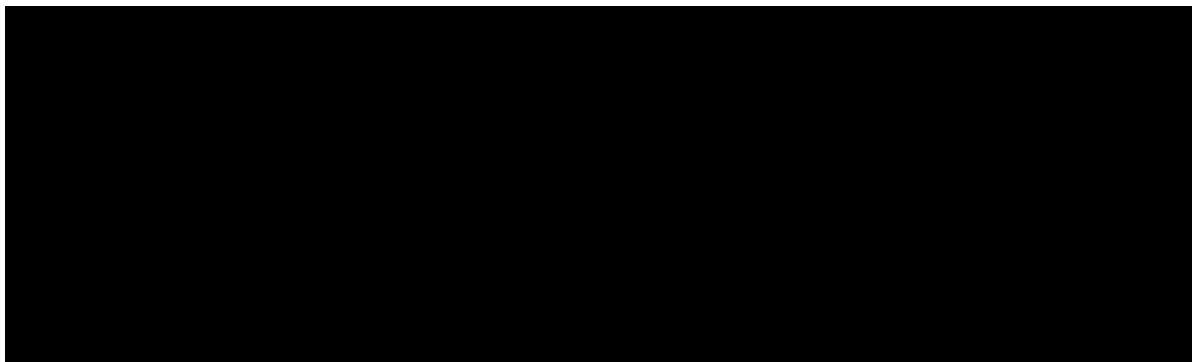
Part 5: Welsh Language

49. 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 actually don't worry about the Welsh language to be honest. I don't think it will have a positive or negative effect.

50. 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 have no problem with people in Wales using the Welsh language. But I don't really feel it's that important to necessarily use it. Let's be honest the English language is going to be more universal. I feel it's already being used on signs making people see it visually. I am not sure why this scheme needs to treat this as a priority.



2709

Mr Chris Chimes

[View results](#)

Respondent

175

Anonymous

09:31

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

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

*

I do not think that any more house building should take place in or near Chepstow until a solution is found to the problem of the severe traffic delays that occur at rush hour, and which are also caused by any incident on key roads such as Hardwick Hill.

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.

*

I do not think that any more house building should take place in or near Chepstow until a solution is found to the problem of the severe traffic delays that occur at rush hour, and which are also caused by any incident on key roads such as Hardwick Hill.

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): *

Further housebuilding in or near Chepstow is inappropriate with the current roads and traffic levels.

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?

Don't know.

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?

Don't know.

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

175

Anonymous

09:31

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

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

*

I do not think that any more house building should take place in or near Chepstow until a solution is found to the problem of the severe traffic delays that occur at rush hour, and which are also caused by any incident on key roads such as Hardwick Hill.

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

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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>

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☐ 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): *

Further housebuilding in or near Chepstow is inappropriate with the current roads and traffic levels.

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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?

Don't know.

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?

Don't know.

it where you
ted character-

2728

Nic Rodgers

Archived: 08 February 2025 11:32:51

From: [REDACTED]

Mail received time: Fri, 13 Dec 2024 16:21:42

Sent: Fri, 13 Dec 2024 16:21:25

To: [MCC - PlanningPolicy](#)

Subject: Objection to the Proposed Development at Burrium Gate Phase II (CS0113) under the Monmouthshire Replacement Local Development Plan (RLDP)

Importance: Normal

Sensitivity: None



13th December 2024

Planning Department
Monmouthshire County Council
County Hall, Usk
Monmouthshire, NP15 1GA

Subject: Objection to the Proposed Development at Burrium Gate Phase II (CS0113) under the Monmouthshire Replacement Local Development Plan (RLDP)

Dear Sir/Madam,

I am writing to formally object to the proposed development of **Burrium Gate Phase II (Site Reference: CS0113)** under the Monmouthshire Replacement Local Development Plan (RLDP). My objection is supported by robust evidence from technical reports, Monmouthshire's own planning documents, and national planning policy. This development poses significant risks to the community, environment, and infrastructure of the area, and I respectfully request that the proposal be reconsidered.

The following key points form the basis of my objection:

1. Flood Risk and Water Management Issues

The **Strategic Flood Consequences Assessment (SFCA) Stage 1 Report, Appendix F1 - Monmouthshire Flood Risk Mapping**, and the **Strategic Flood Consequences Assessment Candidate Sites Screening** raise serious concerns about flood risks at **Burrium Gate Phase II (CS0113)**. According to these reports:

- **Surface water flooding risk** is present, and development would exacerbate flood risks downstream.
- The site is affected by potential surface water runoff issues, with increased hard surfacing from development likely to increase runoff rates and overwhelm existing drainage systems.
- The **Welsh Government's TAN 15 guidance** requires that new development avoid flood-prone areas wherever possible.

Development on this site would violate the precautionary principle set out in **TAN 15**, which requires developers and local authorities to avoid development in areas at risk of flooding unless sufficient mitigation is in place. There is no evidence that sufficient flood risk mitigation for this site is achievable, and any such measures would come at significant cost and complexity.

2. Housing Oversupply and Lack of Justification

The proposal for residential development at **Burrium Gate Phase II (CS0113)** is not supported by Monmouthshire's own housing evidence. The **Monmouthshire Local Housing Market Assessment (LHMA) Refresh 2022-2037** and **Housing Background Paper (December 2022)** reveal that the housing need for Monmouthshire is significantly lower than the targets proposed in the RLDP.

Key Points to Note:

- **Monmouthshire's housing need is only 1,800 homes (2017-2032)**, but the RLDP aims to deliver **10,000 homes**.
- The inclusion of **Burrium Gate Phase II (CS0113)** is driven by an inflated housing target that is not supported by local evidence.
- **Julie James AM** in her correspondence (October 2019) made it clear that Monmouthshire's ambition to deliver 10,000 homes was not justified by population growth figures or past completion rates.

This site is therefore not required to meet Monmouthshire's actual housing needs. The **Housing Background Paper (2022)** also questions the ability of Monmouthshire to achieve the **50% affordable housing target**, particularly on smaller, higher-cost sites like Burrium Gate Phase II. Development on this site would not meaningfully contribute to the housing crisis but would, instead, place unnecessary pressure on local infrastructure.

3. Transport and Highways Impact

The **Strategic Transport Assessment (STA) 2024** and the **Technical Appendix** highlight significant challenges for Usk's road network. The development of **Burrium Gate Phase II (CS0113)** would create additional traffic pressure on **Monmouth Road and adjacent local highways**, which are already experiencing issues with congestion, capacity, and safety.

Key Issues Include:

- The **SEWTM (South East Wales Transport Model)** predicts an increase in car trips to and from this site, with no evidence of adequate infrastructure to support it.
- Local junctions are already over capacity, and the **Mott MacDonald Transport Technical Note** indicates that without substantial infrastructure improvements, new developments such as Burrium Gate Phase II will lead to increased congestion and journey delays.
- The site is poorly connected to public transport and lacks safe, sustainable walking and cycling routes, which is contrary to the **Active Travel (Wales) Act 2013**.

These issues highlight non-compliance with the **Welsh Government's Future Wales 2040 policy**, which prioritizes developments with sustainable transport links.

4. Conflict with the RLDP Vision and Objectives

The development of **Burrium Gate Phase II (CS0113)** directly contradicts the **RLDP's vision and strategic objectives**. The vision for Monmouthshire is to be a "well-connected, exemplar affordable housing-led, net-zero carbon place." The following key conflicts can be noted:

- **Failure to Support Compact, Sustainable Communities:** The development at CS0113 is **car-dependent** and lacks active travel routes to local amenities and services, contrary to **Objective 6 of the RLDP**.
- **Net-Zero Carbon Development:** Building homes on this site increases the county's overall carbon footprint and is contrary to Objective 5, which aims to achieve net-zero carbon development in Monmouthshire.
- **Failure to Align with Sustainable Travel Goals:** RLDP Objective 6 emphasizes that developments should encourage sustainable and active travel. However, the site is disconnected from public transport and has no direct pedestrian or cycle links.
- **Inconsistency with the Well-being of Future Generations (Wales) Act 2015:** The Well-being Act requires authorities to consider the well-being of future generations. The reliance on car-dependent development, pressure on infrastructure, and

environmental degradation associated with this site fail to meet this statutory duty.

5. Water Quality and Phosphate Management

The development site at **Burrium Gate Phase II (CS0113)** is within the catchment of the **River Usk**, which is subject to **phosphate neutrality requirements** under the **Habitats Directive**. The **Deposit RLDP** requires all new developments in this catchment to demonstrate phosphate neutrality.

Key Issues Include:

- **No Phosphate Mitigation Plan:** The RLDP requires sites in the River Usk catchment to prove that development will not increase phosphate pollution. There is no evidence that CS0113 has any mitigation strategy in place to achieve this.
- **Legal Compliance:** Compliance with phosphate neutrality is a legal obligation under the **Habitats Regulations Assessment (HRA)**. Development on CS0113 without a clear phosphate mitigation plan would be legally indefensible.

Conclusion

In summary, I object to the proposed development of **Burrium Gate Phase II (CS0113)** for the following reasons:

1. **Flood Risk:** The site is at risk of surface water flooding, contrary to TAN 15, and no sufficient flood mitigation plan has been provided.
2. **Housing Oversupply:** Monmouthshire's housing need is for **1,800 homes**, but the RLDP proposes **10,000 homes**, leading to an unjustified over-supply of housing.
3. **Transport and Congestion:** The development will create unsustainable levels of traffic on **Monmouth Road and adjacent local highways**, contrary to RLDP Objective 6.
4. **Conflict with RLDP Objectives:** The proposal fails to meet RLDP Objectives 5 (net-zero carbon), 6 (sustainable transport), and 7 (health and well-being), and is inconsistent with the Well-being of Future Generations Act 2015.
5. **Water Quality and Phosphate Mitigation:** No plan has been presented to demonstrate compliance with **phosphate neutrality obligations** for the River Usk.

I respectfully request that Monmouthshire County Council refuse this development. It is contrary to multiple planning principles and poses significant environmental, social, and economic risks to the area.

Thank you for your attention to this matter. I am happy to provide further evidence or clarification if required.

Yours sincerely,



2736

Mr Paul Fry

View results

Respondent

576

Anonymous

60:37

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.

*

My comments below relate to the housing policy and the suggested primary settlements, in this case, specifically the one at Moun-ton Road, Chepstow. Currently there are significant issues with delays and traffic queuing at High Beech roundabout at peak times. This stems from traffic using the A466 south bound, A48 both east and west bound. This particular pinch point has had no investment or improvements made in the last 8-10 years. More significantly nothing has been planned, proposed or delivered on the roundabout since the motorway tolls were removed in 2019, 5 years ago!! This particular Strategic Allocation is proposed "slap bang in the middle" of this significant problem. How on earth can this be proposed with no obvious consideration for the current issues? There is no mention of infrastructure amendments, contingencies etc. I fully understand that the area requires new housing, but I, like many thousands of people in Chepstow, are fed up with the continued lack of investment on solving significant traffic problems, especially at High Beech roundabout. What are the plans for infrastructure improvements? Where are these located? When will they be delivered? Please remember that nothing has been done since 2019 when the levels of traffic would have increased by 10-20%. Undertake the required improvements in infrastructure FIRST and THEN propose new housing developments.

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 place-making 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

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

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*

Policy S6 is very glib and wordy and not particularly transparent. Where is the detail that links the required infrastructure upgrades to the proposed Strategic Allocations? There is no detail, surely as part of process both requirements have been considered together? You must show clearly how you propose to mitigate infrastructure issues in order to deliver the Strategic Allocations rather than rely on very very broadbrush Policy statements.

**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

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

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

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☐ Yes

☒ No

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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'.

2738

Mary Ann Mount

Archived: 08 February 2025 11:46:25

From: [REDACTED]

Sent: Mon, 9 Dec 2024 14:43:51

To: [MCC - PlanningPolicy](#) [MCC - PlanningPolicy](#)

Subject: House planning in Caldicot. RLDP consultation.

Importance: Normal

Sensitivity: None

Dear All

I am writing to you to object in the strongest terms about more new housing planned in the east of Caldicot.

I understand from the meeting last week that you have been planning this for at least 5 years.

This plan is already out of date due to your numerous building projects in and around

Caldicot and surrounding areas already being carried out.

We have rural roads around here, simply not suitable for heavy traffic. We are already buckling under the weight of traffic. The 20mph speed limit adding to the chaos, particularly as this is a commuter route from Magor through to Chepstow.

My husband caught a bus last Friday to Chepstow; it took 50 minutes to get there!!

With Chepstow now gridlocked most of the time and further housing planned a few thousand extra cars are making the roads impossible.

You know this and several articles talking about different bypasses etc have come to nothing.

[REDACTED]

You have have had more than ample opportunity to with all the other housing projects being carried out. It's a bit late to be suggesting this now. My son, for one, has already had to move out of the area as he can't afford it here.

Young people who work should have been catered for way earlier than this. Where has been the innovation? Maybe prefabs or more bungalows to add diversity to the mix of housing. Instead we get large and expensive housing which is for people out of area who can afford it.

The schools are full, the surgery 3rd busiest in Wales. We have one free ATM for the entire area here. We have a new Post Office finally, but now the other is out now of commission!

I hear there are plans for a new primary school up in the planned area. With the amount of traffic in this area now, is this safe?

Far too dangerous for young children. People will be parking on roadside to pick children up causing more traffic snarl ups.

Will you be able to staff this school?. Schools here-and everywhere-are short of staff unable to fill vacancies.

The last and biggest point is the environment-our environment. Our countryside is being lost and concreted over at a very serious rate. This is prime agricultural land. Destroying this does not help anyone, particularly our wildlife. Vast habitats, insects, wild animals have already been lost or wiped out. How many trees have/will be lost? How many hedges ripped out? It breaks my heart to see you and government's so cavalier and uncaring about our countryside.

All councils and governments are obsessed with the environment and Net Zero, yet you have become the very worst of all!! Our pollution levels have risen. Saying you care about this and forcing new rules and laws in, you are the biggest hypocrites.

We all know the biggest reason for all this house building is immigration. [REDACTED]

After all, we just live here and have to face the consequences of your deeds and actions, the pollution, more cars and traffic and loss of wildlife and countryside.

If these are strong words I say to you, yes they are, but feelings are running very highly here.

[REDACTED]

I/we get the feeling that our area seems to be chosen more often than not these last years.

[REDACTED]

What do we make of that? I'm sure in the end you'll carry on as planned. You may out and visit with your consultations and meetings, but in the end we will be ignored. I have already written to object in the past about housing or environment. It makes no difference. No wonder we all become so cynical.

Thank you for your time

[REDACTED]

Sent from [Outlook for Android](#)

2739

Janine Amos

Archived: 17 February 2025 08:29:34

From: [REDACTED]

Mail received time: Sun, 15 Dec 2024 13:16:15

Sent: Sun, 15 Dec 2024 13:15:56

To: [MCC - PlanningPolicy](#)

Subject: RLDP Photographic images to support objection to development at HA11, Usk

Importance: Normal

Sensitivity: None

Attachments:

[687b9d94-f418-4321-af64-43bce785eb05.JPG](#); [8d34fda5-6827-44d8-aa88-600eeba9caf6.MP4](#); [IMG_1215.jpg](#);

To the planning department:

Please find attached several images to support my objections to development at site HA11 Usk (which I have supplied by completing your form sent by previous email). They show -

- i) the dense grass turf at HA11 (currently holding large amounts of buried carbon) populated by springs from higher up the steep hillsides. Additional building would replace valuable turf with impervious surfaces (paths, roads) resulting in increased exports of water, sediment and cause the release of CO₂, which contradicts government policy.
- ii) the extent of surface water runoff onto the Monmouth Road and into the Rivers Olway and Usk - there is no scheme or infrastructure in place in the RLDP to deal with any increase in surface water flows and volumes. The area floods and contributes to the flooding of the Olway. Ensuring flood resilience is a key feature of the RLDP and of national policy
Policy HA11 states 14.13.3, key considerations "..sites impact on overland drainage flow"
- iii) The third image shows the view across to the proposed site. The 40m restricted ridgeline and the proposed number of houses would result in a cramped site with privacy issues. And, as the photograph shows, the sloping hillside is very visible from the road; building here would be damaging to the town's unspoilt character and to tourism.

Regards

[REDACTED]



**Office
Use Only**
Represent
tor
Number

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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: (where relevant)		
Address:		
Telephone No:		



Email:



Part 2: Your Representation

Office
Use Only
Represent
tor
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:

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.

Changes

Key Issues and Challenges

I believe that the National Plan 'Future Wales 2040's rightful concern about the climate and nature emergency has not been given due significance in the Deposit RLDP:

"Changes to our climate and weather patterns will have a significant impact on well-being on both current and future generations. Increasing temperatures and extreme weather events caused by climate change are putting pressure on ecosystems, infrastructure, built environment and our unique landscape and cultural heritage, which all contribute to social, economic and ecological resilience."

This is not given enough importance on the RLDP.

Paragraphs 4, 5 and 6 should be prioritised – it is an emergency.

"**The Council** has declared a climate and nature emergency and has set out a commitment to strive to reduce **its own carbon emissions** to net zero in line with the Welsh Government target of 2030...."

(Query – what is MCC's hope/expectation of the county's carbon reduction?)

Clarification/change to wording – what is the Council's role in this? Are they setting enforceable targets for NRW and WW?

Page 19 RLDP

"In recognition of the water quality issues in the County, the Climate and Nature Emergency Strategy and associated action plans outline steps **the Council** will take to protect our rivers and ocean."

There is a conflict here – on page 13 of Appendix 1 we are told that the Council is working



with NRW and Welsh Water (an organisation that has recently been ordered to pay a £23.1m underperformance penalty) Page 13 Rivers and Oceans, Appendix 1

Specify the steps the Council will take.

Water Quality in Riverine Special Areas of Conservation (SAC)

p.20

“There is a firm commitment by DCWW to implement these improvements.” RLDP

Specify what DCWW has committed to/the time frame and the penalty if they do not comply.

Climate and Nature Emergency

3.2.3 “As recognised by PPW12, the RLDP’s policy framework and allocations provide a significant opportunity to address the causes and effects of climate change.”

I contest this statement – building on green sites and on the edge of small rural towns before adequate infrastructure is in place can’t be seen to address causes and effects of climate change.

p.23

“A vibrant, greener Monmouthshire, including a focus on supporting the vitality of the County’s town centres, supporting rural diversification and the transition to net zero and improving the visitor experience to deliver sustainable growth in the hospitality sector. “

The RLDP in its current form cannot make claim to this.

Policy S1 ‘The RLDP Growth Strategy adopts a ‘policy-on’ approach based on a demographic-led scenario with added policy assumptions’

I object – I think that some of these ‘assumptions’ are

- 1) out-of-date and
- 2) don’t take into consideration the social needs of new people in a community.

This worries me.

- 1) People became used to working from home during national lockdown. It doesn’t mean that they will continue to want to do so – or that their employers will want them to continue to work from home – or that they won’t want to travel from the countryside into the major towns to visit leisure centres and larger supermarkets.
- 2) I’ve worked for the Council in many communities where young families were allocated ‘affordable homes’ on the edge of the countryside with poor public transport. Many suffered from isolation and depression.

I believe that without sufficient ‘green’ infrastructure (public transport), social isolation will increase.



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:

objection

Strategic Policy S1

Policy S1 "The RLDP Growth Strategy adopts a 'policy-on' approach based on a demographic-led scenario with added policy assumptions"

I object – I think that some of these 'assumptions' are

1) out-of-date (based on statistics collected after the pandemic) and 'assumptions' drawn from them

2) [REDACTED] a community.

Specification needed to include:

How applicants will be chosen for affordable homes and what happens if the houses are not bought.

I totally support MCC's drive for affordable housing but it should be made clear in this document whether residents already living in a rural settlement, with their parents for example, will definitely be allocated one of the houses. From talking to people and on Whatsapp chats, there are people in the community of HA11 who believe that that if new houses were to be built that they would automatically be allocated a new 'affordable' home.

6.3.4. "and additional public subsidy may be required"

The above needs clarification.

6.3.7 "The RLDP proposes a level of growth that begins to address the unbalanced and ageing demographic with an increase in younger and working age groups and provides opportunities for younger people to both live and work in the County."

Objection - this needs to be supported with current data. I don't see how the RLDP in its current form can claim to be providing opportunities for younger people to work in the County. Surely this is an aspiration.

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:	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.

6.4.2

“As such, the spatial strategy will assist in addressing our core issues in relation to affordable housing delivery, rebalancing our demography, **responding to the climate and nature emergency** and supporting sustainable economic growth.”

Building on green land, where there is insufficient public transport, cannot be considered to be responding to the Climate and Nature Emergency.

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:	object

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.

b) new buildings are wherever possible located within or close to existing groups of buildings;

c) the development design is of a form, bulk, size, layout and scale that respects the character of the surrounding countryside; and

d) the development will have no unacceptable adverse impact on landscape, historic / cultural or geological heritage, biodiversity, dark skies and local amenity value.

I support the ambitions but they are not adhered to in the RLDP in its current form, which in many instances and in particular with regard to HA11 **conflicts with the Climate and Nature Emergency policies /Future Wales 2040 and the Future Generations Act, which we have a legal duty to comply with.**



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**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:

Object

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.

Allocation

Usk Site HA11, at Monmouth Road, I object on these grounds

PM2

Air pollution; • Light pollution; • Noise pollution; 51 Placemaking & Design • Water pollution; • Contamination

**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:

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.

S4 Proper consideration should be given to the Climate and Nature Emergency. Whist I support the design of the future building developments within themselves (low-carbon, SUDS, energy efficient, some provision for wildlife in the form of boxes and bricks etc.) at a time when we live in an unstable world we have a duty by law to protect our last green spaces and natural biodiversity for future generations. We can expect more periods of



heavy rainfall and the green fields are performing an important role in sequestering carbon. Paving over green sites, introducing more roads and moving people to areas where there are existing flooding issues, is short-sighted and does not meet our obligations by law.

Allocation

Usk Site HA11, at Monmouth Road, I object on these grounds: I object on the grounds of (PPW12 and Gwent PSB) and Future Wales: the National Plan 2040 and On PPW Goals 1,2,3,4,5,6 and 7.

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:

Objection:

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.

Allocation of Usk Site HA11 with regard to biodiversity.

There are bats at the proposed site. I think the HRSA September 2024 has been 'watered down' in order for it to be accommodated within the RLDP. This would have a negative effect on biodiversity in the future, when we are by law entrusted to protect the natural environment for future generations.

I have been trained in bat detection and know that there are bats at this site. With regard to bats a habitat assessment should be undertaken by a suitably qualified professional. Bat surveys (activity surveys and roost emergence surveys) should be undertaken between April and September. A Habitats Regulations Assessment and should consider matters such as habitat connectivity, foraging value and low lighting.

HA11 is an important 'green corridor'.

If this RLDP document is to seriously consider the Climate and Nature Emergency and comply with the law (The Future Generations Act) it should avoid building on greenfield sites, such as HA11, which already struggling to support biodiversity. The cost to the environment and to public health is too great.

Page 76 'Future Wales':

'Resilient ecological networks are vital for nature recovery and are networks of habitat in



good ecological condition linking protected sites and other biodiversity hotspots across the wider landscape, providing maximum benefit for biodiversity and well-being.'

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

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

**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:	

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.

Plan should specify how the affordable housing would be allocated.

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

Is your representation in support or	Support:	
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objection?	Objection:	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. HA11 Land east of Burrium Gate, Usk I object to the allocation of this site on the grounds of policies S8, HA1 – HA18 and does not conform to national policy (PPW12 and Gwent PSB) and Future Wales: the National Plan 2040 and does not meet PPW Goals 1,2,3,4,5,6 or 7. Please see details at the end of this document. HA11 objection Land east of Burrium Gate, Usk “Commuted sum TBC, if necessary.” “Net Benefit for biodiversity relating to any loss or degradation and required compensation,” What exactly will be degraded or lost? Specifics need to be stated. b) “The boundary hedge to the east and south of the site will be retained and enhanced, allowing for site access where appropriate.” How would the hedge be both retained and site access given? How would the hedge be ‘enhanced’? How would existing wildlife and habitats be protected? c) “An appropriate buffer to SINC sites will be included and opportunities to create and enhance priority grassland habitat will be provided as part of the development.” What is the ‘appropriate buffer’? How would it be included? Details should be provided; this is vague. The proposed site supports wrens, thrushes, swifts, field mice, wood mice, shrews, the common toad, hedgehogs, lesser spotted woodpeckers, Pipistrelle and Noctule bats, all of which I have seen there. Nearby Cockshoot Wood and other woods are SINCs, where there are there are hedgerow trees providing habitats for birds and wildlife, such as the wren, songthrush, Great crested newt, Pipistrelle bat, Whiskered/Brandt’s bat, Noctule bat, Dormouse and hedgehog.		



The River Usk forms part of a strong network including the Olway Brook and other small watercourses which provide critical habitats for insects, amphibians, birds and mammals and have been identified as priority areas for conservation under climate change because they offer refuge for animals seeking shelter in warmer conditions. The importance of such areas is likely to increase in years to come rather than decrease.

Reading this RLDP, I think the Climate and Nature Emergency and all associated issues are being sidestepped. I have real concerns that building on this site in Usk without consideration of issues outlined here would be misguided and store up problems for the future.

The financial contributions, accountability, mentions of 'commuted sums', use of TBC (15 times) and other vague aspirations are very concerning.

Sustainable Travel and Highways

d) "Provision of off-site highway infrastructure improvements as necessary, having regard to requirements arising from the Transport Assessment and including: • An agreement for the proposed Monmouth Road junction, footways, street lighting, crossing provision and the widening and improvement of the existing footway on Monmouth Road."

Has the impact of street lighting on bats, birds and nocturnal wildlife been assessed?
Details are required.

Sustainable Management of Natural Resources: Welsh Government declared a climate emergency in order to co-ordinate action nationally and locally to help combat the threats of climate change:

Flood risk

f) RLDP states that the new building would accommodate flood risk "within the layout of the site" – this misses the point; PPW12 actually states that new building should *"avoid inappropriate development in areas that are at risk of flooding or that may increase the risk of flooding elsewhere."*

No matter how sustainable any new development is within itself, existing Burrium Gate and the Monmouth Road and the surrounding area does flood. Further building for houses and cars and loss of hedgerow and grass would increase the risk of flooding to other areas.

I have images of flash flooding across the area taken in May 2023 and of flooding in winter/spring 2024. I also have images of the proposed site at HA11 as evidence of the role the land is currently serving as a 'carbon sink'.

Climate change will bring further extreme weather events.

Surface water

The Monmouth Road currently does not cope with surface water. The overland drainage flow coupled with the hill means that water rushes down the road. I believe more building is likely to contravene PP12 through increasing the risk of flooding elsewhere – at the existing settlement in Burrium Gate, the existing 'new' houses on Monmouth Road and



down Factory Lane.

Flooding from watercourses (Olway Brook) and from surface water (on the Monmouth Road) occurs quickly with little warning and to significant depths. This restricts new development. I have images and a video of the site itself with water pouring downhill, taken in October 2024.

Climate change is likely to increase the chances of heavy rainfall and the subsequent risk of flooding.

Given the road system, and absence of a railway station, there is likely to be a continued reliance on the car as the primary mode of travel. **'Effects on climate change are therefore uncertain.'**

The site is located within the River Usk phosphorus sensitive catchment area

The River Usk is a Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSI). The River Usk is also heavily polluted with alarming levels of phosphorous and, although solutions are being investigated, no targeted strategy has been put into operation. Detergents and sewage are contributors.

Dwr Cymru Welsh Water states that it can fulfil the requirements for building on the site, which is doubtful: indeed, it has been ordered to pay a £24.1m underperformance penalty by industry regulator Ofwat."

<https://www.bbc.co.uk/news/articles/cqjr9qlr1ryo> October 2024

An Appropriate Assessment needs to demonstrate to existing Usk residents whether or not it is possible that the development proposal will have no adverse effect on the integrity of the river SAC. <https://naturalresources.wales/about-us/news-and-events/news/tighter-phosphate-targets-change-our-view-of-the-state-of-welsh-rivers/?lang=en>

Infrastructure

- i) Concerns for Usk bridge which cannot withstand more big lorries which would be needed for construction along with the increase in traffic that development would bring.
- ii) Usk does not have the infrastructure of doctors/dentists/local transport/schools/leisure facilities to handle any further demand.
- iii) There is a very limited bus service, sporadic evening taxi service and no railway station resulting in a high dependence on car use and no investment to develop cycleways to relieve local traffic.
- iv) The site falls outside the desirable 20 minute walk from the centre of Usk town and, with its significant gradient, is not a sustainable option for families with small children (bearing in mind it would be a two-way journey and the gradient of the hill is fairly steep).



- v) Concerns re the limited amount of employment within Usk with no realistic expectation of developing sufficient jobs to employ new residents; increasing the need for commuting by private transport (since there is insufficient public transport).
- vi) Adverse elevation of the field on two planes. Any development above the current contour of the Usk settlement would have a detrimental effect on the existing landscape. The RLDP seeks to address this by setting out that the settlement is maintained within a ridgeline no more than 30m above Ordnance Datum. The size of the proposed site is circa 2.6 ha and the number of proposed houses approximately 40 (20 open market homes and 20 affordable homes) – this would mean that houses would be crowded into a reduced area.
- vii) In terms of drainage and biodiversity loss the houses would have a negative impact on the existing houses and gardens that adjoin the site.
- viii) Loss of open green space, within walking distance, would not contribute to the health and wellbeing of visitors or existing residents.

Landscape

- i) Additional growth delivered on greenfield land on the edge of existing settlements will place increased pressure on the County's landscape interests and rural character with the potential for long term negative effects.
- ii) Climate change (including flood risk). In terms of climate change mitigation, a higher level of growth here will ultimately lead to increased levels of greenhouse gas (GHG) emissions private car use/driveways and pavements/loss of water-absorbing land.

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.		



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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:

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.

Tourism

The importance has been recognised in the document in monetary terms.

However, building on greenfield sites will not improve the visitor experience.

With regard to building in historic towns, the value of the visitor experience and 'green' tourism does not seem to be maximised. There is huge potential growth in this area. Monmouthshire is the 'gateway to Wales'.

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:

No:

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

Fails Test 3: Will the Plan deliver

☒

☒



(is the Plan appropriate for the area
in light of the evidence)?

(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):

“As with the RLDP issues, the objectives have been grouped in alignment with the seven wellbeing goals as set out in the Well-being of Future Generations (Wales) Act 2015, and are aligned with the RLDP issues, the main policy themes identified in Planning Policy Wales (PPW12), the Gwent PSB Well-being Plan steps and the Council’s Community and Corporate Plan, as set out in Table 1. The objectives are not listed in priority order. “

With regard to building on HA11 **The Plan does not conform to national policy (PPW12 and Gwent PSB) and Future Wales: the National Plan 2040 and is not sound regarding these PPW12 themes –**

Does it have regard to national policy (PPW)? No, on Goals 1,2,3,4,5,6 or 7:

A prosperous Wales (Well-being Goal 1). There is **no** evidence in the RLDP that bringing more families to Usk which has insufficient infrastructure will result in a thriving, ambitious place.

A resilient Wales (Well-being Goal 2).

Green Infrastructure, Biodiversity and Landscape: Building on HA11 would increase carbon emissions, not help Gwent adapt to climate change and would not protect our natural landscape.

Flood risk: local flooding issues previously highlighted by residents and brought to the attention of MCC are being ignored. They continue. The RLDP is vague and relies on promises and ‘commitments’ only, from agencies which previously have not delivered. The claim that flood risk is being taken account of ‘both existing and in the future’ is not supported by detail, especially in a Climate and Nature Emergency.

Building at HA11 would **not** protect our natural environment and cannot be said to contribute to a Green Place to Live.

Minerals and Waste: Building at HA11 would increase the number of families having to drive out of Usk and back again to dispose of their large items at recycling centres in other, larger towns. This would increase carbon emissions, not reduce them.

Land: Building new houses at HA11 does **not** ‘support the adaptation and re-use of existing sustainably located buildings.’ There are empty buildings and flats in the centre of Usk which could be adapted.

Natural resources: RLDP Objective 7 – Building 40/41 new houses on greenbelt on the edge of a small town without sufficient infrastructure (public transport; healthcare etc.) cannot claim to be taking ‘action to reduce our carbon emissions, help Gwent adapt to climate change and protect and restore our natural environment.’

Building at HA11 would conflict with Objective 7.

A Healthier Wales (Well-being Goal 3) Building at HA11 does not support this goal. In Usk there is one small and over-stretched doctor’s surgery which does not have capacity to take



on new patients.

There is no direct bus service to the hospital in Abergavenny.

A More Equal Wales (Well-being Goal 4)

Demography

Building at HA11 would not necessarily support PPW12 unless infrastructure was put in place to deliver the services, jobs and recreational facilities that a younger demographic requires.

A Wales of Cohesive Communities (Well-being Goal 5)

Placemaking

Building at HA11 would not 'enhance the identity of Monmouthshire's landscape' and, for the reasons I have previously given, might contribute to people's isolation. For these reasons it does not meet the Placemaking Objective.

Communities

Building at HA11 would not meet the objective, unless public transport to Usk is vastly improved (running in the evenings and weekends, allowing people to use the facilities that the towns of Chepstow, Abergavenny, Monmouth and the Mall, Bristol offer) and unless healthcare is addressed at a local level.

Rural communities

'as far as possible' in Objective 13 makes this statement vague and inadequate.

Infrastructure

Building at HA11 would not meet the RLDP objective 14 nor the PSB Plan, unless there is further capacity at the GP and adequate green infrastructure as an incentive for people give up their cars to avoid more carbon emissions from out-flow, which is a serious problem in Monmouthshire and in Usk in particular.

Accessibility

Building at HA11 would not meet RLDP Objective 15. 'To provide opportunities for active travel'; if this statement means a cycle path (as a leisure activity) it would not overcome the issue of people choosing cars over an inadequate green transport system.

A Wales of Vibrant Culture (Well-being Goal 6)

Culture, Heritage and Welsh Language

RLDP Objective 16: I'd suggest that Usk is an ideal town suitable for protection. At the Rural Life Museum many visitors to the area are eager to explore the historic streets. A lot more could be done here to 'enhance the built environment for the future'.

A Globally Responsible Wales (Well-being Goal 7)

Climate and Nature Emergency

Distinctive and natural places: Building on HA11, a greenfield site, does not 'take action to reduce our carbon emissions' – as I have previously commented, it would increase them.



Building on HA11 cannot be said to 'protect and restore our natural environment.' I believe that this RLDP has considered house-building at the expense of the Climate and Nature Emergency and that the RLDP is inadequate and short-sighted. Building at HA11 would not contribute to Gwent PSB Well-being Steps 'A Green Place to Live' nor 'A Safe Place to Live'; it is likely to cause further pollution and release more carbon into the atmosphere.

Our distinctive and natural places are by law (Future Generations Act 2015) protected for the children of the future and it is our duty to safeguard them. There is a milestone within the Act 'to reverse the decline in biodiversity with an improvement in the status of species and ecosystems by 2030 and their clear recovery by 2050' and '...which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.'

Building on HA11, a green field in a community already suffering from surface water issues and flooding and with inappropriate infrastructure, would not be consistent with the policy.

The provisions that the RLDP makes with regard to the new developments (net zero homes, provision of vehicle charging infrastructure) are admirable for the design and construction of those new developments in themselves but removing green places and habitats, when Welsh biodiversity is under threat and local species are on the Red List, is reckless and does not conform to Future Wales: 2040:

"Wales' reputation for sustainability and care for the next generation is a key feature that distinguishes us from other countries, inspiring a new generation of responsible international visitors." Page 7 International Strategy document

"Over the next five years, to establish Wales as a globally responsible nation, we will:
"Become known internationally as the first country to put the UN sustainability goals into law by promoting the Well-being of Future Generations Act." Page 7 International Strategy document.

'...which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.'

Future Wales The National Plan 2040

- Does it have regard to national policy Future Wales: the National Plan 2040?

Building on HA11 does not have regard for The National Plan:

Issue 11 – 'Monmouthshire is renowned for its beautiful landscapes and major biodiversity resources including River SACs'.

Issue 12 – 'There is a need to improve connectivity within the landscape through protecting and improving existing wildlife networks and corridors, including both green and blue infrastructure, and creating new linkages to allow species to move and adapt to climate change impacts.'

Building at HA11, which is an area important for biodiversity and a corridor between other, protected areas.

"Development at the lower-tier plan or project stage will need to demonstrate there are no adverse effects on the features for which a Natura 2000 site has been designated, and Future Wales does not support lower-tier plans or projects where this is not concluded."



- Establish our reputation for sustainable adventure tourism. Page 7
- Raise Wales' profile by promoting Wales as a centre for adventure tourism and sustainable tourism and increase visitor numbers. Page 29

well-being goals are:

- A prosperous Wales – an innovative, productive and low carbon society which recognises the limits of the global environment and therefore uses resources efficiently and proportionately (including acting on climate change)
- A resilient Wales – a nation which maintains and enhances a biodiverse natural environment with healthy functioning ecosystems that support social, economic and ecological resilience and the capacity to adapt to change (for example climate change).

Decarbonisation “Climate change is the globally defining challenge of our time. The Paris Agreement set the direction for the international community to come together to take action and the latest Inter-governmental Panel on the Climate Change report was a stark reminder of the urgency that is required across the international community. Climate change is a matter which transcends political and social boundaries and it is often the most vulnerable in our communities who are impacted the most.” Page 37 International Strategy document.

Building at HA11 and other greenfield sites would contravene the Low Carbon Delivery Plan (drive sustainable growth and combat climate change; › promote good health and well-being for everyone; › build healthier communities and better environments) In 2021, it was estimated that greenhouse gas emissions released into the atmosphere directly from within Wales totalled 36.3 million tonnes of carbon dioxide equivalent (MtCO₂e), **an increase of 7%** from 2020. ‘Statistics The Well-being of Wales document 2023’

Building at HA11 would contravene the Advice for Rural Areas 4.1.2 – 4.1.5

Placemaking in Rural Areas 4.1.2 The planning system should seek to create sustainable places in rural areas to promote well-being.

4.1.3 In line with sustainability and placemaking outcomes, rural areas should be conserved and, where possible, enhanced for the sake of its ecological, geological, physiographic, historical, archaeological, cultural and agricultural value and for its landscape and natural resources.

4.1.4 Rural areas face challenges such as the impact of climate change, but can help mitigate its effects by protection of carbon sinks and as locations for renewable energy sources in line with the Resilient Wales well-being goal.

4.1.5 Most new development should be located in settlements which have good accessibility by non-car modes.

(National Development Framework 2020 – 2040, Rural Areas)

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?

No, I don't think it has. I have tried to become very engaged in this process and reported all the above issues at this site previously, and I have liaised with MCC about flooding and surface water at HA11, but I don't feel listened to. I think existing that local residents'



queries have been dismissed in order that numerical housing targets have been divided out.

I don't think that the Climate and Nature Emergency and extreme and fluctuating weather has been given due consideration.

Test 2: Is the plan appropriate? (Is the plan appropriate for the area in the light of the evidence?)

Questions:

- Is it locally specific? **No**
- Does it address the key issues? **Not of HA11**
- Is it supported by robust, proportionate and credible evidence? **No**
- Can the rationale behind the plan's policies be demonstrated? **No with regard to HA11**
- Does it seek to meet assessed needs and contribute to the achievement of sustainable development? **No**
- Are the vision and the strategy positive and sufficiently aspirational? **They are but they are limited**
- Have the 'real' alternatives been properly considered? **No, for example development within the town centre**
- Is it logical, reasonable and balanced? **No, there is an emphasis on Prosperity**
- Is it coherent and consistent? Is it clear and focused?
Not with regard to HA11, which lacks detail and ignores existing problems already faced by local residents.

Test 3: Will the plan deliver? (Is it likely to be effective?)

Questions

- Will it be effective? **Not for HA11** (crowded; lack of local infrastructure; increase in emissions; loss of biodiversity etc.
- Can it be implemented? **I don't see how the aspirations for well-being and biodiversity could work at HA11**
- Is there support from the relevant infrastructure providers both financially and in terms of meeting relevant timescales? **Doubtful, judging by the previous inaction of WWDC. And trial excavations on the Monmouth Road indicate that the drains are not where the plans show them to be.**
- Will development be viable? **Doubtful**
- Is the plan sufficiently flexible? Are there appropriate contingency provisions? Is it monitored effectively? **I'd say no, it isn't flexible and contingencies for climactic changes such as severe weather events, some of which we are already beginning to witness, have not been allowed for.**

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.

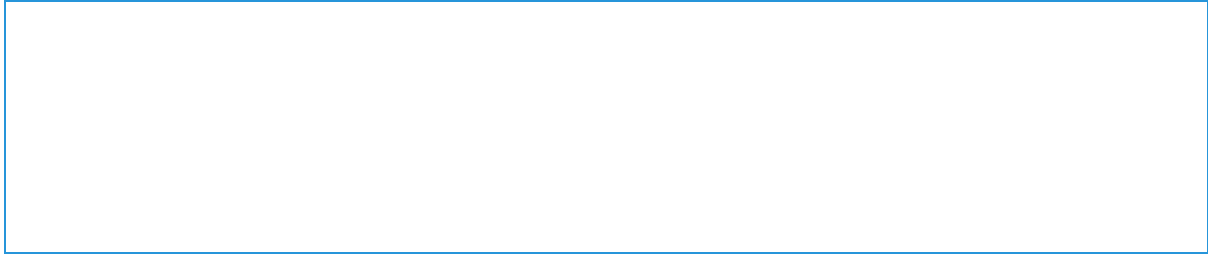
Please indicate below if you would like to speak at the public examination.

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:	
	No:	No
If you wish to speak at a hearing session which language would you wish to use?	Welsh:	
	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.





2757

Martin Stopforth

Archived: 12 February 2025 13:02:09

From: [REDACTED]

Sent: Wed, 11 Dec 2024 09:20:51

To: [MCC - PlanningPolicy](#)

Subject: Re: Replacement Local Development Plan - Comments re Abergavenny East

Importance: Normal

Sensitivity: None

To Whom It May Concern,

Following the Public Review Session in Abergavenny on 12 December 2022, I raised a number of objections in my email of 26 January 2023 (as below). Apart from an acknowledgement, there has been no further response.

At the Development Plan 'Drop In' in Abergavenny on 14 November 2023, I was astonished and disappointed to discover that the various Council Representatives had absolutely no response to give to the points I raised in my original email of 26 January 2023.

Consequently, as the concerns do not appear to have been considered at all, I am raising them once again.

Can you please advise how all these points have been addressed.

[REDACTED]

From: MCC - PlanningPolicy <PlanningPolicy@monmouthshire.gov.uk>

Sent: 26 January 2023 18:54

To: [REDACTED]

Subject: RE: Replacement Local Development Plan - Comments re Abergavenny East

Replacement Local Development Plan (RLDP) Preferred Strategy & Candidate Sites Register

Thank you for your representations on the RLDP Preferred Strategy and/or Candidate Sites Register which have been duly logged.

Your comments will be considered and addressed in the Report of Consultation and will be taken into account in the preparation of the Deposit RLDP.

Regards

Planning Policy

From: [REDACTED]

Sent: 26 January 2023 12:36

To: MCC - PlanningPolicy <PlanningPolicy@monmouthshire.gov.uk>

Subject: Replacement Local Development Plan - Comments re Abergavenny East

To whom it concerns,

I have the following comments / objections re your proposed building of 500 new homes in Abergavenny East :

1. The proposed site is currently in an area of spectacular, open, green land. It is a prime area for Abergavenny's leisure, recreation, and exercise. It is also the main access route from the town to the Little Skirrid. Not only does the proposal destroy this permanently, it is also at variance with your stated strategic objective of maximising the development on previously developed land.
2. The proposed development significantly increases the flood risk. The area currently acts as a natural rain run off / soak for the hills in the area. The proposal presents a serious and high risk of flooding for not only the new houses themselves, but also the A465, the railway, and the existing houses adjacent to the west side of the railway.
3. The proposal represents the addition of an entirely new, large village to Abergavenny, with at least an additional 1,200 residents (an increase of over 10% to the town's population), and at least over 700 additional cars. There does not appear to be any infrastructure improvements to accommodate this within your proposals. Far from your strategic objective to "sustain and enhance the town of Abergavenny", this is an unacceptable increment to the town's already overloaded and inadequate infrastructure, in, for example, the following areas :
 - a. Medical services
 - b. Shopping
 - c. Leisure
 - d. Car parking
 - e. Traffic flow through the town on the A40 route. This is already frequently gridlocked, and the volume of traffic already represents an unacceptable risk of accident / injury to pedestrians and cyclists.
4. The only access to / from Abergavenny and the proposed site on the A465 for the new houses is via the complex Hardwick Roundabout Junctions. Even without the additional traffic, this is already a highly congested and dangerous junction. You do not appear to have any proposals to address this.

Can you please acknowledge my email ?

[REDACTED]

[REDACTED]

Mae'r neges e-bost yma a'r ffeiliau a anfonir gyda hi yn gyfrinachol ac fe'i bwriedir ar gyfer yr unigolyn neu gorff y'u cyfeiriwyd atynt yn unig. Gall gynnwys gwybodaeth freintiedig a chyfrinachol ac os nad chi yw'r derbynnydd bwriadedig, rhaid i chi beidio copïo, dosbarthu neu gymryd unrhyw gamau yn seiliedig arni. Os cawsoch y neges e-bost yma drwy gamgymeriad hysbyswch ni cyn gynted ag sydd modd os gwelwch yn dda drwy ffonio 01633 644644. Cafodd y neges e-bost yma sgan firws gan Microsoft Exchange Online Protection . Mae'r Cyngor yn croesawu gohebiaeth yn Gymraeg, Saesneg neu yn y ddwy iaith. Byddwn yn cyfathrebu â chi yn ôl eich dewis. Ni fydd gohebu yn Gymraeg yn arwain at oedi. Gwybodaeth preifatrwydd: Os ydych wedi gofyn am wasanaeth neu wybodaeth gennym, byddwn yn cofnodi eich data ar gyfer dibenion prosesu a chaiff hyn ei gadw yn ein system gwybodaeth cwsmeriaid Fy Sir Fynwy. I gael gwybodaeth preifatrwydd, cyfeiriwch at y dudalen Gwefan a Chwceis ar ein gwefan - <https://www.monmouthshire.gov.uk/cy/eich-preifatrwydd/43785-2/>. This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. It may contain privileged and confidential information and if you are not the intended recipient, you must not copy, distribute or take any action in reliance on it. If you have received this email in error, please notify us as soon as possible by telephone on 01633 644644. This email has been virus scanned by Microsoft Exchange Online Protection. The Council welcomes correspondence in English or Welsh or both, and will respond to you according to your preference. Corresponding in Welsh will not lead to a delay. Privacy Information: If you have requested a service from us, your data will be processed via our customer services management system called 'My Monmouthshire'. For privacy information, please refer to the Website & Cookies page on our website - <https://www.monmouthshire.gov.uk/your-privacy/website-cookies/>.

2758

Ms Angela Jones

View results

Respondent
392 Anonymous

35:53
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.

*

I would like the over stretched Welsh water infrastructure which is totally inadequate to accommodate the houses that are already in this catchment to be totally upgraded and the rain water to be not connected to the mains water sewage making it spill into our river .

Also Welsh water has one of the worst records in country for pollution and sewage spills .

24.1 under performance penalty by Ofwat recently .

Our ecosystems are being destroyed yet we still dont give the countryside the protection it deserves .

Regulators dont regulate and are very much in bed with Welsh water .

Also flooding is a massive ever increasing problem my own home has been flooded out by Welsh waters decaying pipes that filled my house with sewage in March 2024 .

Also i live on a flood plain and due to extra houses being built in the attended areas this will increase the flooding coming off what were fields that held the water in .

Our River Usk which SSSI & SAC protected is the most polluted protected river in Wales 88% failure rate and growing .

At Save the River Usk We have 3 years of data showing this with over 4,000 samples .

PPW12 actually states that" new building should avoid inappropriate development in areas that are at risk of flooding or may increase risk of flooding "

I can share videos of recent flooding even a few weeks back that would impact lower properties .

Also surface water from monmouth road does not cope with surface water causing the Olway brook to flood extremely quickly which in turn comes up in our fields causing flooding to our homes .

Climate change is likely to increase which will also play a roll in wetter weather and storms .

Also can i add the relevant checks for wildlife and habitats have not been truly addressed.

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

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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

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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

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

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Climate change is likely to increase which will also play a roll in wetter weather and storms .

Also can i add the relevant checks for wildlife and habitats have not been truly addressed.

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.

*

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Climate change is likely to increase which will also play a roll in wetter weather and storms .

Also can i add the relevant checks for wildlife and habitats have not been truly addressed.

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.

*

I would like the over stretched Welsh water infrastructure which is totally inadequate to accommodate the houses that are already in this catchment to be totally upgraded and the rain water to be not connected to the mains water sewage making it spill into our river .

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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

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Also can i add the relevant checks for wildlife and habitats have not been truly addressed.

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

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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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Also can i add the relevant checks for wildlife and habitats have not been truly addressed.

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.

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Also can i add the relevant checks for wildlife and habitats have not been truly addressed.

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

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Also can i add the relevant checks for wildlife and habitats have not been truly addressed.

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.

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Also can i add the relevant checks for wildlife and habitats have not been truly addressed.

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

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**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

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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

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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.

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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.

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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): *

This plan has not properly been thought out at all .
You will be putting the residents of Usk at more flood risk , more pollution through lack of infrastructure in place and putting more pre-sure on the existing enviroment , ecosystems and habitats . It's a disaster waiting to happen .
This seriously needs urgent attention and those habitats and homes that are suffering already with flooding and pollution will only increase .
I would like the over stretched Welsh water infrastructure which is totally inadequate to accommodate the houses that are already in this catchment to be totally upgraded and the rain water to be not connected to the mains water sewage making it spill into our river .
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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.

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

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

☐ Welsh

☒ English

Part 5: Welsh Language

67. 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?

68. 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'.

2760

Dr Geoff and Mrs Louise Walker

View results

Respondent

527

Anonymous

165:58
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

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

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

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

*

Our comments on infrastructure policies are made in relation to a particular 'Candidate Site, Burrium Gate Phase II " in Usk . Policy HA 11. This is the focus of our response set out below, as we are in no position to comment on the RLDP's strategic objectives and policies overall. We have commented on Test of Soundness 3 as it applies to this particular site.

**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

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.

*

We would like to make a general point about the Plan's overall objective (stated as well as implied) to achieve 50% 'affordable' housing on new development sites. Whilst we are not against the aspiration to achieve as high a proportion of affordable dwellings as possible , how realistic IS 50%, Experience in England suggests that on most housing developments it is difficult to achieve even 30%, especially on difficult small sites with many constraints needing to be resolved , at a cost. Our comments relate to such a site (Policy HA II Land East of Burrium Gate, Usk)

**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

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.

*

Our comments under this heading have been set out above and confined the implications Policy HAll.

**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

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.

*

Entered as an "Objection" as there is no appropriate category in this consultation format for 'comment' / neither support nor object ".

The section /question numbers dd not match those of the printed Representation form which we looked at initially.

However, we appreciate this opportunity which MCC has provided to comment on this Deposit Stage Plan.

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

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?

No comment

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?

No comment

2761

Mr John Holdsworth

View results

Respondent

571

Anonymous

20:13

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.

*

Myself and my Wife [REDACTED] object for the following reasons:

1/ The traffic congestion already is beyond that which can be accepted. Combined with the traffic flow from the Forest of Dean (which will expand due to their plans) the new houses and hotel/care home on the site adjacent to Moun-ton Rd will further exacerbate the problem. Until the Welsh government takes significant action to improve the traffic situation these houses should not be given planning permission.

2/ The environmental damage done by this new site will effect the wildlife and views from the Monmouth road as it leaves Larkfield roundabout towards the Area of Natural Beauty nearby.

It seems misguided to use farm land for housing and hotel/care home new builds.

3/ Services in Chepstow need to improve to cope with the new build population. Schools and Healthcare are just two of the issues that need addressing.

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 place-making 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.

*

The planned location of house and hotel/care home on the entrance to the Wye valley is wrong headed

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?

2765

Mrs Gillian Lambert

[View results](#)

Respondent
316 Anonymous

24:21
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

This site will have a substantial impact on:

- drainage and water flow in the area, we already see substantial drainage off this field into surrounding fields, roads and water courses causing damage to infrastructure and this can only get worse if the site is developed
- the site will force considerably more use of the Earlswood Road which is narrow, constrained by building on both sides and does not have a footway, causing risk to pedestrians
- assuming that each house has at least one car, the road traffic through this bottleneck in the village will be much increased as it can reasonably be assumed that the majority of commuters will be heading to the M48 at Chepstow or the proposed development site at Newhouse Farm.
- the quantity of homes proposed represents a significant growth of the village size, which the infrastructure does not support for example, sewerage and school places, and also the very character of the village
- there are few amenities in the village, and particularly no shop or post office and a very infrequent bus service, so siting a significant number of houses here will cause increased road traffic with associated emissions and air pollution. It is not a convenient place to site families who rely on public transport, which one may suppose that a number of those in social housing need.
- the proposal includes street lighting which will impact on this part of the village which enjoys dark skies and inevitably on local wildlife

In summary, the area designated is not suitable for the quantity of houses proposed, and the village cannot support them properly. It is recommended that the development would be better suited to an area which had more amenities and infrastructure to accommodate the increased population.

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

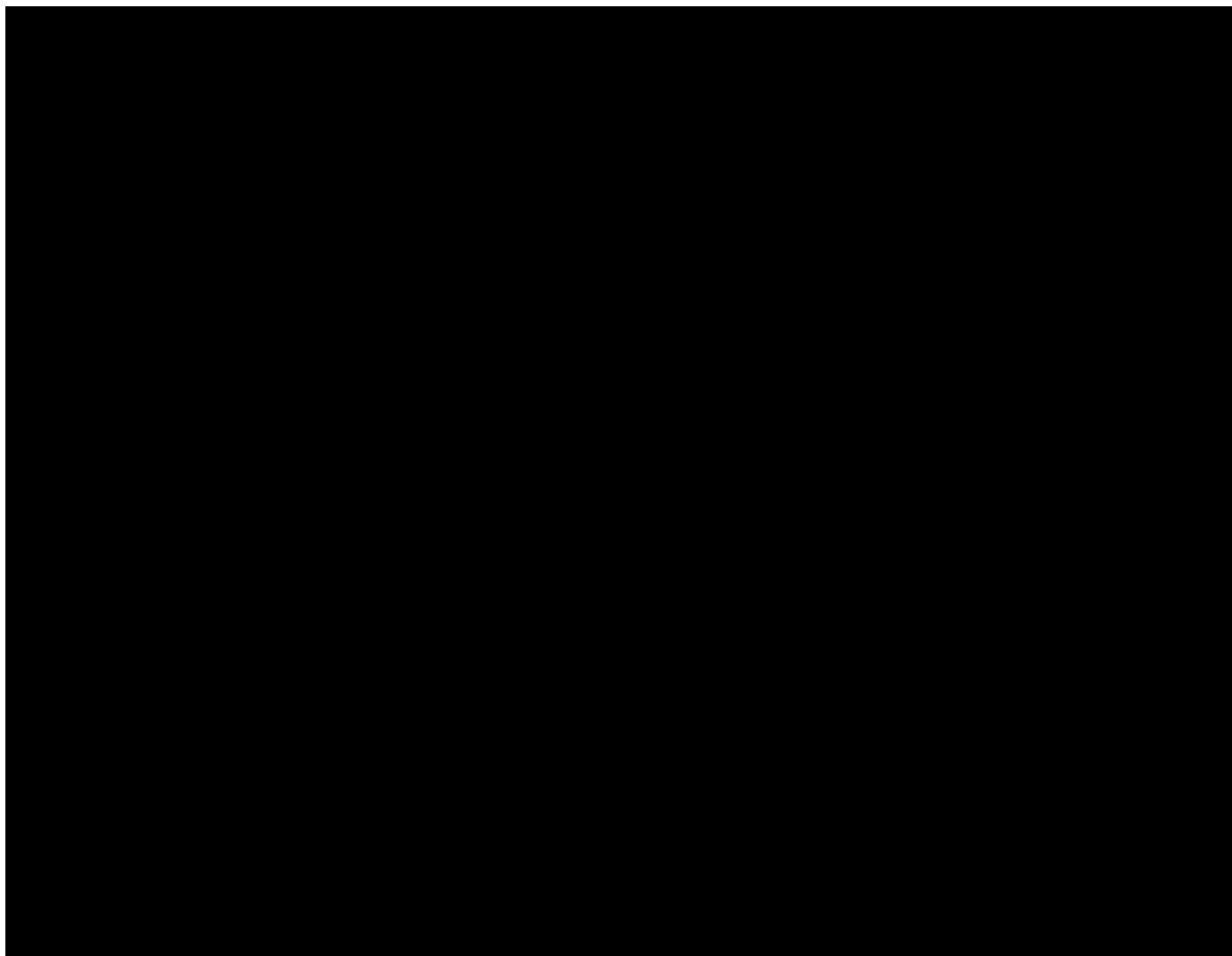
30. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be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

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'.



2769

Dr Peter Thompson

[View results](#)

Respondent

179

Anonymous

22:20

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.

*

Before any new build, the infrastructure needs to be drastically improved to a level where the current population could be properly served. At present, we queue everywhere. The doctor, the dentist, the supermarket and especially the A466 at High Beech roundabout.

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 infrastructure and services at present are unable to support the present population so a higher number will only exacerbate the problem.

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 wrong place with the exit from the proposed site almost certainly needing traffic lights.

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

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.

*

The chosen site is in the wrong place and the traffic will get worse and worse whilst the supporting services will crumble. The A466 is always busy without any further development.

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

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

28. 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)

29. 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)

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

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.

*

There are spaces set aside as children's play areas. The equipment provided appears minimal in a very small space and not inviting.

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

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?

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?

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

179

Anonymous

22:20

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.

*

Before any new build, the infrastructure needs to be drastically improved to a level where the current population could be properly served. At present, we queue everywhere. The doctor, the dentist, the supermarket and especially the A466 at High Beech roundabout.

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 infrastructure and services at present are unable to support the present population so a higher number will only exacerbate the problem.

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 wrong place with the exit from the proposed site almost certainly needing traffic lights.

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

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.

*

The chosen site is in the wrong place and the traffic will get worse and worse whilst the supporting services will crumble. The A466 is always busy without any further development.

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

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

28. 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)

29. 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)

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

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.

*

There are spaces set aside as children's play areas. The equipment provided appears minimal in a very small space and not inviting.

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?

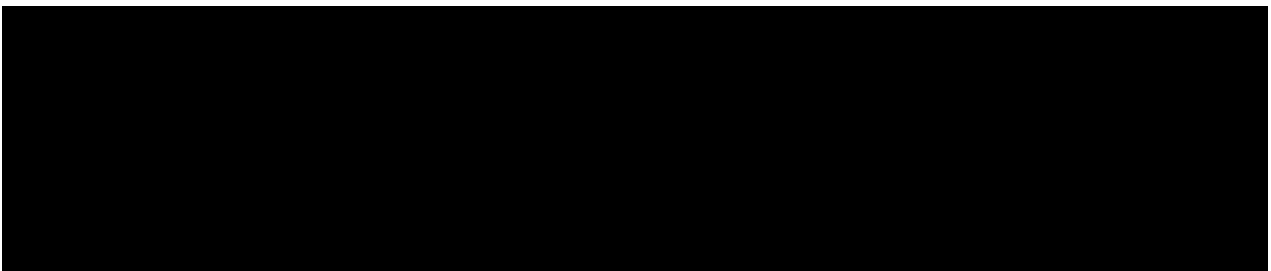
☐ Yes

☒ No

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?

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?



2775

Mr Robert Kellaway

[View results](#)

Respondent
323 Anonymous

26:19
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

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

*

Total objection to the planned building of houses at this location

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 plans do nothing for outdated and unsuitable infrastructure around Chepstow.

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 location could not be much worse due to the appalling traffic situation at Highbeech roundabout. This development will only deteriorate an already catastrophic position for a town turning to ruin.

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.

*

The policy hypothetically is ok, in reality Hardwick Hill needs to be bypassed and no new building in Chepstow creating pollution and traffic. Hardwick Hill is a pollution hotspot, a health hazard for local people see the pollution station results for details.

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)

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

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.

*

The basis of any infrastructure policy for this area requires a bypass removing all but local traffic from high beech and Hardwick Hill. The A466 also needs lightening of load as unsuitable vehicles use it as a rat run from The M48/M4 to Monmouth and the M50. Nothing else matters. No bypass no building.

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.

*

There are no jobs here, it's a commuter town [REDACTED]
[REDACTED]

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

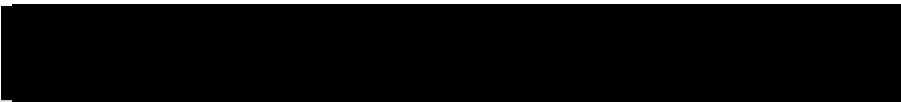
31. Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box

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

*

Site?? Anywhere within 5 mile radius of here

Is not a suitable site. It goes



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

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

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.

*

Sustainable transport here is an oxymoron. It's a commuter town and therefore cars are the past, present and future. The basic fact that you can't get a train from Chepstow to Bristol is testament to the incompetence of infrastructure management.

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

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

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*

This is a never will be a retail hub shops have closed the high street is atypical of UK high streets these days estate agents and Charity shops. [REDACTED] This is why we have retails parks in Bristol and Newport. So many attempts to bring retail here have tried and failed small businesses going under all the time.

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

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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

Part 4: Appearance at Examination Hearing Sessions

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

45. 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

46. 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 have lived in Wales for 50 years I learnt Welsh at GCSE. Sorry but other than a cultural gesture it's a waste of time and resource . If you want a language policy to benefit Wales and the UK learn Spanish or Mandarin Chinese then you will have a generation capable of communicating with the world of commerce

47. 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?

NA

About you

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