



Monmouthshire Replacement Local Development Plan

2018-2033

RLDP Deposit

Representations Register

Volume 5 - Private Individual



monmouthshire
sir fynwy

Private Individual

3316	Tony Wilson
3317	Mrs Caitlin Golaup
3318	Mrs Adrian and Elizabeth Appleton
3319	Nr A Andrew Hubert von Stauffer
3320	Mr Aaron O'Shea
3321	Mrs Abbie Boodeny
3322	Miss Angela
3323	Mrs Angela Harries
3324	Mrs Anne
3325	Mrs Barker
3326	Mr Ben Townsend
3327	Miss Bethan Jones
3328	Dr Bethany Wright
3329	Mrs Bonnie Li
3330	Mrs Brenda Phillips
3331	Mr Brian Davies
3332	Mr Brian Lloyd
3333	Mr Brian McDaid
3334	Mrs Brown
3336	Mrs Carolyn Chapman
3337	Mrs Cathy Geary
3338	Mrs Cerys Mutton
3339	Mrs Charlotte James
3340	Mrs Cheryl Cummings
3341	Mr Chris Giles
3342	Mrs Christine Fowkes
3343	Alexandra Hilu
3344	Mrs Alison Wooder
3345	Anthony Pickup
3346	Susan Hughes
3348	Tracey Robinson
3349	Frank Brehany
3352	David Adams
3353	Dr Alison Weightman
3354	Mrs Claire Parsons
3355	Miss Clare Nurden
3356	Ms Clare Spencer
3357	Mr Connor Bryant
3358	Mr Craig Wooler
3359	Mr Dai Burgum
3360	Mr Daniel Thomas
3361	Mr Danny Bernheim
3362	Mr David Charles
3363	Mr David Hawker
3364	Mr David Payton
3365	Mr David Sim
3366	Mr David Tyler

3367	Mr Dawson Williams
3368	Keith Poultney
3369	Mr Dean Saunders
3370	Ms Deborah Hayler

3316

Tony Wilson

RLDP Deposit Plan Consultation

I am writing to formally object to the recent Replacement Local Development Plan (RLDP) proposal CS0232 to construct a housing development adjacent to Redd Landes in Shirenewton. [REDACTED] small community within a conservation area, I am concerned that the proposal is very detrimental to the conserved identity and that it will have a severe impact on the local infrastructure, environment, and quality of life for current residents.

There is a very limited bus service to and from Shirenewton, certainly not an adequate service for people to get to and from work, and almost impossible for reaching any appointment at the Royal Gwent Hospital in Newport. The roads are hardly suitable for cyclists to commute and walking without pavements to the not so near town of Chepstow is completely out of the question. Moreover, our community does not have a medical facility, making it difficult for existing residents, especially those who are elderly or vulnerable, to access necessary care. An influx of new residents would exacerbate this issue, as current services in Chepstow are limited and already stretched.

Shirenewton's primary school is already at 95% of its official capacity of 210 pupils, which is the absolute maximum number of students it is designed to accommodate within its facilities and staffing arrangements. A significant increase in the number of families would necessitate either school expansion or bussing children to neighbouring areas, both of which come with logistical and financial challenges.

Shirenewton no longer has a shop of any description. Residents will need their own transport for both work, shopping and medical care, a facility which might be out of reach for those in need of "Affordable Housing". Without adequate public transportation, the increase in traffic from additional cars would further strain local roads, contribute to pollution, and increase the risk of accidents. Furthermore, the road from the proposed site to the village centre is busy and narrow without pavement, putting pedestrians at risk. There is no alternative access to the village school.

Previous attempts to create a new shop in Shirenewton have not been successful. Were a shop to be established however, the best location would probably be within the Recreation Ground, alongside or possibly within the present underutilised Recreational Building.

Any proposed housing development site would be better placed on the opposite side of Earlswood Road, which would provide safer access for

children to enter the Recreation Ground (and perhaps a shop) without crossing a busy road.

One of the attractions of Shirenewton is its reputation of being the most prestigious village in Monmouthshire, with much of it sitting within a conservation area. The proposed high-density development will be detrimental to the village and is completely out of character with the alongside housing at Redd Landes, which is covenanted to be low density executive homes sitting within the conservation area. It is understood that the goal of a conservation area is to maintain the heritage, aesthetics, and local identity of an area for future generations. Affordable housing developments often struggle to meet the aesthetic standards consistent with conservation objectives. The high-density deposit plan proposal would appear to be most inconsistent with that goal.

The proposed plan is on an existing, often saturated, agricultural field which slopes away from Earlswood Road. It is likely that significant investment would be required to achieve adequate drainage and sewerage arrangements for a development of the proposed scale. Effluent management is especially critical in a conservation area, where protecting local ecosystems and waterways are paramount. Inadequate sewerage provisions could lead to contamination of the nearby stream which flows through the Gwent Wildlife fields which separate Shirenewton from neighbouring Mynydd Bach.

I would urge the Council to revise the proposal from high density to a much lesser number of low-density executive type houses, to be located perhaps on the opposite side of Earlswood Road, alongside the Recreation Ground. This would provide safer access, particularly for children, to the field and a shop, should one be constructed. This could pave the way for the Recreation Ground to eventually being a true and well utilised green space at the heart of the village, rather than on its periphery.

In summary, I strongly believe that Shirenewton lacks the infrastructure, amenities, and services required to support a development of this scale. Such a project would harm our environment, disrupt the "jewel in the crown of Monmouthshire" character of our village, and strain already limited local resources. I urge the council to reject this planning proposal and prioritise more modest sustainable growth that respects our community's needs and heritage.

Yours sincerely,

A solid black rectangular box used to redact the signature of the sender.

[View results](#)

Respondent

232

Anonymous

25:41

Time to complete

Part 1: Contact Details

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

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

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

8. Would you like to comment on this question *

☒ Yes

☐ No

9. Is your representation in support or objection? *

☐ Support

☒ Objection

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

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

*

policy HA 18 site number CS0232

The proposals are not consistent with the current balance of the village.

The location of proposed road access on to a busy road is opposite a children's nursery. I am concerned about the danger of the increased traffic

The public transport is not adequate for 26 new houses with 50% of the housing proposed to be social housing

The employment opportunities in this very small village is inadequate for 26 new households.

Indications exist from the Archaeological Society that the use of land will defer future exploration

The land is used extensively by migrating birds. This is being checked with the Gwent Wildlife trust

Insufficient drainage causing further sewage issues in the 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

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

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.

*

The proportion of social housing on the development is 50/50. This proportion is above previous social/private housing. It is expected that a ration of 75/25 is the normal

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.

*

residential site increases road access opposite a pre school nursery

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): *

Relocate from a dangerous highway position. Small children will be put at serious risk from the increased traffic

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

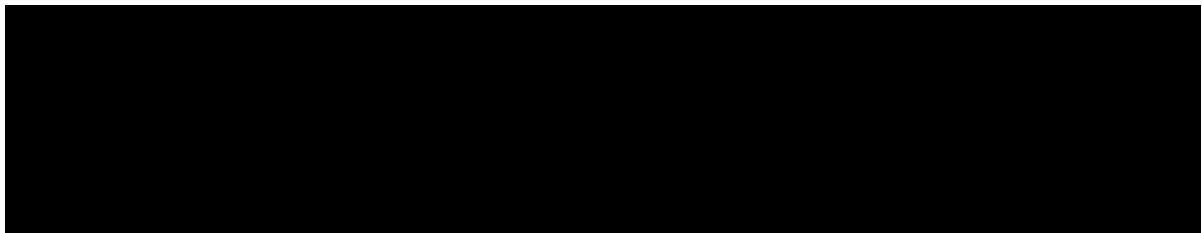
☒ No

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?

It will make no changes to the above. I have never met anybody in the area since i moved here 12 years ago speaking Welsh therefore N/A

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?



3317

Mrs Caitlin Golaup

[View results](#)

Respondent

153

Anonymous

67:43

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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4. Organisation (where relevant)

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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 am extremely concerned about one of the proposals being for the development of the open land west of the A466, between Mounton Road and the High Beech roundabout.

It is completely the wrong location for new development, opening onto St Lawrence Rd, which is already backed up as far as Kingsmark Lane by 7am many mornings. From that junction through to the M48 junction, less than two miles, can take 45 minutes when the POW bridge is closed. Even on a day without unusual traffic problems, getting as far as the M48 can take 20 minutes for residents of The Danes, Crossway Green or Romana Grange who leave home for work later than 7am. Yet someone wants to add building traffic and traffic from new residents of this development into the mix? It is a recipe for disaster and shows no respect or empathy for people already resident in Chepstow who struggle simply to reach their work or school.

Other local roads are regularly gridlocked thanks to multiple new building projects in Gloucestershire, with increasing numbers of residents there using Chepstow as a cut through for commuting to Bristol. Do we really need to add to the problem?

Our geography limits us from expanding our roads and the council has been unable to relieve the pressure on the town despite a very clear need for strategic intervention for some decades now. (It's not like locals have not been asking for help.) This is problematic for many reasons: it is dangerous in terms of impeded access for emergency services, and in the longer term threatens the health and wellbeing of residents by negatively impacting air quality. An unnecessarily longer commute will make a property developer richer but it will also have a negative impact on the health and wellbeing of commuters and their families, with a likely knock-on effect on demand for health and social care.

It is not unreasonable for Chepstow's residents to expect of a quality of life appropriate to the small Welsh town that we are: a quality of life already compromised by pressure on roads and amenities. Chepstow's infrastructure is struggling to cope with the population of our small town as it is; last week it took me an hour and a half to get through to Mt Pleasant Practice (situated at Chepstow Community Hospital) on the phone. When I turned up in person the waiting room was full and there was a queue at the reception desk. Which doctors and nurses will be servicing the needs of hundreds of residents of this new development? Realistically, many of those residents are likely to be from Bristol, if the expansion of Chepstow increases as it has in recent years, and it would be disingenuous to say there will be no extra pressure on our very stretched local services.

Chepstow is visibly creaking at the seams yet someone proposes to not only build more houses, and a hotel, and a care home here but to build them on quite possibly the worst piece of land that could have been chosen, in terms of traffic. That raises some very important questions. For whose benefit is this? In what way does approving development in this location improve the quality of life for Chepstow's residents? How do London-quality traffic jams keep air pollution at an acceptable level appropriate to a small country town? How will the council ensure that this development does not cause more harm than good to our community?

This development has been mooted for years. Perhaps when it was first scoped out it made more sense but this particular location, with its overburdened local amenities and infrastructure challenges, has since become wildly inappropriate. I would hope the council's planning team looks at Chepstow today, and Chepstow in future, instead of making decisions based on the sort of town we used to be, from a time when we had more capacity to expand at this location.

The bottom line is that approving this development is no longer in the wider interests of Chepstow as a whole.

Thank you for your time.

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

11. Would you like to comment on this question *

☐ Yes

☒ No

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

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☒ No

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13. Would you like to comment on this question *

☐ Yes

☒ No

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☐ Yes

☒ No

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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)

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☐ Yes

☒ No

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☐ Yes

☒ No

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☒ No

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It is not unreasonable for Chepstow's residents to expect of a quality of life appropriate to the small Welsh town that we are: a quality of life already compromised by pressure on roads and amenities. Chepstow's infrastructure is struggling to cope with the population of our small town as it is; last week it took me an hour and a half to get through to Mt Pleasant Practice (situated at Chepstow Community Hospital) on the phone. When I turned up in person the waiting room was full and there was a queue at the reception desk. Which doctors and nurses will be servicing the needs of hundreds of residents of this new development? Realistically, many of those residents are likely to be from Bristol, if the expansion of Chepstow increases as it has in recent years, and it would be disingenuous to say there will be no extra pressure on our very stretched local services.

Chepstow is visibly creaking at the seams yet someone proposes to not only build more houses, and a hotel, and a care home here but to build them on quite possibly the worst piece of land that could have been chosen, in terms of traffic. That raises some very important questions. For whose benefit is this? In what way does approving development in this location improve the quality of life for Chepstow's residents? How do London-quality traffic jams keep air pollution at an acceptable level appropriate to a small country town? How will the council ensure that this development does not cause more harm than good to our community?

This development has been mooted for years. Perhaps when it was first scoped out it made more sense but this particular location, with its overburdened local amenities and infrastructure challenges, has since become wildly inappropriate. I would hope the council's planning team looks at Chepstow today, and Chepstow in future, instead of making decisions based on the sort of town we used to be, from a time when we had more capacity to expand at this location.

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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?

re you
character-

3318

Mrs Adrian and Elizabeth Appleton

[View results](#)

Respondent

182

Anonymous

07:17

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 *

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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.

*

Chepstow land at Mouton road. No objection in principle but the traffic at the roundabout is already too heavy and likely to cause accidents. Building these houses will add 200 cars at peak time - how will this be addressed please. The infrastructure must be put in place beforehand, also school and nhs facilities already stretched

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)

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☐ Yes

☒ No

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☐ Yes

☒ No

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☐ Yes

☒ No

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☐ 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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☐ Yes

☒ No

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☐ 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 commented previously

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?

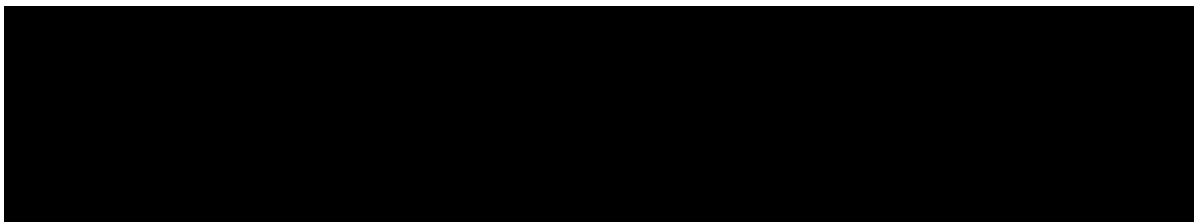
☐ Yes

☒ 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?



3319

Nr A Andrew Hubert von Staufer

[View results](#)

Respondent

205

Anonymous

57:11

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 impossibility of building new homes or a health centre where flooding will be affected

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.

*

Realistic appraisal of the fact that existing statistics and models have been superseded by the local impact of climate change

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 entire plan is simply based on government objectives that have been made totally obsolete by a very energetic climate tgat has no stability

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.

*

Simply start again and throw back to both regional and national government that their policy is predicated on a situation that no longer exists. We need to plan proactively not reactively based on inaccurate information

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 my previous replies. I understand that there are severe challenges but expecting detailed tweaks to solve anything is simply window dressing as the floods get ever worse.

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.

*

Our policies are consistently being overtaken by events and failure to anticipate worst case scenarios as these are becoming evermore frequent.

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.

*

We are letting existing financial norms attempt to dictate events rather than face the reality tgat nature doesn't give a damn!

Do you have any comments on the infrastructure polices? (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 start again from reality rather than existing policy which is ill conceived. [REDACTED]
[REDACTED] I do know what I'm talking about I was in the Met Office over 50 years ago. Warnings then were ignored!

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.

*

Homeless people need homes not box ticking exercises. Compromises have to be made and officials have to be brave enough to tell their political masters they are wrong!

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 stop tweaking exisplans decided in a huddle of social engineers who have little connection with the communities whose fates are being determined. I went to some very serious and well thought of lectures on planning following the Buchanan Report in the 1960s. All of them have proved to be wrong and very expensive! Don't rehash earlier mista.

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.

*

Monmouth is fundamentally a tourist destination with an international appeal. That is the seat of all its future prosperity. It cannot function as a dormitory commuter town. I do know what I am talking about as I was the [REDACTED]

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.

*

The Industrial sites in Hadnock Road and Wonastow Road are already prone to flooding. There is a vicious circle whereby rainfall shedding from developing sites that were previously water retention fields and meadows will simply make matters worse. This is not an exercise in NIMBY protesting but a genuine desire to improve the fortunes of a town that is only just sustainable but is on a tipping point to being an expensive failure.

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.

*

We have opportunity through innovative planning and provision to develop Monmouth sustainably providing a model for other rural communities.

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.

*

Electric vehicles are still vehicles that need parking. We cannot be a cycling based economy. Our topography does not in any way resemble the Netherlands or Denmark, where local cycling routes work in terms of commuting and shopping. Our demographics are different and out of town shopping will only depopulate the .ain't shopping street.

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.

*

Alleffort must be directed to making Monmouth centre a desirable place to visit and shop.

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.

*

We have to consider land use, topography and amenity over a very much larger catchment area if we are to make any useful impact on local fortunes. We live in a hub for tourism that has to be considered in the whole.

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

So far it works but it won't if current plans are put into effect.

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.

*

I am happy to be involved in consultation using my own experience and that of some exceptionally well qualified experts with an international track record.

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): *

It starts from the wrong place and time when the impacts of a changing climate were not considered.

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?

[REDACTED] The politicisation of the Welsh language is condemning it to exploitation by minority nationalist groups and irrelevance in the political and economic mainstream. It should be taught in schools as an access point to legend, drama poetry and folk tradition but no more than that if it is to be cherished.

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 previous answers

...e you
...aracter-

3320

Mr Aaron O'Shea

[View results](#)

Respondent

75

Anonymous

10:52

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 *

[REDACTED]

2. Name *

[REDACTED]

3. Job Title (where relevant)

[REDACTED]

4. Organisation (where relevant)

[REDACTED]

5. Address *

[REDACTED]

6. Telephone number *

[REDACTED]

7. Email *

[REDACTED]

Part 2: Your Representation

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

8. Would you like to comment on this question *

☒ Yes

☐ No

9. Is your representation in support or objection? *

☐ Support

☒ Objection

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

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

*

I would like the plan to be scrapped in its entirety. The infrastructure simply isn't in place for a new development of this size.

- Roads capacity. The town and surrounding villages already grinds to a complete halt when the old bridge is shut. Adding 1,000+ cars only exacerbates this issue. An M4 exit at Caldicot or Rogiet is needed beforehand.

- Doctors surgeries and local hospitals. It is already difficult enough for residents to book appointments. This will add to this prevalent issue.

- Schools capacity. Of all these households, there will be several hundred children. Where do you propose they go to school?

The bright ideas club really needs to strongly consider infrastructure before ill-thought silliness of this nature. This is absolutely lunacy.

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.

*

Infrastructure first. Without infrastructure, all growth is pointless and counterproductive.

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.

*

More green space is needed, not grey.

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

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 infrastructure around the town simply cannot cope already. Adding a huge development like this only causes further damage. Roads are beyond reasonable capacity. There aren't enough schools. There aren't enough doctors surgeries.

You can't just drop nearly 1,000 houses and c.3,000 people and expect it to just all be fine.

Infrastructure is key and is at the absolute foundation of it all. Without the infrastructure, any/all new developments are simply damaging.

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

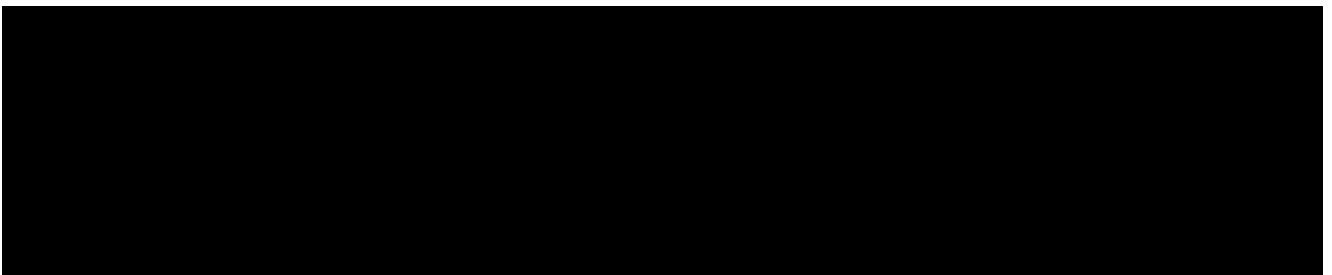
Part 5: Welsh Language

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?

I don't care about the Welsh language. Hardly anyone does.

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?

Hardly anyone cares about the Welsh language. You're flogging a dead horse.



3321

Mrs Abbie Boodeny

[View results](#)

Respondent

111

Anonymous

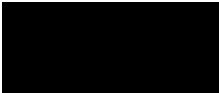
10:06

Time to complete

Part 1: Contact Details

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

1. Title *



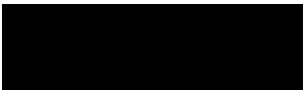
2. Name *



3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *



6. Telephone number *



7. Email *



Part 2: Your Representation

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

8. Would you like to comment on this question *

☒ Yes

☐ No

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 am objecting against the housing development due to the impact on the environment and traffic.
The m48 bridge is already not fit for purpose being shut on a regular basis.
The high beech roundabout is at standstill during rush hour
A half hour journey takes me over an hour to get to work with the majority of that time queuing on at Lawrence road.
This make it impossible for me to drop the children off and get to work in a reasonable time impacting my family and work life.

One of the attraction to Chepstow is the beautiful countryside feel if you build more houses you will be loosing this and people won't visit Chepstow for a day out and therefore loss of spenditure in the high street effect the economy

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

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.

*

This will not supper climate change
Adding more houses means more cars and more pollution

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.

*

You will be demolishing natural landscape to build houses

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

21. Would you like to comment on this question *

☐ Yes

☒ No

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

22. Would you like to comment on this question *

☒ Yes

☐ No

23. Is your representation in support or objection? *

☐ Support

☒ Objection

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

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

*

If affordable housing is added the strict rules and enforcement should be taken

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

25. Would you like to comment on this question *

☐ Yes

☒ No

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

26. Would you like to comment on this question *

☐ Yes

☒ No

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

27. Would you like to comment on this question *

☐ Yes

☒ No

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): *

.

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

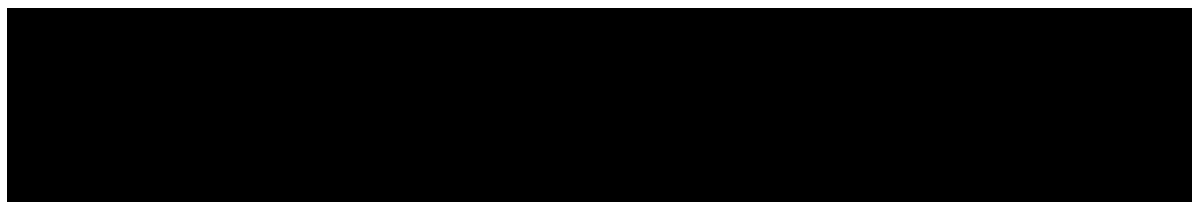
Part 5: Welsh Language

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?

There are not positives



3322

Miss Angela

[View results](#)

Respondent

101

Anonymous

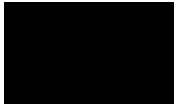
14:04

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 existing roads are already heavily congested, and adding more homes will significantly worsen traffic problems, particularly during peak hours. To mitigate this, the plan should include the construction of additional roads or better connections to the main motorway to help ease congestion and provide more efficient routes for residents. Furthermore, the local GP surgeries are already at full capacity, with long wait times for appointments, and the addition of hundreds of new residents would further exacerbate this issue. More investment in healthcare facilities and services is necessary before proceeding with such a development. Additionally, local schools, public transport, and amenities are already stretched thin, and without clear plans for expansion, this development could lead to a decrease in the quality of life for both new and 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

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.

*

The location of the development is particularly problematic, as the area surrounding the main roundabout is already prone to congestion, and adding a large number of new homes would inevitably increase traffic flow, exacerbating the existing bottlenecks. The main roundabout, a key access point to the motorway, is frequently gridlocked during peak hours, and without significant improvements to the road infrastructure, this development could lead to even longer delays and unsafe driving conditions. Additionally, the construction of such a large estate would drastically alter the character of the area, potentially damaging natural landscapes, green spaces, and local wildlife habitats

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.

*

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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.

*

The location of the development is particularly problematic, as the area surrounding the main roundabout is already prone to congestion, and adding a large number of new homes would inevitably increase traffic flow, exacerbating the existing bottlenecks. The main roundabout, a key access point to the motorway, is frequently gridlocked during peak hours, and without significant improvements to the road infrastructure, this development could lead to even longer delays and unsafe driving conditions. Additionally, the construction of such a large estate would drastically alter the character of the area, potentially damaging natural landscapes, green spaces, and local wildlife habitats

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 strongly object to the infrastructure policies associated with the proposed developments, as they appear to be insufficient to support the growing population in the area. Current plans do not adequately address the strain on essential services such as healthcare, education, and public transport, which are already under pressure. There is a clear lack of investment in expanding local GP surgeries, schools, and public transport routes, all of which are vital to maintaining the quality of life for both new and existing residents. Furthermore, the policies do not outline any significant upgrades to the road network or traffic management systems, which are desperately needed to alleviate congestion and improve safety

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

26. Would you like to comment on this question *

☐ Yes

☒ No

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

27. Would you like to comment on this question *

☒ Yes

☐ No

28. Is your representation in support or objection? *

- ☐ Support
- ☒ Objection

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

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

*

I object to the residential site allocations outlined in the proposal, as they are poorly located and fail to consider the long-term sustainability of the community. The chosen site for the house development is already vulnerable to issues such as traffic congestion, limited local amenities, and environmental concerns, making it an unsuitable location for such a large-scale residential project. Furthermore, the allocation of such a significant number of homes in an area without adequate infrastructure or resources could place undue strain on local services, including schools, healthcare, and public transport. The lack of consideration for balancing residential growth with necessary investments in infrastructure raises concerns about the overall impact on the quality of life for both new and existing residents

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

30. Would you like to comment on this question *

- ☐ Yes
- ☒ No

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

31. Would you like to comment on this question *

- ☒ Yes
- ☐ No

32. Is your representation in support or objection? *

- ☐ Support
- ☒ Objection

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

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

*

I object to the proposed employment site allocations, as they seem poorly located and fail to take into account the area's existing infrastructure limitations. The proposed sites are not well-served by public transport, making them less accessible for local workers and potentially increasing traffic congestion on already strained roads. Furthermore, without significant improvements to transport links and road networks, the proposed employment sites could place undue pressure on the local infrastructure, creating further gridlock and negatively impacting the quality of life for residents

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

34. Would you like to comment on this question *

☒ Yes

☐ No

35. Is your representation in support or objection? *

☐ Support

☒ Objection

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

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

*

it seems primarily aimed at catering to the influx of visitors attending events at the nearby racecourse. While the hotel may provide short-term accommodation, it fails to address the broader needs of the local community and may negatively impact the surrounding area. The majority of hotel guests would likely be event-goers, leading to increased congestion and strain on local transport and infrastructure, especially during peak event times. This could exacerbate existing traffic problems and further overcrowd an already busy area. Moreover, such a development could shift the focus of the area away from serving the needs of local residents and businesses, potentially disrupting the balance of the community

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

37. Would you like to comment on this question *

☐ Yes

☒ No

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

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

*

it seems primarily aimed at catering to the influx of visitors attending events at the nearby racecourse. While the hotel may provide short-term accommodation, it fails to address the broader needs of the local community and may negatively impact the surrounding area. The majority of hotel guests would likely be event-goers, leading to increased congestion and strain on local transport and infrastructure, especially during peak event times. This could exacerbate existing traffic problems and further overcrowd an already busy area. Moreover, such a development could shift the focus of the area away from serving the needs of local residents and businesses, potentially disrupting the balance of the community

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

41. Would you like to comment on this question *

☐ Yes

☒ No

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

42. Would you like to comment on this question *

☐ Yes

☒ No

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

43. Would you like to comment on this question *

☐ Yes

☒ No

Part 3: Tests of Soundness

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

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

☐ Yes

☒ No

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

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

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

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

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

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

I object to the current guidance for the Replacement Local Development Plan (RLDP) consultation because it makes it difficult for the public to participate. The requirement that only new representations submitted between 4th November and 16th December 2024 will be considered forces people to resubmit comments they already made in previous stages, which seems unnecessary and burdensome. This could discourage people from getting involved, especially if they feel their previous feedback has been ignored. Additionally, the need to provide extensive documents, such as sustainability appraisals, makes it harder for ordinary people or smaller groups to contribute. The plan should be more accessible, with easier ways for everyone to have their say, without requiring so much paperwork or resubmission of earlier 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.

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?

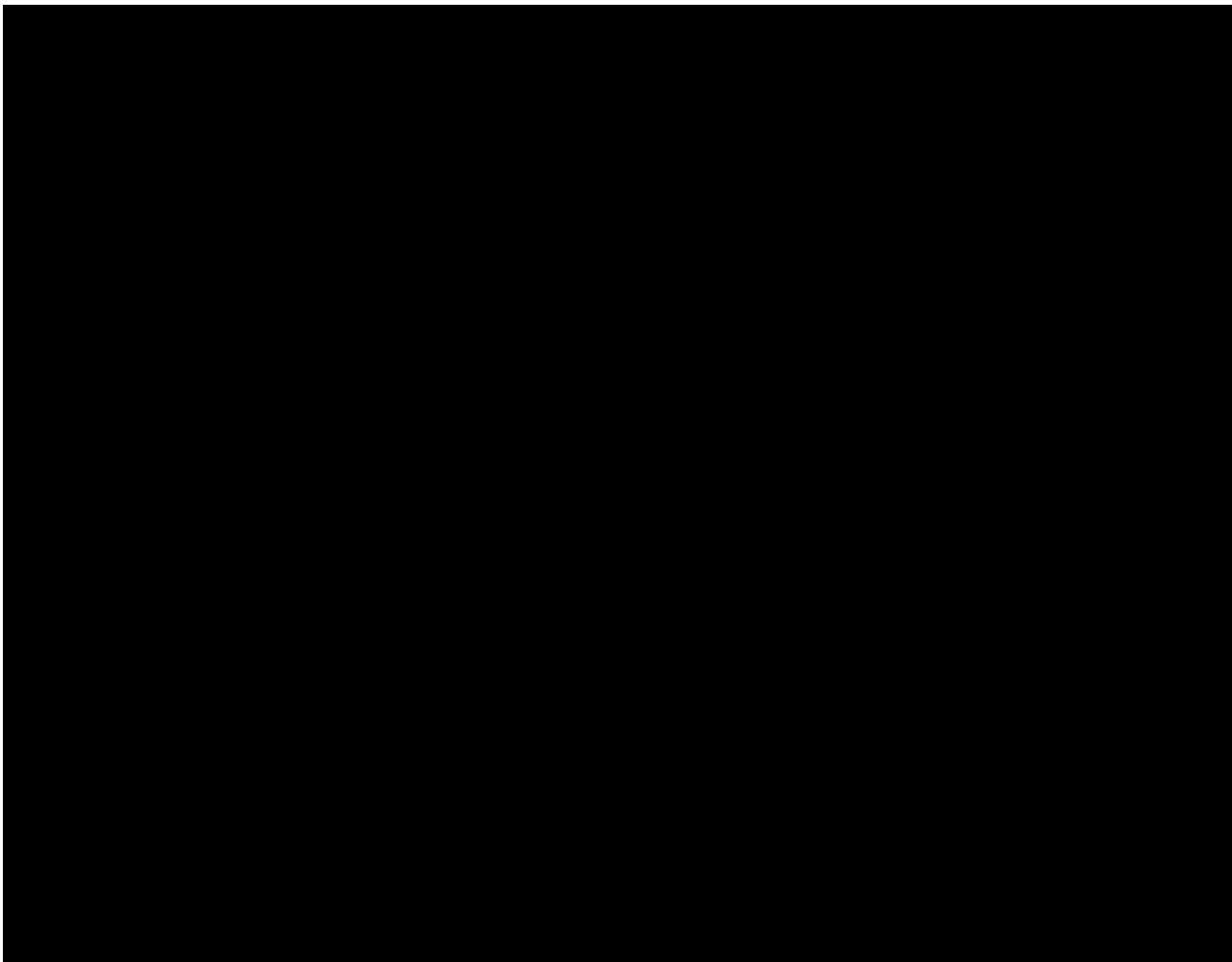
☐ Yes

☒ 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?



3323

Mrs Angela Harries

[View results](#)

Respondent

225

Anonymous

51:53

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 RLDLP?

8. Would you like to comment on this question *

☒ Yes

☐ No

9. Is your representation in support or objection? *

☐ Support

☒ Objection

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

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

*

Before is any of this goes further, please outline what plans will be put in place for health support I.e. GP and dental services. Both of these services are already oversubscribed and there has already been 2 large new housing developments in recent years, one still under construction at back of Tree Tops, but there has been no increase in GP or Dentist support. You have to be at deaths door to, currently get a GP appointment, so are we all just supposed to languish in our own illnesses until we are literally in our coffins.

Also what is Monmouthshire County Council going to do to improve the roads in this area. You are already struggling/not maintaining the current roads, just merely depositing tarmac into the potholes in such a haphazard way, that makes them worse than the potholes you are filling. [REDACTED] You know the old saying "if a job is worth doing it is worth doing well", plus it would be more cost effective for the tax payer!!!

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.

*

Would like to see more detailed plans on flood management , the fields backing onto this site and Caldicot Castle grounds are currently underwater, so will this be alleviated.

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.

*

As already stated Health implications and flooding and drainage infrastructure needs to be robust and fit for purpose with all this additional concrete being added to an already flooded area.

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

22. Would you like to comment on this question *

☒ Yes

☐ No

23. Is your representation in support or objection? *

☐ Support

☒ Objection

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

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

*

Affordable to whom!

Also detail as to where this traveller site will be sited

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

25. Would you like to comment on this question *

☐ Yes

☒ No

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

26. Would you like to comment on this question *

☐ Yes

☒ No

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

27. Would you like to comment on this question *

☒ Yes

☐ No

28. Is your representation in support or objection? *

- ☐ Support
- ☒ Objection

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

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

*

I would have thought that we already have sufficient empty employment premises so don't understand why there is a need for more. Please publicise the research proving the need for such a development.

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

31. Is your representation in support or objection? *

- ☐ Support
- ☒ Objection

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

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

*

Currently we have the Broomes show ground, which brought a lot of visitors to the area, which will now be lost. Also Caldicot Country Park attracted a substantial amount of visitors which will no longer be attractive to visitors when it is surrounded by a huge housing estate and Gypsy Traveller Site, [REDACTED]

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 councils commitment to road in Monmouthshire is sadly lacking, therefore more usage is bound to have a bigger impact on residents. The only exit to the motorway is already bottlenecked, which has not alternative route. When the M48 bridge is closed it is absolutely impossible to arrive at work in the am, due to all routes to the M4 totally blocked. This incident is a more regular occurrence and seems to be getting worse and will be unable to deal with this additional 770 plus cars on top of the ones from the Elderwoox Estate currently under construction. Is Monmouthshire County Council going to put a new road infrastructure in place to deal with this issue.

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 polices? (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.

*

What open space, all we will have left is blackrock road, or are you intending to develop that site as well in the future.

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

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

43. 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)?

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

It's a hastily, badly thought out plan! Too big for the current infrastructure, with no clear evidence in how the infrastructure will be improved.

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.

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?

This has no bearing on the Welsh Language

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?

None



3324

Mrs Anne

[View results](#)

Respondent

223

Anonymous

17:14

Time to complete

Part 1: Contact Details

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

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

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

8. Would you like to comment on this question *

☐ Yes

☒ No

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.

*

There is nothing in the infrastructure plan which addresses the cumulative impact on the already overstretched road network in Chepstow. I see nothing that addresses the fact that most commuting journeys are to Bristol from this area and there is no viable public transport option.

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

13. Would you like to comment on this question *

☐ Yes

☒ No

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

14. Would you like to comment on this question *

☐ Yes

☒ No

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

15. Would you like to comment on this question *

☐ Yes

☒ No

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

16. Would you like to comment on this question *

☐ Yes

☒ No

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

17. Would you like to comment on this question *

☒ Yes

☐ No

18. Is your representation in support or objection? *

☐ Support

☒ Objection

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

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

*

Nothing addresses the real concerns of Chepstow residents

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.

*

The infrastructure in Chepstow cannot support the plan. The mitigations suggested do not address the root of the problem and are insufficient

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.

*

Not enough recognition of the reality of people's journeys - commuting and lack of realistic public transport options

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): *

Doesn't address the full impact on existing residents

Part 4: Appearance at Examination Hearing Sessions

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

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

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?

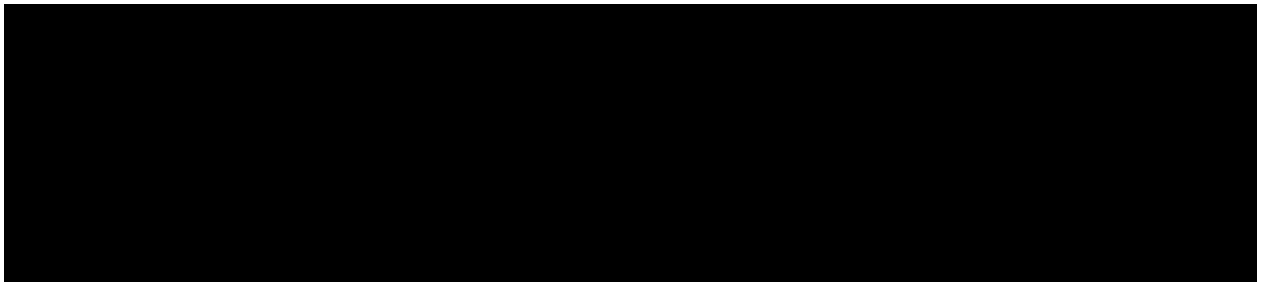
☐ Yes

☒ 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?



3325

Mrs Barker

[View results](#)

Respondent

112

Anonymous

09:03

Time to complete

Part 1: Contact Details

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

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

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

8. Would you like to comment on this question *

☒ Yes

☐ No

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 are not enough facilities (doctors, dentists, roads) for more housing.

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

11. Would you like to comment on this question *

☐ Yes

☒ No

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

12. Would you like to comment on this question *

☐ Yes

☒ No

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

13. Would you like to comment on this question *

☐ Yes

☒ No

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

14. Would you like to comment on this question *

☐ Yes

☒ No

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

15. Would you like to comment on this question *

☐ Yes

☒ No

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

16. Would you like to comment on this question *

☐ Yes

☒ No

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

17. Would you like to comment on this question *

☐ Yes

☒ No

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

18. Would you like to comment on this question *

☐ Yes

☒ No

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

19. Would you like to comment on this question *

☐ Yes

☒ No

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

20. Would you like to comment on this question *

☐ Yes

☒ No

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

21. Would you like to comment on this question *

☐ Yes

☒ No

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

22. Would you like to comment on this question *

☐ Yes

☒ No

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

23. Would you like to comment on this question *

☐ Yes

☒ No

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

24. Would you like to comment on this question *

☐ Yes

☒ No

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

25. Would you like to comment on this question *

☐ Yes

☒ No

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

26. Would you like to comment on this question *

☐ Yes

☒ No

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

27. Would you like to comment on this question *

☐ Yes

☒ No

Part 3: Tests of Soundness

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

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

☐ Yes

☒ No

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

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

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

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

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

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

It doesn't address the needs of Chepstow residents to be able to travel to school, work, and access health care as they need to. Also unsightly, major disruption, building on farmland.

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

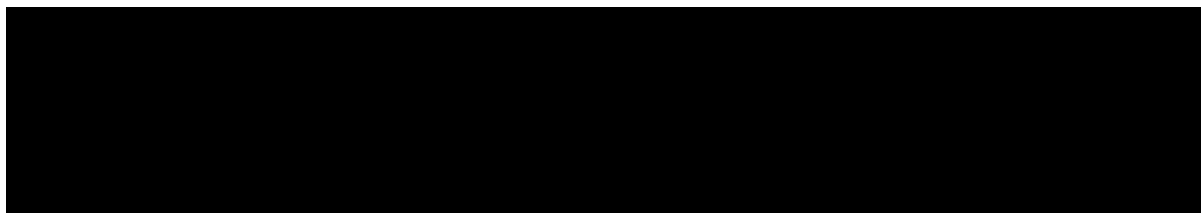
Part 5: Welsh Language

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?

There are so few Welsh speakers in this area, it's irrelevant.

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?

See above.



3326

Mr Ben Townsend

[View results](#)

Respondent

177

Anonymous

13:01

Time to complete

Part 1: Contact Details

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

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

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

8. Would you like to comment on this question *

☒ Yes

☐ No

9. Is your representation in support or objection? *

☐ Support

☒ Objection

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

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

*

The current infrastructure can not support another 1000+ people, schools, supermarkets, doctor's, police are all lacking in the area as it is and adding more houses before these key elements will cause major issues with excessive disruption on the roads. Most people will be heading to the M4 for work and the roads are already jammed going into chepstow, there needs to be a bypass to allow the traffic these houses would bring to stop caldicot and the surrounding villages grinding to a halt.

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.

*

The site proposed will take away a huge part of nature when arriving into caldicot your be greeted by a massive housing complex that's destroyed the view into our town, it needs to be in an area that is already built where the road is level not above and won't be a massive eye sore.

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.

*

Building in this area will ruin the landscape and destroy hunting grounds for the many birds of prey that fly around in this area.

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?

3327

Miss Bethan Jones

[View results](#)

Respondent

197

Anonymous

09:11

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.

*

Not going to lie I haven't read all the associated documents, but you do realise some of the proposed sites are currently underwater, right????!! This alone should be enough to rule out building there!!

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.

*

Not going to lie I haven't read all the associated documents, but you do realise some of the proposed sites are currently underwater, right????!! This alone should be enough to rule out building there!!

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.

*

IT'S CURRENTLY UNDERWATER. Not sure how much more obvious I can make that...

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

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.

*

How to save green spaces: stop building on them!

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.

*

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

28. Would you like to comment on this question *

☐ Yes

☒ No

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

29. Would you like to comment on this question *

☒ Yes

☐ No

30. Is your representation in support or objection? *

☐ Support

☒ Objection

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

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

*

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

32. Would you like to comment on this question *

☐ Yes

☒ No

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

33. Would you like to comment on this question *

☐ Yes

☒ No

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

34. Would you like to comment on this question *

☐ Yes

☒ No

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

35. Would you like to comment on this question *

☐ Yes

☒ No

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

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): *

Several of the proposed development sites are on flood plains, that are literally underwater right now. I cannot see how this isn't a massive red flag.

Part 4: Appearance at Examination Hearing Sessions

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

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

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

☐ Yes

☒ No

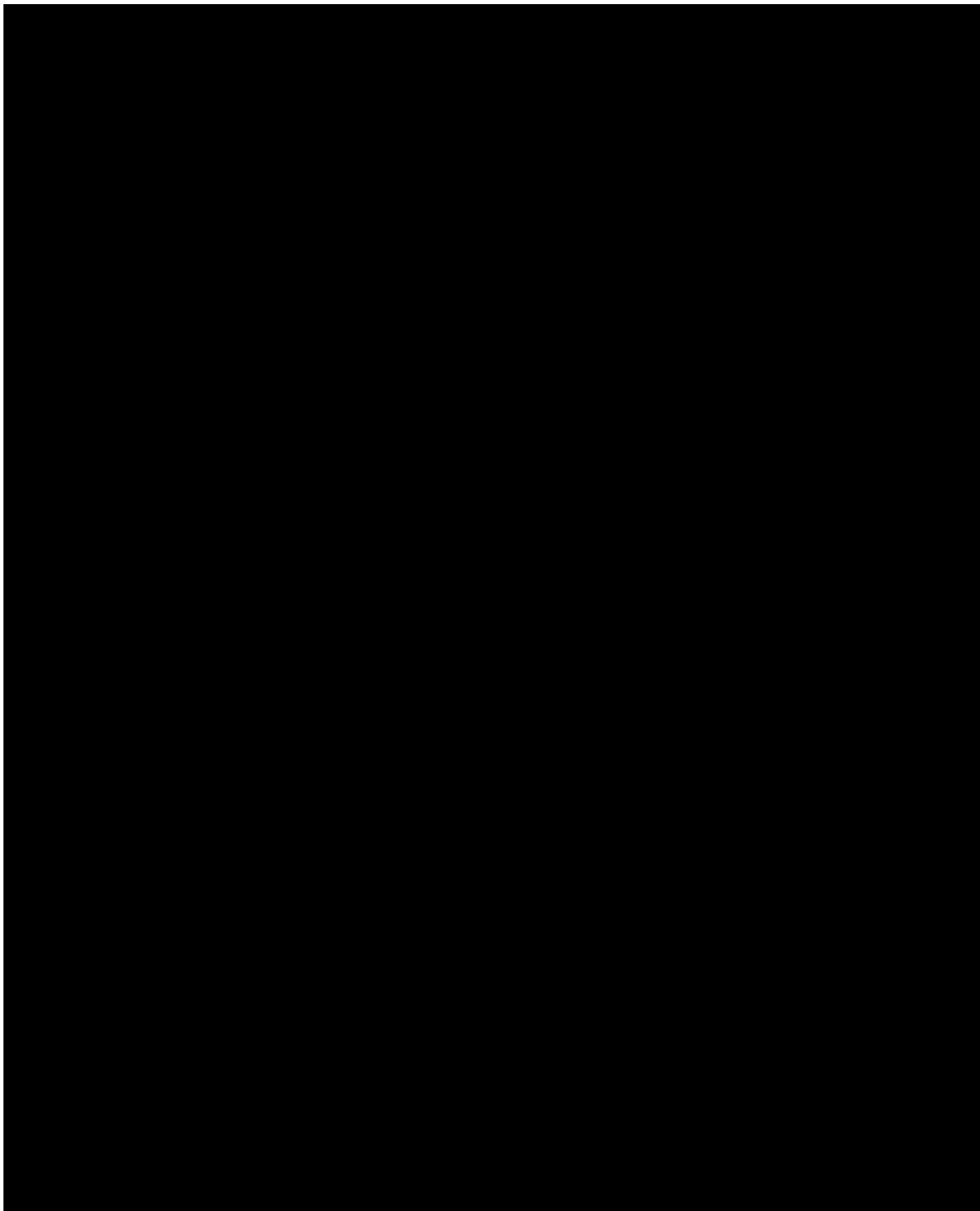
Part 5: Welsh Language

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

Again, I readily admit I haven't read the policies or associated paperwork, but I do think our native language should be promoted and the use of it strengthened. How this is attained doesn't bother me too much to help honest!

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

Again, I readily admit I haven't read the policies or associated paperwork, but I do think our native language should be promoted and the use of it strengthened. How this is attained doesn't bother me too much to help honest!



3328

Dr Bethany Wright

[View results](#)

Respondent

161

Anonymous

30:40

Time to complete

Part 1: Contact Details

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

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

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

8. Would you like to comment on this question *

☐ Yes

☒ No

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.

*

Oppose proposed strategic allocation for 146 new homes, a care home, a and neighbourhood on mounton Road, adjacent to high-school roundabout because:

The core infrastructure required for such development (in particular roads and transport) is not in place, with existing infrastructure already overwhelmed. There is very significant congestion at highbeech roundabout already, which this development will only make much worse.

This expansion also erodes into precious green belt which acts as a crucial space between communities.

Visitors so crucial to supporting chepstow Town will instead choose to avoid traffic and congestion, instead using their spending power in out of town malls like cribbs causeway.

The viability of any hotel and care home also needs to be clearly evidenced.

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.

*

Oppose policy HA3, proposed strategic allocation for 146 new homes, a care home, a and neighbourhood on mounton Road, Chepstow adjacent to high-school roundabout because:

The core infrastructure required for such development (in particular roads and transport) is not in place, with existing infrastructure already overwhelmed. There is very significant congestion at highbeech roundabout already, which this development will only make much worse.

This expansion also erodes into precious green belt which acts as a crucial space between communities.

Visitors so crucial to supporting chepstow Town will instead choose to avoid traffic and congestion, instead using their spending power in out of town malls like cribbs causeway.

The viability of any hotel and care home also needs to be clearly evidenced.

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. 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): *

No indication of girls it will mitigate existing infrastructure deficiencies, especially in relation to traffic

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?

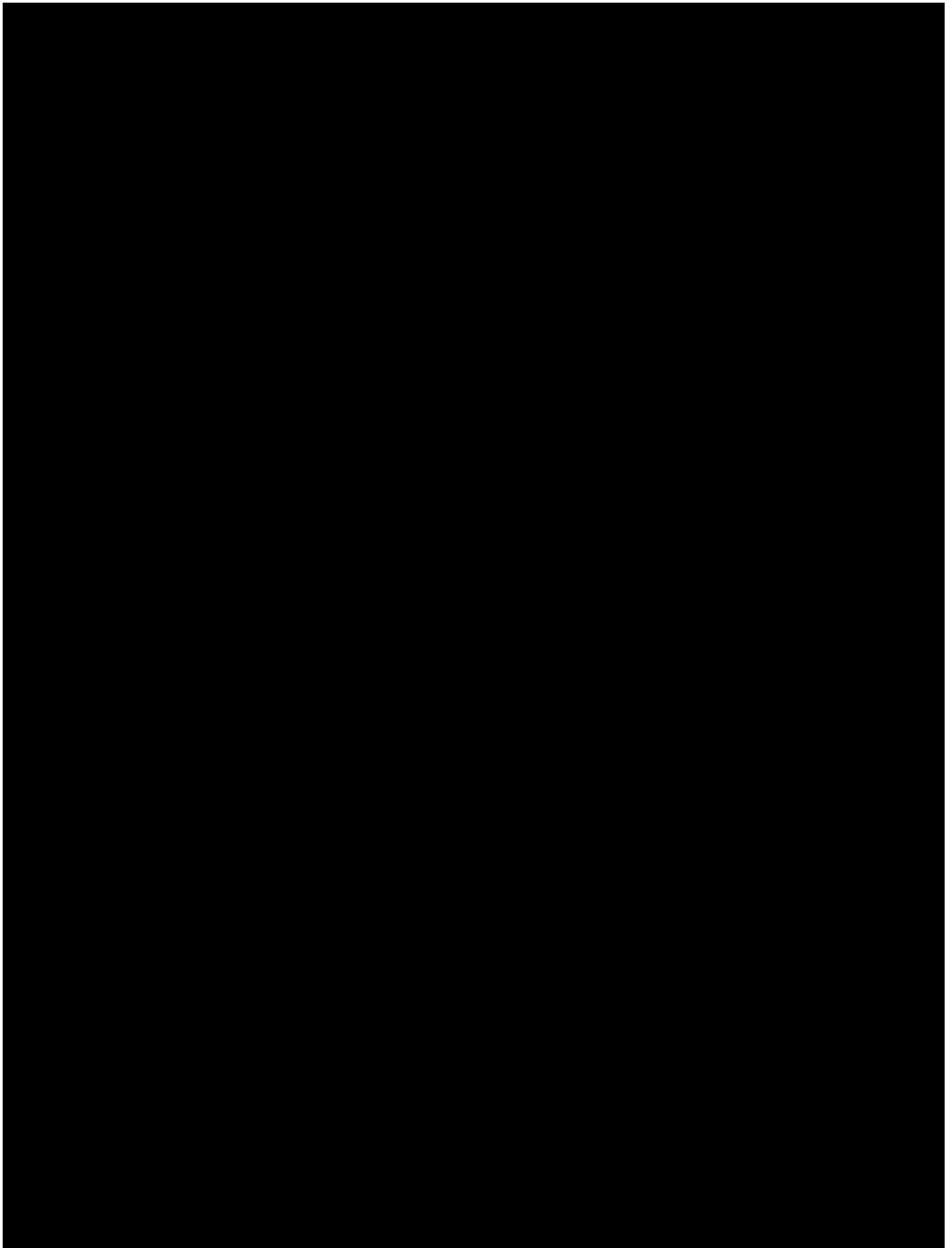
☐ Yes

☒ 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?



3329

Mrs Bonnie Li

[View results](#)

Respondent

21

Anonymous

14:41

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 *

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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.

*

It would be helpful to improve the traffic in Chepstow first. All residents who are living in Chepstow are suffering the horrible traffic everyday. Please come to check how the worst traffic in Chepstow during 8:00 - 9:30am or 5:00pm - 6:30pm. Can't believe just few mins driving route for every resident, nonsense to stuck on the same road for 20 mins at least.

Appreciate to look after the road structure more than build the residential area or home care. Becasue chepstow cannot sustain more people who live here if the road remain unchanged.

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

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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

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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

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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

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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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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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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

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Appreciate to look after the road structure more than build the residential area or home care. Becasue chepstow cannot sustain more people who live here if the road remain unchanged.

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.

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Appreciate to look after the road structure more than build the residential area or home care. Becasue chepstow cannot sustain more people who live here if the road remain unchanged.

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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Appreciate to look after the road structure more than build the residential area or home care. Becasue chepstow cannot sustain more people who live here if the road remain unchanged.

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.

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Appreciate to look after the road structure more than build the residential area or home care. Becasue chepstow cannot sustain more people who live here if the road remain unchanged.

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.

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Appreciate to look after the road structure more than build the residential area or home care. Becasue chepstow cannot sustain more people who live here if the road remain unchanged.

Do you have any comments on the community infrastructure and open space polices? (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.

*

It would be helpful to improve the traffic in Chepstow first. All residents who are living in Chepstow are suffering the horrible traffic everyday. Please come to check how the worst traffic in Chepstow during 8:00 - 9:30am or 5:00pm - 6:30pm. Can't believe just few mins driving route for every resident, nonsense to stuck on the same road for 20 mins at least.

Appreciate to look after the road structure more than build the residential area or home care. Becasue chepstow cannot sustain more people who live here if the road remain unchanged.

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.

*

It would be helpful to improve the traffic in Chepstow first. All residents who are living in Chepstow are suffering the horrible traffic everyday. Please come to check how the worst traffic in Chepstow during 8:00 - 9:30am or 5:00pm - 6:30pm. Can't believe just few mins driving route for every resident, nonsense to stuck on the same road for 20 mins at least.

Appreciate to look after the road structure more than build the residential area or home care. Becasue chepstow cannot sustain more people who live here if the road remain unchanged.

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.

*

It would be helpful to improve the traffic in Chepstow first. All residents who are living in Chepstow are suffering the horrible traffic everyday. Please come to check how the worst traffic in Chepstow during 8:00 - 9:30am or 5:00pm - 6:30pm. Can't believe just few mins driving route for every resident, nonsense to stuck on the same road for 20 mins at least.

Appreciate to look after the road structure more than build the residential area or home care. Becasue chepstow cannot sustain more people who live here if the road remain unchanged.

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): *

It would be helpful to improve the traffic in Chepstow first. All residents who are living in Chepstow are suffering the horrible traffic everyday. Please come to check how the worst traffic in Chepstow during 8:00 - 9:30am or 5:00pm - 6:30pm. Can't believe just few mins driving route for every resident, nonsense to stuck on the same road for 20 mins at least.

Appreciate to look after the road structure more than build the residential area or home care. Becasue chepstow cannot sustain more people who live here if the road remain unchanged.

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?

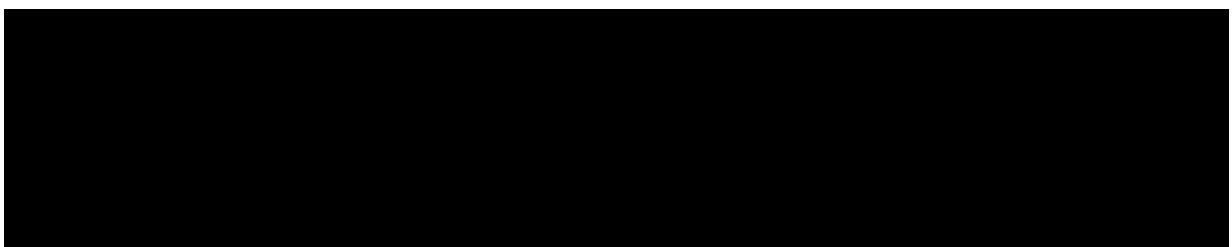
It would be helpful to improve the traffic in Chepstow first. All residents who are living in Chepstow are suffering the horrible traffic everyday. Please come to check how the worst traffic in Chepstow during 8:00 - 9:30am or 5:00pm - 6:30pm. Can't believe just few mins driving route for every resident, nonsense to stuck on the same road for 20 mins at least.

Appreciate to look after the road structure more than build the residential area or home care. Becasue chepstow cannot sustain more people who live here if the road remain unchanged.

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?

It would be helpful to improve the traffic in Chepstow first. All residents who are living in Chepstow are suffering the horrible traffic everyday. Please come to check how the worst traffic in Chepstow during 8:00 - 9:30am or 5:00pm - 6:30pm. Can't believe just few mins driving route for every resident, nonsense to stuck on the same road for 20 mins at least.

Appreciate to look after the road structure more than build the residential area or home care. Becasue chepstow cannot sustain more people who live here if the road remain unchanged.



3330

Mrs Brenda Phillips

[View results](#)

Respondent

183

Anonymous

17:57

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.

*

Any development would impact on the value of my house, it would take the view from the back garden and it would cause addition traffic in the village. The latter is a concern as im diabled but have to use the roads rather than pathways which are in poor repair.

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

11. Would you like to comment on this question *

☐ Yes

☒ No

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

12. Would you like to comment on this question *

☒ Yes

☐ No

13. Is your representation in support or objection? *

- ☐ Support
- ☒ Objection

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

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

*

See my answer to first question

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.

*

See answer to first question

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?

but where you
ected character-

3331

Mr Brian Davies

[View results](#)

Respondent

148

Anonymous

18:21

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

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

Strategic Allocations: Land to the East of Caldicot/North of Portskewett - Pages 17 & 18 : How will any property that is entirely surrounded by the strategic allocation be considered?

Strategic Allocations: Land to the East of Caldicot/North of Portskewett - Pages 17 & 18 :Flood risk mitigation: what are the specific plans to mitigate against the risk of flooding and will there be any guarantees/reparations in the face of failure?

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

Strategic Allocations: Land to the East of Caldicot/North of Portskewett - Pages 17 & 18 : How will any property that is entirely surrounded by the strategic allocation be considered?

Strategic Allocations: Land to the East of Caldicot/North of Portskewett - Pages 17 & 18 :Flood risk mitigation: what are the specific plans to mitigate against the risk of flooding and will there be any guarantees/reparations in the face of failure?

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

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

Strategic Allocations: Land to the East of Caldicot/North of Portskewett - Pages 17 & 18 : Who is responsible for the Open space areas that surround any existing property and likewise for maintaining the resultant Boundaries ?

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

30. Would you like to comment on this question *

☐ Yes

☒ No

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

31. Would you like to comment on this question *

☒ Yes

☐ No

32. Is your representation in support or objection? *

☒ Support

☐ Objection

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

It would be good to get some specific time in-person allocated to those who are directly impacted given that their current residence will be completely surrounded by the proposed developments.

Part 3: Tests of Soundness

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

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

☒ Yes

☐ No

Part 4: Appearance at Examination Hearing Sessions

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

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

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

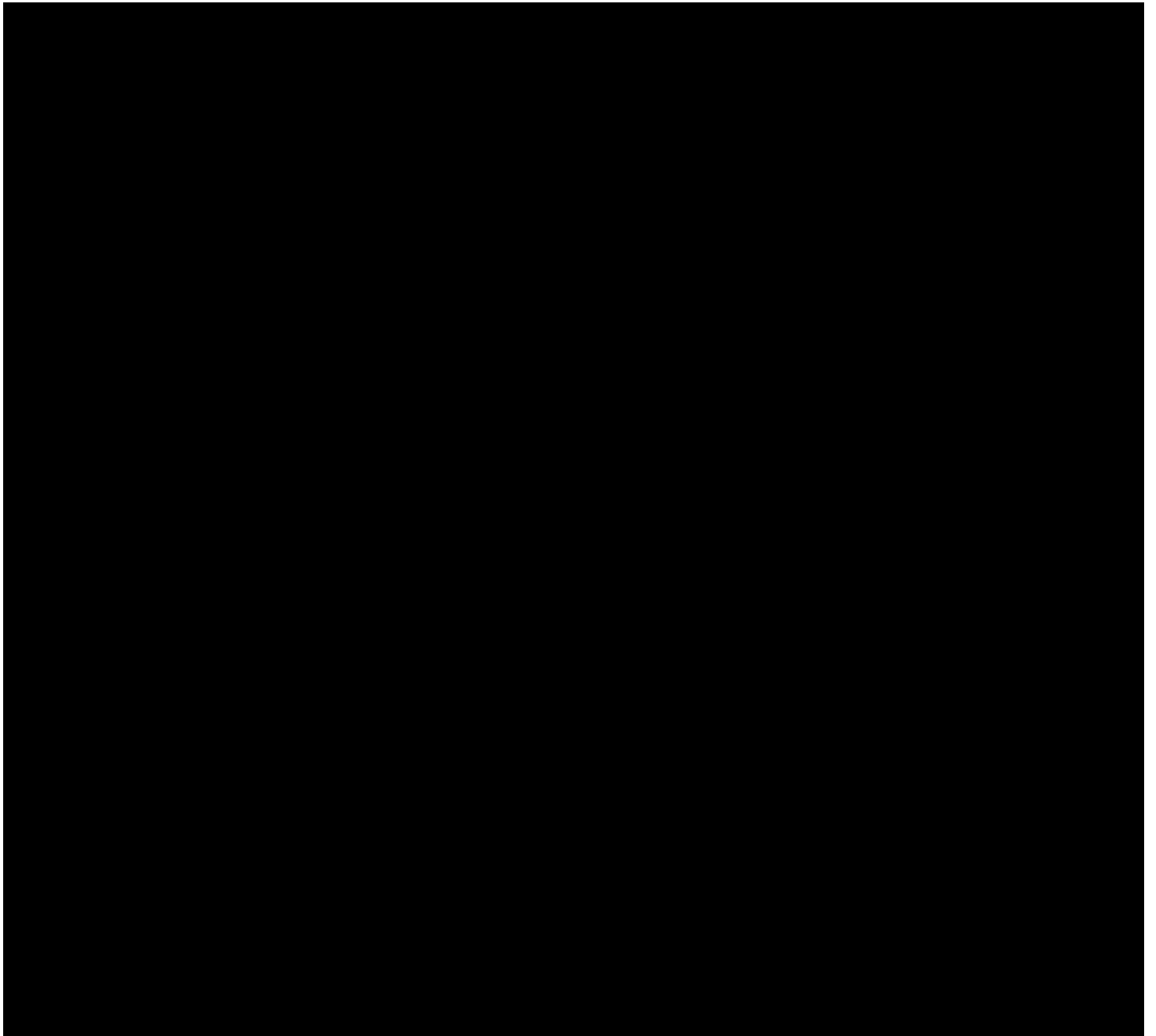
☐ Yes

☒ No

Part 5: Welsh Language

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

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



3332

Mr Brian Lloyd

[View results](#)

Respondent

185

Anonymous

33:50

Time to complete

Part 1: Contact Details

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

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit 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 Representation relates to Development at Mounton Chepstow

P19 Key considerations will be integrating the site with the existing settlement, identifying connection links and a design interface that provides crossings across the A466 and ensuring land is safeguarded for potential future improvements to the Highbeech Roundabout.

The plan should include Improvements to the A466 at Highbeech Roundabout should be implemented prior to any development taking place on this site. Current road infrastructure is not able to cope with the current volume of traffic let alone additional vehicles associated with a hotel, care home and 143 new houses. Consideration should be given to additional filter lanes on the roundabout and so reserving more land than shown on the plan to facilitate this being possible. This should include using the old St Lawrence Road as a filter lane into Chepstow, and additional lanes on the roundabout itself. Developers should fund these infrastructure improvements and that should be written into the plan.

Additionally because of the congestion caused by traffic turning right into the Larkfield Garage site to businesses located on that site, I would suggest that no right turn is allowed into that site by traffic travelling east along the A48 to Gloucester.

MCC should also press the Welsh & UK Governments to fund the Chepstow bypass which would in the medium term be the answer to relieving the congestion on the High Beech Roundabout. It is incredible that this is not mentioned in your plan for the future when Local Councillors, Local MP's and Local Senedd Members have all been advocating this solution in the past and makes me wonder who listens to our elected representatives.

Furthermore thought needs to be given by the planners to the current pressure on community services such as Schools and GP Surgeries and the impact of building 143 new houses on such services and working with the governing bodies to insure that sufficient cover is provided for the population as it increases.

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

11. Would you like to comment on this question *

☐ Yes

☒ No

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

12. Would you like to comment on this question *

☐ Yes

☒ No

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

13. Would you like to comment on this question *

☐ Yes

☒ No

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

14. Would you like to comment on this question *

☐ Yes

☒ No

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

15. Would you like to comment on this question *

☐ Yes

☒ No

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

16. Would you like to comment on this question *

☐ Yes

☒ No

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

17. Would you like to comment on this question *

☐ Yes

☒ No

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

18. Would you like to comment on this question *

☐ Yes

☒ No

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

19. Would you like to comment on this question *

☐ Yes

☒ No

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

20. Would you like to comment on this question *

☐ Yes

☒ No

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

21. Would you like to comment on this question *

☐ Yes

☒ No

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

22. Would you like to comment on this question *

☐ Yes

☒ No

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

23. Would you like to comment on this question *

☐ Yes

☒ No

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

24. Would you like to comment on this question *

☐ Yes

☒ No

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

25. Would you like to comment on this question *

☐ Yes

☒ No

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

26. Would you like to comment on this question *

☐ Yes

☒ No

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

27. Would you like to comment on this question *

☐ Yes

☒ No

Part 3: Tests of Soundness

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

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

☐ Yes

☒ No

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

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

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

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

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

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

In relation to the development in Mounton Chepstow the plan does not provide sufficient evidence of providing appropriate highways infrastructure or local services to sustain the proposed development.

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?

34.

35.

3333

Mr Brian McDaid

[View results](#)

Respondent

156

Anonymous

08:00

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 for it not to be considered at all as this proposal would just further stretch an already broken infrastructure. The Roads, Schools & health infrastructures alone could not cope with such a major new development

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

11. Would you like to comment on this question *

☒ Yes

☐ No

12. Is your representation in support or objection? *

☐ Support

☒ Objection

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

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

*

I would like for it not to be considered at all as this proposal would just further stretch an already broken infrastructure. The Roads, Schools & health infrastructures alone could not cope with such a major new 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

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.

*

I would like for it not to be considered at all as this proposal would just further stretch an already broken infrastructure. The traffic in the area is already cited as a major pollution hotspot in Wales.
Adding more traffic to an already struggling infrastructure is folly.

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

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.

*

There is no sustainable transport policy that would this development could bring unless there was a major budget to overhaul existing transport options

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): *

I would like for it not to be considered at all as this proposal would just further stretch an already broken infrastructure. The Roads, Schools & health infrastructures alone could not cope with such a major new 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.

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?

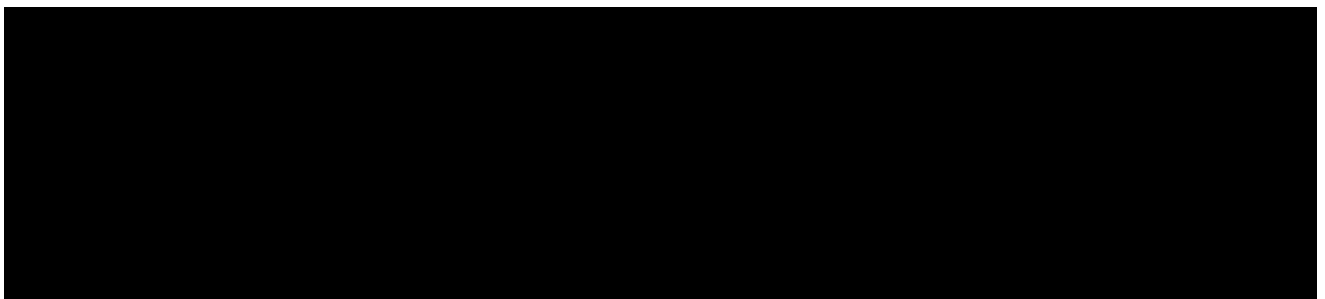
☐ Yes

☒ 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?



3334

Mrs Brown

[View results](#)

Respondent

70

Anonymous

28:02

Time to complete

Part 1: Contact Details

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

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

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

8. Would you like to comment on this question *

☒ Yes

☐ No

9. Is your representation in support or objection? *

☐ Support

☒ Objection

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

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

*

Not to build at all on this area it's totally unsuitable, as there is no infrastructure within the planned area or the town as a whole, eg Doctors Dentists public transport, and more over why are you calling it Leasbrook when it is infact DIXTON ROAD.. adjacent to a very busy road and virtually on the roundabout for a very busy and often conjested roundabout especially when school traffic is using a relatively unsuitable road which is residential.

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.

*

This is agricultural land and should be used as such.

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.

*

Not to be started in any way.

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.

*

Unnecessary building on prime agricultural land is not excusable when there are so many unused properties and vacant spaces above shop's within the town.

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

22. Would you like to comment on this question *

☐ Yes

☒ No

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

23. Would you like to comment on this question *

☐ Yes

☒ No

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

24. Would you like to comment on this question *

☐ Yes

☒ No

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

25. Would you like to comment on this question *

☐ Yes

☒ No

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

26. Would you like to comment on this question *

☒ Yes

☐ No

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.

*

Read previous..

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

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.

*

[Read previous](#)

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

35. Would you like to comment on this question *

☒ Yes

☐ No

36. Is your representation in support or objection? *

☐ Support

☒ Objection

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

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

*

[Read previous](#)

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

Part 3: Tests of Soundness

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

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

☐ Yes

☒ No

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

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

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

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

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

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

Too many questions about this now the fact is it's immortal from start to finish building on any agricultural land is unacceptable..

Part 4: Appearance at Examination Hearing Sessions

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

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

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

☐ Yes

☒ No

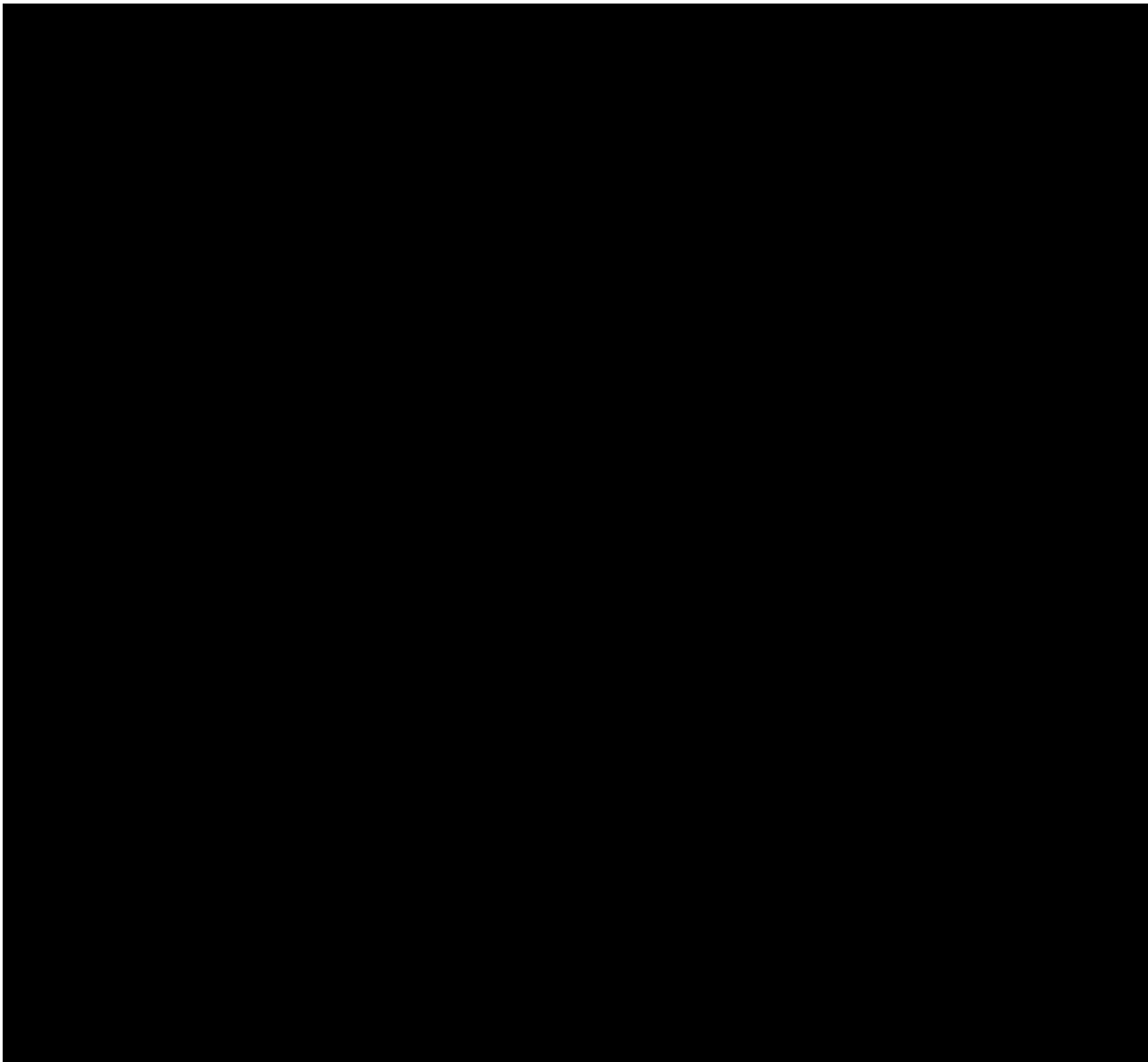
Part 5: Welsh Language

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

N/A

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?

N/A



3336

Mrs Carolyn Chapman

[View results](#)

Respondent

158

Anonymous

80:50

Time to complete

Part 1: Contact Details

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

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

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

*

Chepstow, Mounon Road.

While recognising there is a drive for affordable housing in Monmouthshire, MCC also have a duty of care to inhabitants and visitors alike. The proposed Chepstow site is adjacent to the regularly gridlocked High Beech roundabout where the frequently congested A48 and A466 converge. It would therefore hardly be strategic but totally inappropriate to place any development here. Already a recognised bottleneck, this would merely cause further problems for residents and visitors. During the construction phase there would be the additional traffic of heavy machinery and vehicles transporting the required building materials and builders and after completion, the additional traffic that this development would create. The A466 itself serves a nearby hospital, Chepstow schools, Chepstow Racecourse with all its events and of course the scenic Wye Valley (a magnet for tourists). Obviously fully aware of the problems the developers talk of "potential future" improvements to High Beech roundabout yet there is no commitment to carry these out. Further, it should be noted that with or without any such changes, congestion would be exacerbated by both the additional volume of on-site vehicles and by the addition of yet more "crossings" on the A466 for the new residents. This, in addition to the traffic lights that are already in situ by the hospital. We have all witnessed the increased gridlock at the roundabout exacerbated by the placement of pedestrian lights by Larkfield petrol station. It only takes one person to press the button and yet further mayhem follows. Moreover, it is a scientific fact that idling and excessive stop starting contributes vastly to pollution from emissions. Further consideration should be applied to the effects of those harmful carbon emissions on those individuals who would actually be condemned to live on this development. There appears to be no available information on air quality at High Beech roundabout however such information is available at the nearby air quality management area of Hardwick Hill and as MCC are aware, it is not good. There are days when IQ Air actually advise sensitive Chepstow citizens to wear masks, limit exercise and run air purifiers and all citizens to close windows! We can only imagine the very unhealthy situation inhabitants of this site, young and old, would be placed in. For further consideration, in the knowledge that the vicinity is already a known area for heavy traffic congestion, to say the least, any "community parkland" in this space would be less than beneficial to the health and well being of users.

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.

*

Chepstow. Mounon Road.

As stated, in their desire to fulfill their house building obligations, MCC appear to have failed to recognise or acknowledge, the very serious health risks this Chepstow location would pose to inhabitants of the proposed new development. With its proximity to a heavily congested area and accompanying carbon emissions, particular consideration should be applied to the vulnerable and those with existing heart/lung conditions. It is over 20 miles to the nearest acute hospital. For further consideration, the additional traffic and hence, even greater congestion this development would create, would also seriously impede the journey time for emergency vehicles. for all Chepstow residents.

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

14. Would you like to comment on this question *

☒ Yes

☐ No

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.

*

Chepstow Mounon Road

As stated, the site would not healthily support such a development. It would put all its inhabitants at risk and hence would be inhumane to locate any individuals there.

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.

*

Chepstow, Mounton Road.

At the proposed location the development would not have a single acceptable, positive, impact on any of the following:- landscape, historic / cultural or geological heritage, biodiversity or local amenity value.

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.

*

Chepstow, Mounton Road.

Contrary to MCC's visions, this development would constitute both insensitive and inappropriate infilling. Moreover, by its very location would not ease access, do nothing to promote health and do absolutely nothing to enhance a "green infrastructure led approach". As opposed to green fields, this development/ urban sprawl will be the first sight visitors from the south, west and east will be greeted with as they approach the medieval, walled town of Chepstow, of course, this combined with lengthy queues/gridlocked traffic. In fact it would likely deter visitors from returning or promoting the town and could even, to its detriment, result in very negative reviews on such sites as Trip Advisor.

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.

*

Chepstow, Mounton Road.

In theory, the developers and governing bodies are striving to help achieve the UK's target to achieve net zero. In reality, those living in affordable housing will certainly not be able to afford to purchase new, cleaner, cars and with the government due to impose additional taxation on all new cars, nor will many others. Instead, the majority will be driving older more polluting cars which will only exacerbate Chepstow's problems from carbon emissions and put the health of all the town's inhabitants at even greater risk.

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.

*

Chepstow, Mounton Road.

Regarding the green infrastructure, much of the existing green space would be built on. As stated, it would be untenable to utilise the remainder as a community space as it would be adjacent to a heavily congested area where the air would be even more heavily polluted by the addition of hundreds, although probably more realistically, it would be more accurate to say THOUSANDS, more cars. There has been and is currently, an enormous amount of house building both in Chepstow and in surrounding areas with thousands more in the pipeline. It is highly probable that most of their vehicles will be adding to Chepstow's congestion to access motorways and with it, air pollution.

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.

*

Chepstow, Moun-ton Road.
Such a development at the proposed location would be unsustainable and a health risk to all concerned.

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.

*

Chepstow, Moun-ton Road.
MCC have presented, doubtless, what they consider a strong case for the need for 50% of new build to be affordable housing . However, MCC also have a duty of care and should not further compromise the well -being of less well off individuals by housing them in a such a high risk environment as adjacent to an area that is recognised as being blighted by high levels of carbon emissions and in doing so, further compromise their health from the negative effects of both air and noise pollution. For further consideration, t would be unfortunate if MCC ploughed ahead regardless only to be faced with court cases down the line.

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.

*

Chepstow, Mounton Road.

As stated, it would be inhumane to house anybody in such close proximity to the congested High Beech area, particularly those vulnerable members of our society.

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.

*

Chepstow, Mounton Road.

As stated, the development would merely create immeasurable traffic congestion issues with the very real possibility that this will have a very negative effect on future tourism and hence, the local economy.

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.

*

Chepstow, Mounton Road.

The suggestion is that apart from housing, a hotel and care home could be sited at the location which would offer employment., These would be unsustainable. It would be a totally inappropriate location for either and create even more traffic problems and with it, more carbon emissions, (visitors, healthcare professionals, workers, deliveries etc). It would be inhumane to locate the vulnerable elderly here where they could not have open windows and fresh air, even in summer, without being exposed to noise and excessive air pollution. Similarly, home owners and hotel guests would suffer the same fate.

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.

*

Chepstow, Mounton Road.

For reasons previously mentioned, in the main, heavily congested roads, the development would more than likely, have a negative impact on visitors and tourism.

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.

*

Chepstow, Mounton Road

With regard to transport policies, the site is located a long way from Chepstow Railway Station. It is apparent by witnessing events, the majority of those rail users, require lifts to and from the station as is evident by the excessive amount of traffic on Station Road mornings and evenings. Hence Chepstow's congestion issues are in no way alleviated. The reality is that, the majority who commute utilise cars for convenience, practical reasons and reliability.

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.

*

Chepstow town itself is relatively small with limited parking. A number of retail units are unoccupied. There is an abundance of coffee shops, barbers and hairdressers but not retail outlets for gifts, clothing, homeware etc and no cinema or theatre, therefore the majority travel to Bristol, Newport or Cardiff adding to the congestion of roads, even evenings and on week-ends. It is apparent that not everyone shops for all such items online. As an aside, due to issues, I believe, in the Hardwick Hill area, a recent "quick" trip to our local Tesco's that should have taken no more than 15 minutes, took well over 2 hours. Chepstow is very much on a knife edge already regarding being totally gridlocked.

Do you have any comments on the community infrastructure and open space policies? (Policies S15, C11, C12, C13 & C14)

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.

*

Re. Chepstow Mounon Road proposed development.
Chepstow is a town but with the feel of a city. There is very little open space in Chepstow due to years of housebuilding, Thornwell, Brunell Quarter, Severn Quay, to name but a few. As stated, it is very close to total gridlock.

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

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

57. Would you like to comment on this question *

☒ Yes

☐ No

58. Is your representation in support or objection? *

☐ Support

☒ Objection

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

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

*

Re. Chepstow, proposed Mounton Road development.

1. Ref: Environment (Air Quality and Soundscapes) (Wales) Act 2024
<https://law.gov.wales/environment-air-quality-and-soundscapes-wales-act-2024>

"The 2024 Act seeks to improve the quality of our air environment and reduce the impacts of airborne pollution on human health, nature, the environment and our economy."

NB Due its very location, adjacent to an already congested area, combined with the additional congestion this development would create, in my humble opinion, the proposed Chepstow development would be non-compliant. The impact of airborne pollution would be magnified which would compromise the health of any occupants of the site, particularly the vulnerable. In addition, there is a very real risk that the increase in traffic and hence, congestion, could have a very negative impact on tourism and the local economy.

2. NB "The Act also creates new duties for the Welsh Ministers to take steps to promote awareness of the risks to human health and the natural environment caused by air pollution."

As mentioned, it appears that risks to human health have not been properly accounted for in the plans but merely glossed over. No realistic remedy has been offered to protect potential inhabitants from the effects of emission pollutants created by over-development of the named, already congested, area and the vast additional increase in traffic the proposed development would create.

3. NB The 2024 Act also places the Welsh Ministers and "local authorities" under a duty to promote active travel as a way of reducing or limiting air pollution and makes provision for this duty to be imposed by regulations, on other public authorities. The Act also requires the Welsh Ministers to produce a national strategy on soundscapes.

With the weight of traffic and the exhaust fumes, for the majority, the busy stretch of A466 between High Beech and Mounton Rd area would not be conducive or safe for active travel.

As previously stated, unless windows were kept closed, residents of the proposed sites would be vastly overly exposed to both air and noise pollution.

4. The effects of air pollution on human health (WHO)

Fine particulate matter (PM2.5) can penetrate through the lungs and further enter the body through the blood stream, affecting all major organs. Exposure to PM2.5 can cause diseases both to our cardiovascular and respiratory system, provoking, for example stroke, lung cancer and chronic obstructive pulmonary disease (COPD).

New research has also shown an association between prenatal exposure to high levels of air pollution and developmental delay at age three, as well as psychological and behavioural problems later on, including symptoms of attention deficit hyperactivity disorder (ADHD), anxiety and depression.

Prevention is better than cure !

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>

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

☐ Yes

☒ No

61. 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)?

62. 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): *

Chepstow, Mounton Road.

Due to the location, adjacent to the heavily congested High Beech roundabout with the convergence of the busy A48 and A466 I consider the Plan as a whole to be unsustainable, unsound, unsafe, unhealthy and inhumane.

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.

63. 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

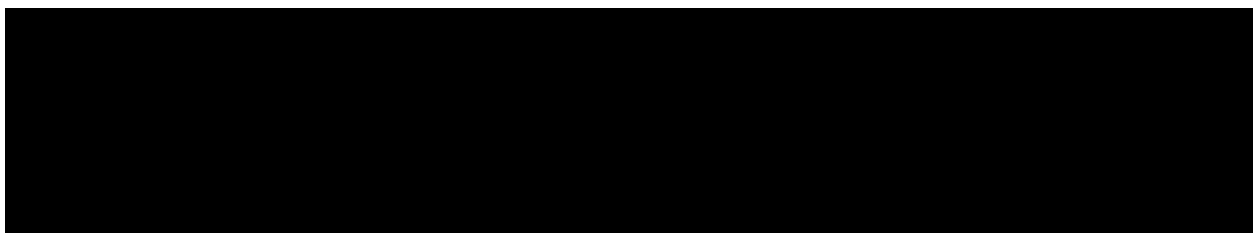
Part 5: Welsh Language

64. 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?

[REDACTED] and I have never heard Welsh spoken in the community.

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

Not possible.



3337

Mrs Cathy Geary

[View results](#)

Respondent

141

Anonymous

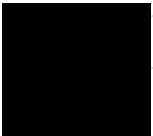
06:33

Time to complete

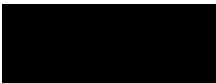
Part 1: Contact Details

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 *



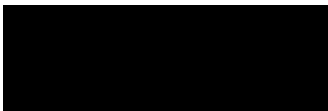
2. Name *



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.

*

There has been too many houses built in the last 20 years around Caldicot and Chepstow. The infrastructure can not cope e.g schools, doctors surgeries, roads.

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.

*

Too much house building close to Caldicot and Chepstow in addition to large amounts in recent years. These areas cannot cope.

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

15. Would you like to comment on this question *

- ☐ Yes
- ☒ No

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

16. Would you like to comment on this question *

- ☐ Yes
- ☒ No

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

17. Would you like to comment on this question *

- ☐ Yes
- ☒ No

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

18. Would you like to comment on this question *

☐ Yes

☒ No

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

19. Would you like to comment on this question *

☐ Yes

☒ No

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

20. Would you like to comment on this question *

☐ Yes

☒ No

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

21. Would you like to comment on this question *

☐ Yes

☒ No

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

22. Would you like to comment on this question *

☐ Yes

☒ No

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

23. Would you like to comment on this question *

☐ Yes

☒ No

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

24. Would you like to comment on this question *

☐ Yes

☒ No

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

25. Would you like to comment on this question *

☐ Yes

☒ No

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

26. Would you like to comment on this question *

☐ Yes

☒ No

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

27. Would you like to comment on this question *

☐ Yes

☒ No

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

28. Would you like to comment on this question *

☐ Yes

☒ No

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

29. Would you like to comment on this question *

☐ Yes

☒ No

Part 3: Tests of Soundness

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

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

☐ Yes

☒ No

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

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

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

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

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

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

Extra house building will put a massive strain on communities and reduce quality of life in these areas.

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?

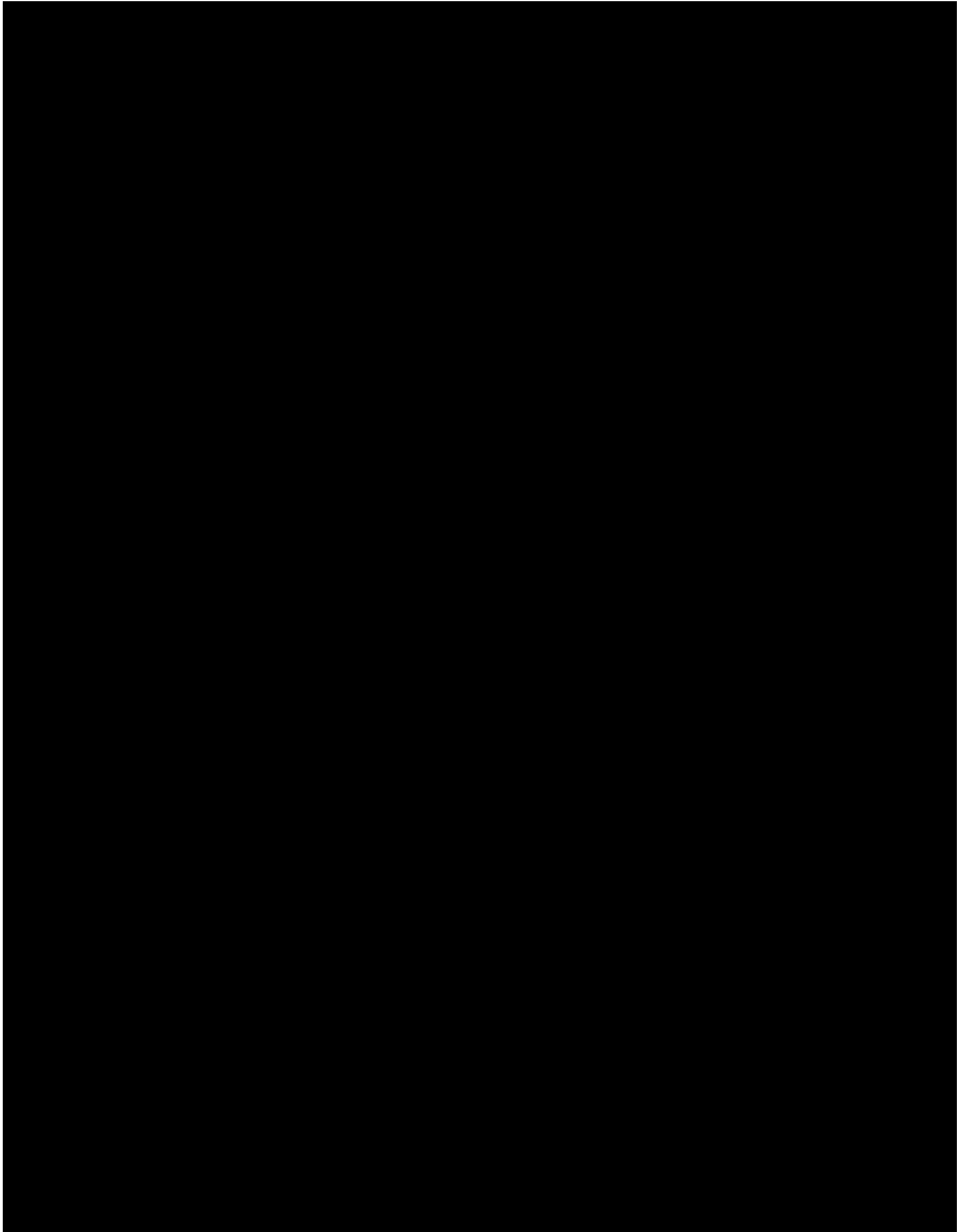
☐ Yes

☒ 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?



3338

Mrs Cerys Mutton

[View results](#)

Respondent

10

Anonymous

05:59

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 think that it's absolutely fine to build the new plans, however ONLY when the infrastructure around Chepstow has been significantly improved. I often have to queue for 20 minutes to get down to the Tesco traffic lights on a Sunday lunchtime. Traffic around Chepstow is just horrendous. It was totally gridlocked last week for several hours just because a small bit of road repair was happening. I have no issues with new developments as long as something is done to address the traffic issues around the area otherwise we're just ignoring a problem and, worse still, just adding to it without any long term thought. I know that developers have to give you money for infrastructure improvements (as we were told so when we bought this house), but that money appears to go into a black hole somewhere as nothing is actually done. Please do not build any more properties until the many problems with traffic have been resolved.

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

11. Would you like to comment on this question *

☐ Yes

☒ No

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

12. Would you like to comment on this question *

☐ Yes

☒ No

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

13. Would you like to comment on this question *

☐ Yes

☒ No

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

14. Would you like to comment on this question *

☐ Yes

☒ No

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

15. Would you like to comment on this question *

☐ Yes

☒ No

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

16. Would you like to comment on this question *

☐ Yes

☒ No

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

17. Would you like to comment on this question *

☐ Yes

☒ No

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

18. Would you like to comment on this question *

☐ Yes

☒ No

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

19. Would you like to comment on this question *

☐ Yes

☒ No

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

20. Would you like to comment on this question *

☐ Yes

☒ No

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

21. Would you like to comment on this question *

☐ Yes

☒ No

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

22. Would you like to comment on this question *

☐ Yes

☒ No

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

23. Would you like to comment on this question *

☐ Yes

☒ No

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

24. Would you like to comment on this question *

☐ Yes

☒ No

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

25. Would you like to comment on this question *

☐ Yes

☒ No

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

26. Would you like to comment on this question *

☐ Yes

☒ No

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

27. Would you like to comment on this question *

☐ Yes

☒ No

Part 3: Tests of Soundness

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

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

☐ Yes

☒ No

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

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

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

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

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

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

As stated earlier, no thought has been given to the existing problems with traffic and infrastructure and these plans will make it worse.

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

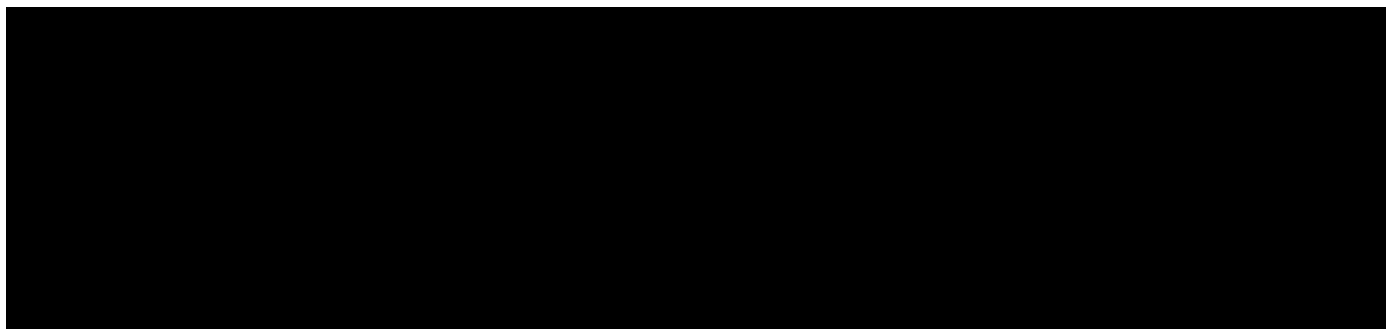
Part 5: Welsh Language

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?

I don't speak Welsh.

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?

I don't speak Welsh



3339

Mrs Charlotte James

[View results](#)

Respondent

221

Anonymous

35:19

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.

*

I have objections to the proposed rural settlement at Land West of Redd Landes, Shirenewton. The current infrastructure (roads, utilities, amenities etc) will not support additional houses in the village as it currently stands without having a detrimental effect on the village and current residents. Why so many new houses still required in Monmouthshire when birth rates are lower than death rates? I also don't think the recent inability for the infrastructure to cope with the rain fall can be ignored and the possibility that building houses on land required to soak up rain fall isn't having an impact on local flooding. My concern is that although you have a policy on sustainable drainage systems these will not be implemented but the selling off land for houses will continue. The reputation of the council to sell off land for housing to the detriment of the local area can't be ignored.

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.

*

Again I don't see why so much growth is required when the birth rate is lower than the death rate. This needs to be revisited.

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.

*

I have objections to the proposed rural settlement at Land West of Redd Landes, Shirenewton. The current infrastructure (roads, utilities, amenities etc) will not support additional houses in the village as it currently stands without having a detrimental effect on the village and current residents.

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

17. Would you like to comment on this question *

☐ Yes

☒ No

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

18. Would you like to comment on this question *

☒ Yes

☐ No

19. Is your representation in support or objection? *

☐ Support

☒ Objection

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

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

*

Once land is sold off to developers I feel that there isn't any oversight to ensure that policies are implemented. Developers then build for profit and ignore any obligations agreed too without any consequences. So these policies won't be implemented.
I have objections to the proposed rural settlement at Land West of Redd Landes, Shirenewton. The current infrastructure (roads, utilities, amenities etc) will not support additional houses in the village as it currently stands without having a detrimental effect on the village and current residents.

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

21. Would you like to comment on this question *

☒ Yes

☐ No

22. Is your representation in support or objection? *

☐ Support

☒ Objection

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

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

*

I don't think the recent inability of the infrastructure to cope with the rain fall can be ignored and the possibility that building houses on land required to soak up rain fall isn't having an impact on local flooding. My concern is that although you have a policy on sustainable drainage systems these will not be implemented but the selling off land for houses will continue. The reputation of the council to sell off land for housing to the detriment of the local area can't be ignored.
Based on past experience I doubt these policies will ever be completed.

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)

24. Would you like to comment on this question *

☐ Yes

☒ No

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

25. Would you like to comment on this question *

☒ Yes

☐ No

26. Is your representation in support or objection? *

☐ Support

☒ Objection

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

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

*

Again I feel that these are just words and the developers won't provide the necessary additional infrastructure required and MCC won't do anything about this once the land is sold.

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

28. Would you like to comment on this question *

☐ Yes

☒ No

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

29. Would you like to comment on this question *

☒ Yes

☐ No

30. Is your representation in support or objection? *

☐ Support

☒ Objection

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

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

*

As said before I have injections to the proposed site at Shirenewton as I feel the local infrastructure won't cope with any additional houses and it would just be detrimental to the local community and village.

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

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.

*

I don't think there is a need for additional employment site allocations as current offerings are empty. Surely these should be occupied first?

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

36. 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)

37. 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)

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

I fully support anything that benefits community infrastructure and preserves open spaces but I don't see these being implemented given past history.

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

42. Would you like to comment on this question *

☐ Yes

☒ No

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

43. Would you like to comment on this question *

☐ Yes

☒ No

44. 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): *

The level of housing being proposed is excessive and not required. The council should be looking to implement necessary infrastructure to ensure current residents are safe and have all the amenities they require. The plan isn't likely to deliver on the positive aspects but the council will still sell of land for 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.

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

☐ Yes

☒ No

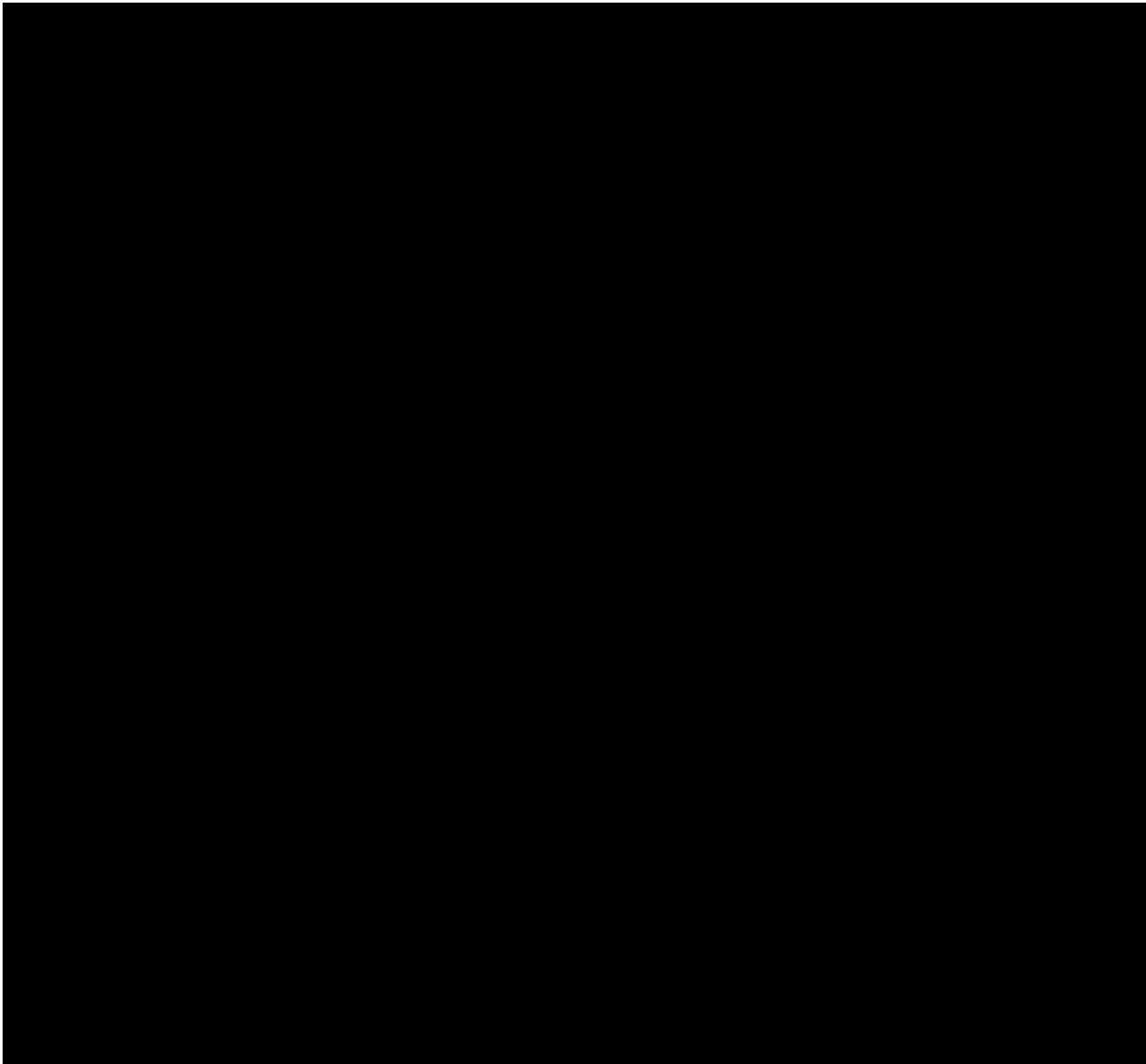
Part 5: Welsh Language

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

no comment

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?

no comment



3340

Mrs Cheryl Cummings

View results

Respondent

166

Anonymous

35:52

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.

*

Job creation targets unrealistic . Would require a 23% increase in the workforce by 2033.
50% social housing . Based on data from other regions of Wales only 10% is achievable
Demographic change. This cannot be dramatically affected just by building more houses

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 level of job growth is unrealistic / 23% is not achievable only at best 4%

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.

*

Removal of Preferred Strategy Site HA4, Site is unsuitable for a host of reasons . Pollution, traffic, disruption to bats , unfeasible Active travel Route , lack of local jobs for residents , blot of the Wye Valley AONB , poor local infrastructure

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.

*

OC1 and GW1 are unrealistic

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.

*

Policies are unrealistic

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

23. Would you like to comment on this question *

☒ Yes

☐ No

24. Is your representation in support or objection? *

☐ Support

☒ Objection

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

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

*

Policy targets are unachievable

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.

*

Policies in relation to site HA4 are not achievable

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.

*

Policies and IN1 are not achievable in Monmouth

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.

*

Social housing target of 50% is not achievable . Only 10% is realistic

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.

*

HA4. Site is unsuitable for a host of reasons . Flooding, traffic congestion , blot on the Wye Valley AONB, 2000 metres to town , disruption to horseshoe bats , extra pollution by A40,

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.

*

Job target growth of 6240 jobs is unrealistic . Experts say Monmouthshire will lose 100 jobs in next 20 years

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

Sites chosen for Monmouth suitable

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

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.

*

Monmouth will receive no measurable advantage from policies

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

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

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

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

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>

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

☐ Yes

☒ No

61. 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)?

62. 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): *

Plan is based on wish lists not sound achievable targets

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.

63. 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

64. 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?

Plan has no beneficial effect on the Welsh language

65. 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 idea

3341

Mr Chris Giles

[View results](#)

Respondent

49

Anonymous

03:28

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.

*

I object to the houses being proposed to be built. The road infrastructure is not suitable for this amount of new houses, as well as local doctors, dentists and schools not being suitable.

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

11. Would you like to comment on this question *

☐ Yes

☒ No

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

12. Would you like to comment on this question *

☐ Yes

☒ No

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

13. Would you like to comment on this question *

☐ Yes

☒ No

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

14. Would you like to comment on this question *

☐ Yes

☒ No

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

15. Would you like to comment on this question *

☐ Yes

☒ No

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

16. Would you like to comment on this question *

☐ Yes

☒ No

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

17. Would you like to comment on this question *

☐ Yes

☒ No

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

18. Would you like to comment on this question *

☐ Yes

☒ No

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

19. Would you like to comment on this question *

☐ Yes

☒ No

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

20. Would you like to comment on this question *

☐ Yes

☒ No

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

21. Would you like to comment on this question *

☐ Yes

☒ No

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

22. Would you like to comment on this question *

☐ Yes

☒ No

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

23. Would you like to comment on this question *

☐ Yes

☒ No

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

24. Would you like to comment on this question *

☐ Yes

☒ No

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

25. Would you like to comment on this question *

☐ Yes

☒ No

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

26. Would you like to comment on this question *

☐ Yes

☒ No

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

27. Would you like to comment on this question *

☐ Yes

☒ No

Part 3: Tests of Soundness

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

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

☐ Yes

☒ No

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

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

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

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

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

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

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.

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?

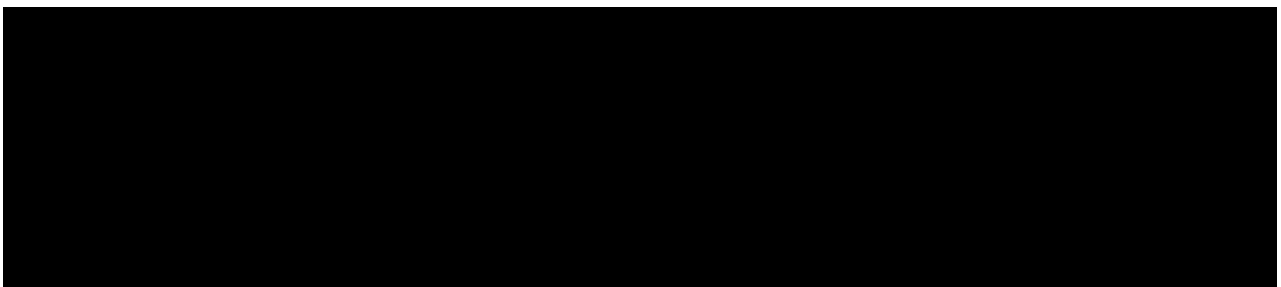
☐ Yes

☒ 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?



3342

Mrs Christine Fowkes

[View results](#)

Respondent

216

Anonymous

51:22

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 firmly believe that the development will have a totally adverse effect on Chepstow. The traffic situation is unsustainable currently, and the addition of these extra houses will only serve to make this much worse. The town does not have the infrastructure to support it, the doctors/schools and dentists are at capacity already.

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.

*

The traffic situation will continue to be a problem in and out of the town, this development will add further pressure.

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 schools/dentists/doctors in Chepstow are at full capacity, with no plans to create new facilities. The new development can only serve to make this situation worse.

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): *

As per my 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.

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

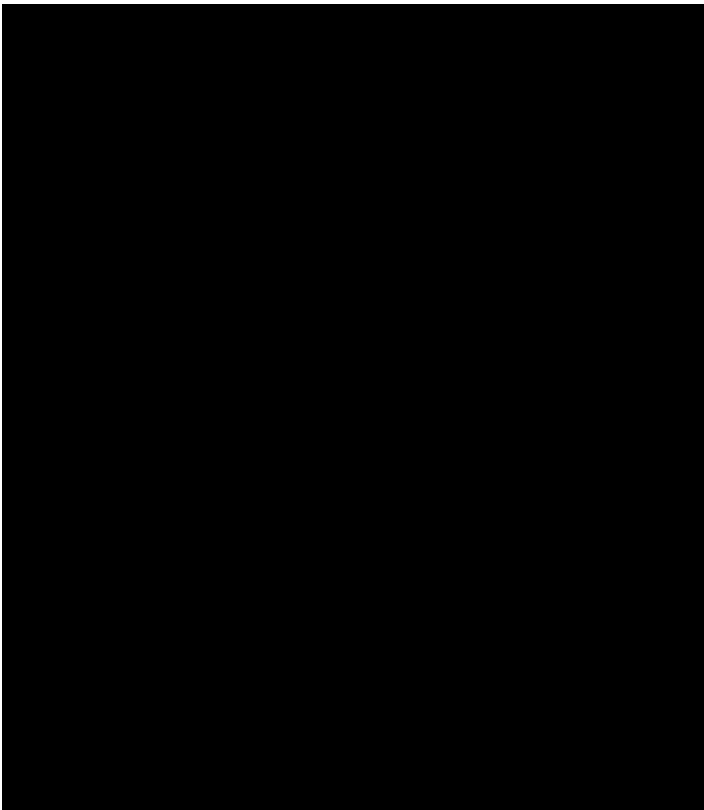
36. We would like to know your views on the effects that the Deposit Plan would have in the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be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



3343

Alexandra Hilu

Archived: 13 February 2025 13:17:29

From: [REDACTED]

Sent: Sun, 1 Dec 2024 23:29:04

To: [MCC - PlanningPolicy](#)

Cc: [REDACTED]

Subject: Response to RLDP Deposit Plan (2018-2033) – Proposed Development of 270 Houses on Dixon Road, Monmouth (Site HA4/CS0270)

Importance: Normal

Sensitivity: None

Subject: Objection to RLDP Deposit Plan (2018-2033) – Proposed Development of 270 Houses on Dixon Road, Monmouth (Site HA4/CS0270)

Dear Monmouthshire County Council

I am writing to formally object to the proposed development of 270 houses on the land at Dixon Road, Monmouth (Site HA4/CS0270), and to suggest a more suitable alternative. As a local resident, I am deeply concerned about the significant negative impacts this development would have on the environment, biodiversity, landscape, and local infrastructure.

I regret that I was unable to attend the public consultation session at Shire Hall on 25 November due to work commitments. However, I would like to outline my key objections and propose an alternative site that aligns better with sustainability and planning objectives.

Impact on Greater Horseshoe Bat Habitat

The proposed site lies within the Core Sustenance Zone (CSZ) of the endangered Greater Horseshoe Bat, whose habitat is protected under the Newton Court SSSI, a designated Natura 2000 site. This species is already under threat, and development within their 3km CSZ will severely disrupt their foraging and commuting routes.

Newton Court, Monmouth, is one of only three sites in Wales—and the only one in Monmouthshire—where this bat species is found. Building 270 houses on this site would destroy essential grazing land that serves as a vital food source for the bats, threatening their survival.

Flaws in the Habitat Regulations Assessment (HRA)

The Habitat Regulations Assessment (HRA) conducted by Monmouthshire County Council raises serious concerns. The site should have been excluded at an early stage due to the requirement for mitigation measures, which indicates its inherent unsuitability for development.

The Environment (Wales) Act 2016 places a duty on public bodies to enhance biodiversity and promote ecosystem resilience. Has Monmouthshire County Council fully complied with this obligation?

Alternative Site: CS0274 (Wonastow Road)

Site CS0274, located at Wonastow Road, lies outside the Core Sustenance Zone and does not require extensive mitigation measures. It is a more appropriate option that would better protect biodiversity and comply with habitat regulations.

Adverse Impact on Landscape and Heritage

The proposed development at Dixon Road is highly visible from key viewpoints within the Wye Valley Area of Outstanding Natural Beauty (AONB). This would degrade the scenic beauty and cultural heritage of the area, which attracts tourists and provides residents with a sense of tranquillity.

Additionally, the site is within the setting of the Scheduled Monument Dixon Mound, a Norman earthwork motte with historical significance. Local authorities have a statutory duty to protect the setting of such monuments and consider the visual impact on the AONB. Why has this not been sufficiently addressed for Site HA4/CS0270?

In contrast, Site CS0274 does not have the same heritage or landscape sensitivities, making it a more suitable choice for development.

Dark Skies and Light Pollution

The proposed development would introduce significant light pollution, undermining the AONB's dark skies initiative. Preserving dark skies is crucial for nocturnal wildlife, including bats, and for maintaining the area's unique character.

Water Quality and Pollution Risks

The development poses a serious threat to the already vulnerable River Wye, which is under significant stress from phosphate pollution and runoff. Monmouth's drinking water is extracted from the River Wye, and the proposed site is upstream of the extraction point. Any increase in runoff and contamination could compromise the town's water quality, which is already under risk from *Cryptosporidium* contamination.

Loss of Grade 2 Agricultural Land

Site HA4/CS0270 consists of 80% Grade 2 agricultural land, the highest quality in Monmouth. Welsh planning policy prioritizes the conservation of such land as a finite resource. Developing on this site contradicts national guidance, which recommends directing development to lower-grade land when available.

Traffic Congestion and Pollution

The proposed development will exacerbate traffic congestion and pollution, particularly around the Dixon roundabout, a known bottleneck. With no rail station and limited public transport options in Monmouth, residents are heavily reliant on cars.

The additional 270 houses would likely generate around 400 more vehicles, increasing air pollution in an area where levels already exceed WHO guidelines. Monmouth lacks adequate monitoring for PM2.5 and PM10 particulates, further highlighting the unsuitability of this site for development.

By contrast, Site CS0274 is better connected to the active travel network and is within walking and cycling distance of key employers such as Siltbusters, Singleton Court, and Mandarin Stone. This would reduce traffic congestion and pollution.

Flooding and Drainage Issues

A portion of Site HA4/CS0270 lies within a floodplain and is prone to flooding, as demonstrated on 24 November 2024, when the site entrance was submerged. The heavy clay soil limits the effectiveness of Sustainable Drainage Systems (SuDS), increasing the risk of surface runoff and pollution entering the river

system.

In comparison, Site CS0274 has a significantly lower flood risk and offers better drainage potential.

Inconsistencies with RLDP Goals

The RLDP aims to protect Monmouthshire's natural environment, biodiversity, and ecosystems while supporting sustainable development. The proposed development at Dixon Road contradicts these goals by:

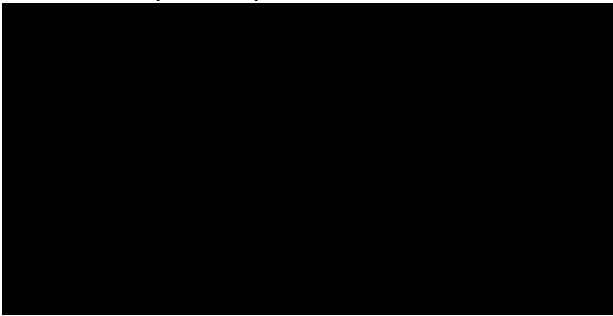
- Threatening protected species and habitats.
- Degrading the landscape and heritage sites.
- Increasing traffic congestion and pollution.
- Compromising water quality and public health.

Conclusion and Recommendation

Given the numerous environmental, ecological, and infrastructural concerns, I urge Monmouthshire County Council to reconsider the suitability of Site HA4/CS0270 and instead prioritize Site CS0274 as a more sustainable and appropriate alternative for development.

I look forward to your response and further clarification on how these issues will be addressed.

Thank you for your attention to this matter.



3344

Mrs Alison Wooder

Archived: 13 February 2025 13:23:02

From: [REDACTED]

Mail received time: Mon, 2 Dec 2024 16:57:21

Sent: Mon, 2 Dec 2024 16:57:12

To: [MCC - PlanningPolicy](#)

Subject: RLDP Deposit Plan Consultation CSO2032 Redd Landes Shirenewton

Importance: Normal

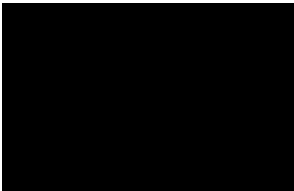
Sensitivity: None

I am writing to strongly object to the Replacement Local Development Plan proposal CS0232 for the construction of a housing development of 26 houses, adjacent to Redd Landes Shirenewton. Shirenewton is a small historic village, set within a designated conservation area. It's houses are stone built, with a beautiful medieval church and rural landscape. It has very narrow lanes, and is surrounded by unspoilt countryside. This would be a very large estate, compared to the size of the village, and would have a severe impact on the infrastructure and environment for current residents. It would change the character and spoil the heritage of the village for ever.

The track opposite the proposed development is used by heavy farming equipment, such as large tractors, combine harvesters etc. and poses a significant risk to safety, increasing the risk of accidents. Also, the road from Earlswood passing the proposed development is national speed limit, therefore has vehicles travelling at very high speeds before they hit the village boundary, this would be a serious danger to pedestrians. The village school is already over subscribed, the bus service is severely limited, with buses running only every three hours or so. There is no shop or medical facilities, so residents would require a private vehicle.

The village is home to a wide range of wildlife, which include protected species requiring natural habitats. Loss of the green spaces and increased population would disrupt this and take away the biodiversity for future generations.

The proposed site is very often saturated, with insufficient drainage and does flood. I therefore strongly urge the council that this proposal is rejected and relocated to an area with more amenities, for this type and quantity of housing.



[View results](#)

Respondent

242

Anonymous

12:50

Time to complete

Part 1: Contact Details

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

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

Do you have any comments on the key issues, challenges, vision and/or objectives of the Deposit 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 am writing to strongly object to the Replacement Local Development Plan proposal CS0232 for the construction of a housing development of 26 houses, adjacent to Redd Landes Shirenewton. Shirenewton is a small historic village, set within a designated conservation area. It's houses are stone built, with a beautiful medieval church and rural landscape. It has very narrow lanes, and is surrounded by unspoilt countryside. This would be a very large estate, compared to the size of the village, and would have a severe impact on the infrastructure and environment for current residents. It would change the character and spoil the heritage of the village for ever.

The track opposite the proposed development is used by heavy farming equipment, such as large tractors, combine harvesters etc. and poses a significant risk to safety, increasing the risk of accidents. Also, the road from Earlswood passing the proposed development is national speed limit, therefore has vehicles travelling at very high speeds before they hit the village boundary, this would be a serious danger to pedestrians. The village school is already over subscribed, the bus service is severely limited, with buses running only every three hours or so. There is no shop or medical facilities, so residents would require a private vehicle.

The village is home to a wide range of wildlife, which include protected species requiring natural habitats. Loss of the green spaces and increased population would disrupt this and take away the biodiversity for future generations.

The proposed site is very often saturated, with insufficient drainage and does flood. I therefore strongly urge the council that this proposal is rejected and relocated to an area with more amenities, for this type and quantity of 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

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

*

Please see question 10

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 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.

*

Please see question 10

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 question 10

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

23. Would you like to comment on this question *

☐ Yes

☒ No

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

24. Would you like to comment on this question *

☒ Yes

☐ No

25. Is your representation in support or objection? *

☐ Support

☒ Objection

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

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

*

Please see question 10

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

27. Would you like to comment on this question *

☒ Yes

☐ No

28. Is your representation in support or objection? *

☐ Support

☒ Objection

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

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

*

Please see question 10

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

30. Would you like to comment on this question *

☐ Yes

☒ No

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.

*

See question 10

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

35. Is your representation in support or objection? *

☐ Support

☒ Objection

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

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

*

See question 10

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

37. Would you like to comment on this question *

☐ Yes

☒ No

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

38. Would you like to comment on this question *

☐ Yes

☒ No

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

39. Would you like to comment on this question *

☒ Yes

☐ No

40. Is your representation in support or objection? *

☐ Support

☒ Objection

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

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

*

See question 10

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

42. Would you like to comment on this question *

☐ Yes

☒ No

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

43. Would you like to comment on this question *

☒ Yes

☐ No

44. Is your representation in support or objection? *

☐ Support

☒ Objection

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

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

*

See question 10

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

46. Would you like to comment on this question *

☒ Yes

☐ No

47. Is your representation in support or objection? *

☐ Support

☒ Objection

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

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

*

See question 10

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

49. 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>

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

☐ Yes

☒ No

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

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

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

See 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.

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

- ☐ Yes
- ☒ No

Part 5: Welsh Language

54. 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?

55. 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?



3345

Anthony Pickup

MCC RLDP 2024 Comments

The impact of the economic development proposals Quay Point and Gwent Europark. EA1

Conflicting Policies: S4; S5; LC1; CC1; NR1; (plus parts of others by implication)

Forty eight percent of Monmouthshire's economic development land is allocated to the two sites either side of Llandeveyney: Quay Point and Gwent Europark. Development of these sites poses immediate ecological conservation and landscape threats as well as long-term threats to dealing with climate change .

Climate Change implications. Strategy S4

Industrial development on natural or semi-natural land habitats should only be permitted under extreme circumstances and only if remediation greatly exceeds the losses caused by the development. Development on land that presents significant threats to Sites of Special Scientific Interest should not be undertaken. These two sites conflict with both these criteria.

For over 30 years science has predicted that, once rates of global warming exceed a certain level, an unstoppable chain-reaction will start, where the increase in temperature will cause its own further temperature increase until terrestrial life is no longer possible. We are now critically close to (if not already past) the tipping point. Before the industrial revolution fluctuations in the earth's temperature due to atmospheric CO2 changes were naturally controlled by global plant life. These natural feed-back controls are no longer able to stabilise the current unnatural CO2 levels, partly through habitat destruction and partly through the chain-reaction temperature rise beginning to damage oceanic phytoplankton systems. It is essential that every effort is made to prevent further destruction of natural or semi-natural vegetation, so that they may assist in stripping anthropogenic atmospheric CO2. It is incumbent on Monmouthshire to avoid, at all costs, the destruction of these habitats, (be they natural woodlands, or man-made habitats like fields); particularly if that destruction is likely to result in further atmospheric emissions, as from industrial development. Designating almost a half of its economic development area on carbon-sink land is unacceptable and reflects very poorly on the council's environmental reputation.

Reversing climate change is not just going to require a reduction in human discharge of "greenhouse gasses" into the atmosphere, but is going to require increased atmospheric CO2 removal, which is going to be very expensive and unlikely to be attractive to commercial operations. Natural CO2 stripping by enhancing existing natural vegetation carbon-sinks is going to be the only likely way that this will be achieved. Fortunately, this can actually have enormous social and health benefits, which can actually be economically highly beneficial. These habitats provide places of relaxation and healthy exercise, reducing pressure on health services as well as reducing worker absence due to ill health.

Protecting Monmouthshire's "green spaces" doesn't just mean planting trees, (though this will help, of course) but means retaining what areas of natural and semi-natural habitat we have, then increasing their area, too. This means expanding all existing grassland, woodland and natural aquatic systems.

Policies S5; CC1; NR1 and NR3 Protection of Water sources and Environment

On an ecological level, the industrial development of Quay Point and Gwent Europark presents unacceptable environmental hazard to the Llandeenny and Redwick SSSIs due to the risks posed to the drainage system of the Gwent Levels

Quite apart from the environmental cost of importing tens of thousands of tons of quarry stone to stabilise the peaty loam of Green Moor, the run-off from either of these sites once developed poses a serious risk to the water quality of the Gwent Levels drainage system. Protecting the water quality of the 6 SSSI covering the Gwent Levels was always, from the time of their first designation 40 years ago, a major concern. The actual features (species) of the SSSIs were originally all confined to the ditch system. (One or two species have been added to the features list in the last decade that are not so dependant on water quality, but more on the continued management of the ditch system.) To protect water quality, the Gwent Levels SSSIs were the first in Britain where the site boundaries were pushed back from the sites where the features occurred to included the catchment, since it was only by controlling the catchment that water quality could be maintained.

Industrial sites are obviously built on an impervious base from which there will obviously be run-off from work-buildings and yards. The toxicity of contaminants in the run-off obviously varies with the industrial operation, but waste management sites pose particular problems. While this can theoretically be controlled to a degree, this is rarely, if ever, reliably achieved. Climate-change induced rain storms exacerbate this problem. Remedial systems like reed beds are often cited as being adequate controls for run-off. Unfortunately, an industrial pollution event to a reed bed will make that reed bed in-operative for a long period, and rarely are duplicate and triplicate systems built to take over following an incident.

Inevitably, contaminants in run-off are going to enter the SSSI ditch system. These contaminants, because the water flow is very slow, become adsorbed onto, or absorbed into the soils within ditches. As the drainage system has no way of rapidly removing contaminants intimately attached to the soils they remain in the soils and are added to with each pollution event. The contaminants very slowly leach out into the water causing damage to the naturally occurring plants and animal populations of the ditches, resulting in their death or decline on a large scale. The only way of removing soil contaminants from a major pollution incident is to remove the soils of the ditches, which is totally impractical. The condition of almost all the ditch dependant features of the Gwent Levels SSSIs is declining due to increasingly poor water-quality. Since major pollution incidents are rare, the implication must be that the continual release of contaminants in run-off from development in the catchment is the culprit, building up contaminant levels in the soils that are then being continually released into the ditch waters.

Damage to the Gwent Levels SSSI's has severe carbon-sink implications, as well as for species-conservation. Since the water in the reen system is used for farming it also means that contaminants will also end up in the human food system.

Both Quay Point and The Gwent Europark drain directly into the Gwent Levels SSSIs and any further industrial development here should cease.

Policy LC1 Protection of Landscape Character - Effect on Llandeenny.

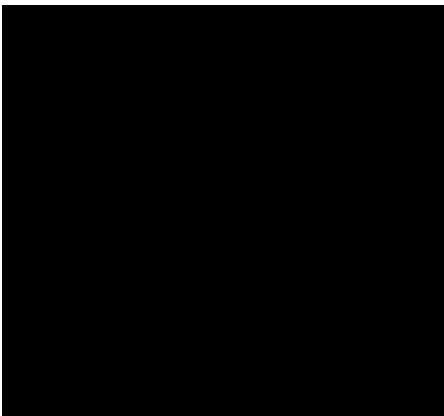
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MCC RLDP 2024 Comments

The impact of the economic development proposals Quay Point and Gwent Europark. EA1

Conflicting Policies: S4; S5; LC1; CC1; NR1; (plus parts of others by implication)

Forty eight percent of Monmouthshire's economic development land is allocated to the two sites either side of Llandeenny: Quay Point and Gwent Europark. Development of these sites poses immediate ecological conservation and landscape threats as well as long-term threats to dealing with climate change .

Climate Change implications. Strategy S4

Industrial development on natural or semi-natural land habitats should only be permitted under extreme circumstances and only if remediation greatly exceeds the losses caused by the development. Development on land that presents significant threats to Sites of Special Scientific Interest should not be undertaken. These two sites conflict with both these criteria.

For over 30 years science has predicted that, once rates of global warming exceed a certain level, an unstoppable chain-reaction will start, where the increase in temperature will cause its own further temperature increase until terrestrial life is no longer possible. We are now critically close to (if not already past) the tipping point. Before the industrial revolution fluctuations in the earth's temperature due to atmospheric CO2 changes were naturally controlled by global plant life. These natural feed-back controls are no longer able to stabilise the current unnatural CO2 levels, partly through habitat destruction and partly through the chain-reaction temperature rise beginning to damage oceanic phytoplankton systems. It is essential that every effort is made to prevent further destruction of natural or semi-natural vegetation, so that they may assist in stripping anthropogenic atmospheric CO2. It is incumbent on Monmouthshire to avoid, at all costs, the destruction of these habitats, (be they natural woodlands, or man-made habitats like fields); particularly if that destruction is likely to result in further atmospheric emissions, as from industrial development. Designating almost a half of its economic development area on carbon-sink land is unacceptable and reflects very poorly on the council's environmental reputation.

Reversing climate change is not just going to require a reduction in human discharge of "greenhouse gasses" into the atmosphere, but is going to require increased atmospheric CO2 removal, which is going to be very expensive and unlikely to be attractive to commercial operations. Natural CO2 stripping by enhancing existing natural vegetation carbon-sinks is going to be the only likely way that this will be achieved. Fortunately, this can actually have enormous social and health benefits, which can actually be economically highly beneficial. These habitats provide places of relaxation and healthy exercise, reducing pressure on health services as well as reducing worker absence due to ill health.

Protecting Monmouthshire's "green spaces" doesn't just mean planting trees, (though this will help, of course) but means retaining what areas of natural and semi-natural habitat we have, then increasing their area, too. This means expanding all existing grassland, woodland and natural aquatic systems.

Policies S5; CC1; NR1 and NR3 Protection of Water sources and Environment

On an ecological level, the industrial development of Quay Point and Gwent Europark presents unacceptable environmental hazard to the Llandeenny and Redwick SSSIs due to the risks posed to the drainage system of the Gwent Levels

Quite apart from the environmental cost of importing tens of thousands of tons of quarry stone to stabilise the peaty loam of Green Moor, the run-off from either of these sites once developed poses a serious risk to the water quality of the Gwent Levels drainage system. Protecting the water quality of the 6 SSSI covering the Gwent Levels was always, from the time of their first designation 40 years ago, a major concern. The actual features (species) of the SSSIs were originally all confined to the ditch system. (One or two species have been added to the features list in the last decade that are not so dependant on water quality, but more on the continued management of the ditch system.) To protect water quality, the Gwent Levels SSSIs were the first in Britain where the site boundaries were pushed back from the sites where the features occurred to included the catchment, since it was only by controlling the catchment that water quality could be maintained.

Industrial sites are obviously built on an impervious base from which there will obviously be run-off from work-buildings and yards. The toxicity of contaminants in the run-off obviously varies with the industrial operation, but waste management sites pose particular problems. While this can theoretically be controlled to a degree, this is rarely, if ever, reliably achieved. Climate-change induced rain storms exacerbate this problem. Remedial systems like reed beds are often cited as being adequate controls for run-off. Unfortunately, an industrial pollution event to a reed bed will make that reed bed in-operative for a long period, and rarely are duplicate and triplicate systems built to take over following an incident.

Inevitably, contaminants in run-off are going to enter the SSSI ditch system. These contaminants, because the water flow is very slow, become adsorbed onto, or absorbed into the soils within ditches. As the drainage system has no way of rapidly removing contaminants intimately attached to the soils they remain in the soils and are added to with each pollution event. The contaminants very slowly leach out into the water causing damage to the naturally occurring plants and animal populations of the ditches, resulting in their death or decline on a large scale. The only way of removing soil contaminants from a major pollution incident is to remove the soils of the ditches, which is totally impractical. The condition of almost all the ditch dependant features of the Gwent Levels SSSIs is declining due to increasingly poor water-quality. Since major pollution incidents are rare, the implication must be that the continual release of contaminants in run-off from development in the catchment is the culprit, building up contaminant levels in the soils that are then being continually released into the ditch waters.

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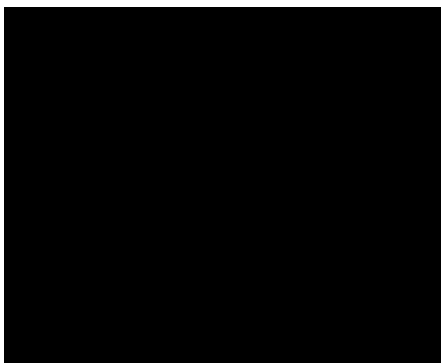
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3346

Susan Hughes

[REDACTED]

From: [REDACTED]
Sent: 02 December 2024 14:15
To: MCC - PlanningPolicy
Subject: Public Consultation on th RLDP

I wish to complain and disagree with the plans for 270 Houses on Fields off Dixon Road, Monmouth. There are many many reasons: increased traffic also increasing air pollution: drinking water contamination, surface run off pollution, phosphate pollution of the river Wye: ineffectiveness of SuDS on clay soil and a site poorly suited for phosphate removal: great detrimental impact on the environment, nature, prime farmland, endangered Greater Horseshoe bats: risk of flooding: proximity of Wye Valley AONB: defacing our wonderful entrance to Wales and to Monmouth. There is an alternative site at Wonastow Road, Monmouth (CS0274) that offers both housing and employment facilities where there will not be any problem with SuDS and is downstream of where Monmouth takes its drinking water. It is also less environmentally sensitive.
Please register my complaint to the planning committee.

[REDACTED]

[REDACTED]

[REDACTED]

3348

Tracey Robinson

My document compiles the concerns, issues, and relevant information related to the proposed development under MCC's Replacement Local Development Plan (RLDP), particularly focusing on site CS0037 located west of Trem Yr Ysgol, Penperlleni.

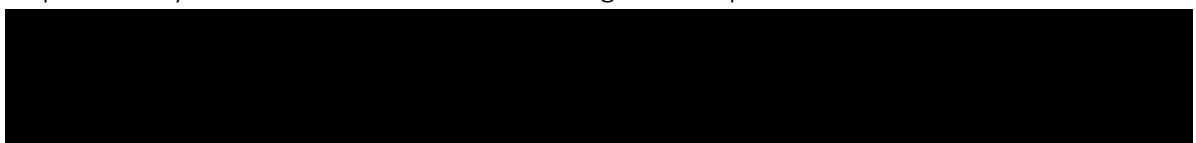
1. **Transparency and Community Engagement:** There are fundamental concerns regarding transparency and the adequacy of engagement with residents by local councillors and the MCC. Flyers announcing the RLDP plans were posted with minimal notice, sent to a very small proportion of residents, following the online publication on 14th October, catching many residents by surprise. Furthermore, minutes from the Local Council Community meeting, which were posted on Facebook and revealed RLDP plans prior to official MCC communication, **were subsequently removed**.

At the meeting on Dec 2, Penperlleni village hall: In response to the question regarding why letters were not issued to all residents, senior planning representatives stated that they rely on word of mouth, residents communicating with each other, and local Facebook groups (though it remains unclear how they were aware of such groups).

This approach has led to the perception that fewer notifications might result in fewer objections.

To foster greater transparency and trust in the future, I would recommended that letters be issued to all residents directly affected by such proposals.

2. **Site Viability and Decision-Making:** The RLDP planning team's decision to progress from stages 3A to 3B, particularly regarding the viability of the Penperlleni sites, was not communicated to the public. On 2nd December, council representatives orally conveyed that these decisions were influenced by the inadequacy of the bridge connecting Newton Road, Star Lane, and Plough Road as a suitable access point. However, the dismissal of two other sites with higher viability, according to the Council's own assessments, raises concerns. The decision also overlooks the potential impact of increased traffic through a one-way road past the primary school, which already poses a traffic hazard.
3. **Road Safety and Traffic Calming Measures:** There are critical issues concerning the lack of speed-calming measures on the A4042 and the hazardous access from School Lane, particularly around a blind bend that endangers both pedestrians and road users.



4. **Effectiveness of Existing Traffic Management:** Concerns also remain regarding the effectiveness of traffic restrictions implemented on School Lane in recent years. These restrictions, aimed at reducing vehicle congestion during school hours, appear to have failed. Traffic from school drop-offs was displaced to surrounding streets like Clos Telyn and Trem Yr Ysgol, obstructing residents including children on the estate walking to school, [REDACTED]
[REDACTED]

Any proposed development under the RLDP that increases vehicle traffic on School Lane would likely exacerbate these issues. We request that the council provide an evaluation of these measures and clarify whether it will submit the outcomes to the Welsh Government.

At the meeting on December 2nd, one of the leading planners stated, *"The school has capacity to accommodate more children; we have investigated this."*

While the school may have the capacity for additional students sitting on seats in classrooms, the necessary infrastructure to support this increase has not been developed.

The surrounding roads are inadequate and not fit for purpose. This creates a serious safety concern, and we must ask: **will it take a significant accident or loss of life before the Council acknowledges the dangers of this proposal and takes appropriate action to prevent access to the new development via school lane.**

5. **Previous Planning Applications and Access Concerns:** There are unresolved questions regarding earlier planning applications for access to site CS0037 from the A4042 trunk road, which were reportedly rejected by the Welsh Government Highways Department. Although the local councillor has indicated the existence of at least two previous applications, MCC claims to be unaware of them. This situation raises concerns about transparency and the adequacy of due diligence, particularly given the subsequent shift in language suggesting access could now be provided via Trem Yr Ysgol.
6. **Access Through Greenbelt Land:** MCC appears to have made a mistaken assumption that access to site CS0037 can be achieved through green space adjoining the Acres development. However, the land to the southwest of Trem Yr Ysgol is privately owned and managed by Greenbelt, with residents of the Acres paying annual maintenance fees. Greenbelt has confirmed that it was not consulted and would oppose any proposal to use its land for development access, as this would contradict its mandate to provide uninterrupted open space for the community.

7. **Environmental and Wildlife Considerations:** The planning conditions placed on the developers of the Acres required restoration efforts to reintroduce wildlife and natural habitats. Significant progress has been made in this regard, with sightings of birds, bats, foxes, and other wildlife. The RLDP proposal to cut through this green space with an access road undermines these efforts and contradicts MCC's own environmental requirements for the original development.

When purchasing our home, the plans, paperwork, and property deeds clearly indicated that the green spaces were a requirement imposed by the Council for new developments, specifically to preserve wildlife and protect the environment in accordance with the Council's open green space regulations.

The current proposal represents a complete reversal of these commitments, and the justification for this new development appears to directly contradict the Council's previous statements for The Acres site.

Despite this, the Council continues to promote these priorities in its current brochures for the new development quoting:

"The developments will all be required to meet the placemaking principles of the RLDP. This ensures well-connected, green infrastructure-led, balanced communities that are not only respectful but also protective of Monmouthshire's natural and historic environment. The sites will be required to provide high quality, usable open space and appropriate green spaces according to the agreed standards set out in the RLDP."

It is important to note that all homeowners in The Acres have deeds that reflect these designated green spaces, that were implemented and a requirement by the Council. Residents are paying for the upkeep of these areas as previously mentioned under a legal agreement with Greenbelt.

Any changes to these areas one would assume would require the Council to seek formal consent from all residents and issue every home with revised property deeds reflecting those changes.

Agreed reduced AMC charges would also require transparency for residents through discussions with Greenbelt.

8. **Flooding and Drainage Concerns:** Site CS0037 faces significant issues related to flooding, particularly in the lower areas of the field. Heavy rainfall, exacerbated by climate change, has led to increased flooding, which has been documented by residents. Erosion of the watercourse behind Trem Yr Ysgol has become severe, with residents being billed for repairs by Greenbelt. In addition, there are concerns about a Welsh Water culvert running beneath the northern part of the proposed site, raising questions about the feasibility of construction over this infrastructure.

9. **Impact on Railway Infrastructure:** Increased runoff from the Acres development is likely contributing to flooding of the railway line south of Trem Yr Ysgol, which is a key transport route linking north and south Wales. Any further displacement of floodwater must be carefully considered to avoid exacerbating this issue.
10. **Environmental Impact Report:** The environmental impact assessment commissioned by MCC in 2019, which identified significant risks associated with further development around Penperlleni, seems to have been overlooked in the RLDP decision-making process. The assessment highlighted high environmental, visual, and wellbeing impacts due to the proximity to the National Park. The rationale for these findings not carrying more weight in MCC's planning decisions is unclear.
11. **Public Transport and Infrastructure:** Finally, the lack of adequate public transport facilities, including infrequent bus services and limited rail access, further complicates the proposed developments. Any new development should consider the broader infrastructure needs of the community to ensure sustainable growth.

Your new brochure for this development states the following:

“The design of the sites must prioritise connections and active travel to local trip attractors and public transport facilities, and they must contribute towards any necessary infrastructure improvements”.

The due diligence required to support the following statement in this brochure is not substantiated by credible evidence and is contradicted by recent actions. (the trial of traffic monitoring on school lane).

There is a clear lack of thorough highways research to justify this development on so many levels as mentioned in above points.

When asked where was the Highways representative at the meeting on Dec 2 Penperlleni village hall.

Response was, due to budget constraints, no representative from the Highways Department could join the meeting on December 2nd in Penperlleni.

However it was visible that significant resources, amounting to thousands of pounds had been allocated to marketing material that was brought to the meeting by the planners.

As a result, the professional planning teams were unable to address key questions during the meeting, primarily due to the absence of representation from the Highways Department, which had been referenced as having approved the proposed development.

Further points to note following resident investigations and conversations and discussions had, that I must mention and highlight in my response document to support findings:

Additional Concerns:

Storm Overflow and Development Impact Further development at the Penperlleni site has the potential to exacerbate the existing overload of the sewer storm overflow system (Permit Number AC0116401).

In 2023, this system recorded 23 spill events, totalling 397.75 hours, highlighting its current strain during heavy rainfall. The following concerns have been identified:

1. Increased impervious surfaces from new development may lead to higher stormwater runoff, overwhelming existing sewer systems.
2. Additional wastewater production from new residential or commercial units would increase the burden on wastewater treatment facilities.
3. The current storm overflow system is already significantly utilized, with frequent and prolonged discharges during rainfall events.
4. Potential environmental impacts, including phosphate pollution and harm to the River Usk's ecological health, may increase with further development.

Mitigation strategies to address these concerns include:

1. Implementing Sustainable Drainage Systems (SuDS) such as permeable pavements, green roofs, and retention basins to manage runoff.
2. Collaborating with Dŵr Cymru Welsh Water to upgrade sewer and stormwater infrastructure to accommodate increased loads.
3. Incorporating phosphate mitigation measures, such as on-site treatment systems, to protect the River Usk.
4. Conducting comprehensive flood risk assessments to evaluate the impact of new developments on existing systems.
5. Requiring detailed capacity analyses from wastewater authorities to ensure the infrastructure can handle additional development without environmental harm.

Summary: The concerns raised reveal significant discrepancies between the technical assessments in the RLDP and the practical, community-based issues raised by residents.

To address these concerns effectively, further consultation and transparent communication are essential before any development proceeds.

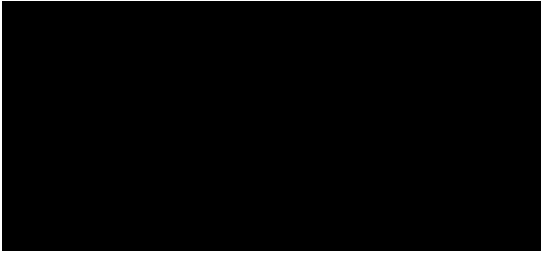
These concerns underscore the need for clear communication, comprehensive assessments, and robust mitigation measures to tackle the environmental, infrastructural, and safety challenges posed by the proposed development.

Continued consultation and collaboration with residents, legal stakeholders, and relevant agencies are crucial to ensure these issues are properly addressed.

Submitted by resident:



Address:



Dated: **December 3, 2024**

3349

Frank Brehany

Public Consultation Monmouthshire County Council:
*Response to Revised Local Development Plan (RLDP) and
Proposed Development site referenced as CS0270 & HA4, with
consideration of wider development issues in Monmouth*

by [REDACTED]



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1. Introduction:

Monmouth. [REDACTED] is responding to the Public Consultation, called for by Monmouthshire County Council, following the successful vote to approve the RLDP (Revised Local Development Plan for Monmouthshire) and place the said document into the public domain. This is an independent submission.

Legal/Consumer/Social/Human Rights Activism. Since 2007, [REDACTED] has submitted over 80 reports and responses, engaged as a Stakeholder, Presenter, Impact Assessment Contributor, Drafter of Opinion and Clauses, within Westminster, the European Union, USA and Australia, through political and international standards fora.

Since 1997, [REDACTED] has been engaged in advocacy and working with other activists dealing with Consumer exposure to toxins, found through hotels, cruise ships, landfills, domestic exposure and since 2006, dealing with toxins that arise onboard civil aircraft. [REDACTED] a regular podcaster, writer and media contributor. [REDACTED] first book was published in 2021 on Aircraft Cabin Air Quality, with the second edition being published in 2025. [REDACTED] is publishing his second book on Magdalene & Human Rights issues in the Republic of Ireland, in 2025.

Through his experience, [REDACTED] considers that the issue of Air Quality and its effect on Human Health, whether that be at ground level or at 40,000 feet, presents a unique set of circumstances and challenges that have entered the mainstream of concerns and activism; he believes that solutions are best achieved through consensus.

2. The purpose that underpins this submission:

2.1 Introduction:

At face value, the RLDP delivers an impressive ambition for the demographic growth of Monmouthshire through residential development.

notes how wider narratives on developments and the RLDP are either focussed on macro-issues or developed along political lines. When considering these narratives,

particularly by those who consider that responses should only be tailored to ‘planning’ issues, it is important to highlight that in any form of consideration, there are principle factors of concern followed by secondary but nonetheless important issues of concern – each creates the picture of the whole.

Therefore, [REDACTED] considers that there are 6 principal areas of concern that arise from the RLDP, those being:

- Air Quality arising from Traffic Emissions;
- Drinking Water Quality (not to be confused or conflated with the Phosphate issue);
- Issues that present counter-positions to claims on Demographics;
- The claims of Social Housing achievability;
- Public Transportation & Connectivity, and
- The belief that Business & Employment will follow from the objectives within the RLDP.

For the purposes of this submission, [REDACTED] will **only** present his opinions on Air Quality which arise from Traffic Emissions. He acknowledges that Air Quality issues can also arise from other sources, influenced by the potential for intervening traffic or other environmental factors or sources.

In responding to the Public Consultation, it is [REDACTED] principle objective to highlight the considerable flaws contained not just within the RLDP but also through the LAQM (Local Air Quality Management – Technical Guidance document), related to the issue of Air Quality arising from Traffic Emissions in Monmouth.

It is those flaws that present a less than full picture of the reality of Air Quality arising from Traffic Emissions. It is his argument that the RLDP promotes a picture that does not have a solid or complete understanding of the effect on Air Quality in Monmouth or its Citizens. There is no comprehensive Chemical Compound data-set, no baseline upon which to make positive assertions on Air Quality in Monmouth. Therefore, the RLDP or other third parties, are unable to make claims in confidence about Monmouth’s Air Quality nor project what the initial effect of 400 extra motor vehicles through CS0240/HA4, would have on Monmouth’s environment.

Speculating further, if the additionally proposed developments for Monmouth is achieved (a possible 500 domestic dwellings), then this has the potential to introduce an additional 300 vehicles into Monmouth and its environs.

If the potential for an extra 700 vehicles is proven to be correct, then as the current RLDP stands, there is no opportunity to project-forward the impact these additional vehicles will have on Monmouth's environment and its Air Quality, along with the effect on human-health. These flaws arise simply because of the way in which the RLDP deals with this issue, along with what appears to be a 'de minimus' approach to the whole question of Air Quality monitoring arising from Traffic Emissions through the adoption of LAQM methodologies.

This submission will examine the issues arising from the RLDP & LAQM and its effect on this important planning consideration.

2.2: Monitoring & Information on Air Quality in Monmouth:

There are a number of concerns stemming from the methodology of Traffic Emission monitoring. It is these concerns that have either directly or indirectly fed into or directed the narrative contained within the RLDP. Those issues and concerns will be set out under the following sub-headings:

- Monmouth Citizens & The Welsh Government;
- Monmouthshire's Annual Mean Objectives – The Chemical Compound Threshold Limits and Particulate Matter;
- The WHO recommended threshold levels;
- Additional Commentary found within the Action Plans of the MCC's Air Quality Reports;
- Questions submitted on Air Quality; questions that remain unanswered;
- Additional Monitoring near to LS0270/HA4;
- PEMS & The Public.

2.3 Monmouth Citizens & The Welsh Government:

The population of Monmouth are entitled to access environmental information as defined under The Environmental Information Regulations 2004¹. The provision of that information must be delivered and presented as a default to the general public and made freely available. Members of the public seeking access to that or additional information do not have to provide reasoning as to any request that they make. Monmouthshire provides a series of progress and annual reports which have the potential to be argued to be comprehensive in detail².

Monmouthshire derives its consideration on air pollution issues from the Welsh Government's strategy which can be viewed through 'Air Quality in Wales'³.

The Welsh Government provides a rolling 24-hour summary of pollutants across Wales; it appears that Monmouth is not currently included in this 'live' reporting data-set⁴.

Within the same data-set, the Welsh government defines risk to human health and how it should influence human activity⁵.

The Welsh government appears to be monitoring for the following Chemical Compounds: Ozone (O₃), Nitrogen Dioxide (NO₂), Nitrous Oxides (NO_x), Nitric Oxide (NO), Sulphur Dioxide (SO₂), PM₁₀, PM_{2.5}. The current pollutant that is solely monitored in Monmouth appears to be NO₂. NO₂ is likely considered to be a Chemical Compound that can be said to be a reliable marker for the purposes of monitoring pollution arising from traffic, but, that does not reveal the whole picture of Chemical Compounds arising from Traffic Emissions; NO₂ can therefore only provide a narrow window of visibility into the broad issue of Traffic Emissions & Air Quality.

¹ <https://ico.org.uk/for-organisations/foi-eir-and-access-to-information/guide-to-the-environmental-information-regulations/what-are-the-eir/>

² <https://www.monmouthshire.gov.uk/air-quality/>

³ <https://airquality.gov.wales>

⁴ <https://airquality.gov.wales/air-pollution/24-hour-summary>

⁵ <https://airquality.gov.wales/about-air-quality/daily-air-quality-index>

It is perhaps important to consider and highlight the commentary of the World Health Organisation on air pollution matters⁶. Equally important are the considerations of the European Union⁷. Both provide a benchmark on this issue.

The UK provides its own consideration and benchmarks⁸.

2.4: Monmouthshire's Annual Mean Objectives – The Chemical Compound Threshold Limits and Particulate Matter:

Thresholds are the unit of measurement by which it is said that a Chemical Compound should not exceed; there is a generic prevailing opinion that where a Chemical Compound does not breach that threshold, it either has no effect or a low effect or potential to adversely affect Human Health.

The principal trigger threshold limits have been set by Monmouthshire for the following Chemical Compounds:

NO₂ - 40µg/m³ annual mean average objective (that is: the amount of NO₂ expressed to be found as units of micrograms (one-millionth of a gram) per cubic metre of air).

Amongst the Chemical Compounds arising from Traffic Emissions are those known as 'Particulate Matter' (PM).

It is necessary to describe the PM variants. In relation to the matters under discussion, such PM's will originate from road vehicles through fuels, exhaust emissions, material degradation etc:

PM₁₀ – This is the larger of the PM variants. It is ordinarily described as 'coarse particles' and they can be recognised via dust, smoke etc. These particles have an

⁶ <https://www.who.int/teams/environment-climate-change-and-health/air-quality-and-health/health-impacts/types-of-pollutants>

⁷ https://environment.ec.europa.eu/topics/air_en

⁸ <https://uk-air.defra.gov.uk/air-pollution/>

aerodynamic area of 10µg (micrograms) or smaller. PM₁₀ particles can also include small particles such as PM_{2.5} and PM_{0.1}

PM_{2.5} – These are described as ‘fine particles’. Their aerodynamic surface area is 2.5µg (micrograms) or less. They can present deep penetration into lungs and within the respiratory system.

PM_{0.1} – These are described as ‘ultra-fine particles’ (UFP’s). They have an aerodynamic surface area of 0.1µg (micrograms) or less. They can present a deeper penetration into the body’s organs.

To demonstrate Monmouthshire County Council’s (MCC) opinion at this time on PM’s, they state:

“PM₁₀ and PM_{2.5} are very fine⁹ particulates that can be carried deep into the lungs. Currently there are no exceedances of PM₁₀ or PM_{2.5} objectives in Monmouthshire”¹⁰.

Further, the 2023 Air Quality Report states¹¹:

*“Generally, air quality in Monmouthshire is good, however there are some hotspots of poor air quality close to busy or congested roads. As such these roads are monitored closely for nitrogen dioxide, which is one of the main pollutants from vehicle emissions. In addition, one road is monitored for fine particles (PM₁₀ and PM_{2.5}) as well as Nitrogen Dioxide...(on the pavement of the A48 in Chepstow)... Whilst there are no PM_{2.5} objectives included in regulations for the purpose of the LAQM in Wales, we make consideration as to whether monitored PM_{2.5} annual mean concentrations exceed either the 25µg/m³ EU Limit Value or the 10µg/m³ WHO Guideline. **In 2022 neither the EU nor WHO value were exceeded (as measured by the automatic analyser)**”.*

⁹ The commentary does not appear to make the distinction between PM₁₀ (coarse particle) and PM_{2.5} (fine particle). The question of lung penetration is not evidenced but note [REDACTED] additional commentary on the effect upon Human Health arising from PM_{2.5}

¹⁰ <https://www.monmouthshire.gov.uk/air-quality/#:~:text=Currently%20there%20are%20no%20exceedances,5%20objectives%20in%20Monmouthshire.>

¹¹ https://www.monmouthshire.gov.uk/app/uploads/2024/01/MCC_APR_2023_FINAL_27-09-23.pdf

The public could be forgiven for accepting that air quality in their towns in Monmouthshire is 'good'. The reality however is that the 'objectives' claimed for PM₁₀ & PM_{2.5} are very narrowly sourced, that source being Chepstow which has the benefit of being declared an AQMA (Air Quality Management Area) (the issue for Monmouth not being declared an AQMA area has been observed and noted by the author of this submission). The wholesale monitoring for Traffic Emissions and their Chemical Compounds are primarily limited to monitoring for NO₂ across Monmouthshire (noting that there are 14 monitoring stations in Monmouth for NO₂) – this they argue, and there is some support for this notion, that NO₂ is said to be a reliably found Chemical Compound where Traffic Emissions arise.

However, with regards to Monmouth, we know that this is not the case.

██████ refers to a report created by the Environment Agency¹². This delivered the results from a monitoring study for NO₂, PM₁₀ & 2.5, which was positioned by the Boy's School in Monmouth, in 2015. Whilst the results appear to show that air quality remains within limits, there was an interesting conclusion where they stated:

"Percentile rose analysis suggested that the monitoring site is affected by both intermittent and relatively continuous sources of PM₁₀ and relatively continuous sources of PM_{2.5}".

It is suggested that this observation alone should cause concern in light of the Ella case (discussed below) and the nature of PM's and it raises the important question of the health effects of long-term low-dose exposure to PM's. A review of the 2023 Air Quality Report appears to make no reference to the issue of 'long-term, low-dose exposure' and its potential effect on Human Health.

¹² https://www.monmouthshire.gov.uk/app/uploads/2016/08/GL_Monmouth-final-version-of-report-00000003.pdf

2.5 The WHO recommended threshold levels:

It is perhaps important to highlight the various WHO recommended levels (2021) for **comparison purposes**¹³:

Nitrogen Dioxide (NO₂) - **10µg/m³ annual** mean average objective; **25µg/m³ average daily** maximum.

PM₁₀ - **15µg/m³ annual** mean average objective; **45µg/m³ average daily** maximum objective.

PM_{2.5} - **5µg/m³ annual** mean average objective; **15µg/m³ average daily** maximum objective.

2.6 Additional Commentary found within the Action Plans of the MCC's Air Quality Report 2023:

It was interesting to note one comment found within the Action Plan for Chepstow (Page 16)¹⁴.

Under the section heading '*Include LDP Policy covering air quality*', it accepted that MCC is the lead authority under this heading.

Under the heading '*Progress to date*', the Action Plan states that: '*Policy in the LDP*'.

Under the heading '*Progress in the last 12 months*' they state: "*New LDP currently in progress and Air Quality will be a factor*".

Under the heading '*Comments in relation to emissions reductions*', the Action Plan states:

¹³ <https://www.who.int/teams/environment-climate-change-and-health/air-quality-and-health/health-impacts/types-of-pollutants>

¹⁴ https://www.monmouthshire.gov.uk/app/uploads/2024/01/MCC_APR_2023_FINAL_27-09-23.pdf

“In the long term could be significant if affects major developments. However, there is a lot of pressure on MCC to increase housing in the south of the County. There are contradictory pressures from government of increasing housing and reducing vehicle emissions”.

Whilst these comments are in some ways limited Chepstow, it is argued that they must universal applicability to Monmouthshire and in the present instance of this submission, to Monmouth. To support this observation, the Action Plan for Usk is also noted (Pages 11/12), where at item number 8, in relation to ‘developments’ & ‘air quality’, they observed:

“By ensuring local developments are planned with methods to reduce their impact on local air quality. Could be significant depending on the number of applications”.

This overall MCC commentary has a clear set of implications:

- That Air Quality and Traffic Emissions must be central to the creation of a Development Plan;
- It suggests that Air Quality arising from Traffic Emissions could deliver significant impacts to or caused by any proposed development;
- The commentary arising from Action Plans for AQMA areas (Chepstow & Usk), strongly suggests the importance of a broad Air Quality monitoring methodology, followed by assessment and mitigation in determining any planning for developments;
- That there is a contradictory pressure on MCC on the need for more housing versus the need to reduce vehicle emissions – is MCC trapped in the headlights of this conflict?
- It could suggest that the imperative is now housing whilst relying on the ‘de minimus’ approach offered by the LAQM, on the broader County approach to Air Quality monitoring in Monmouth;
- It also suggests that the imperative has created an imbalance or conflict within the RLDP where apparently, ‘*Air Quality will be a factor*’ – it is a question of the weight given to that factor or the ‘*development*’ factor, and indeed the absolute need to understand the current base-level of Traffic Emissions in any town before any development plan is created and certainly before any planning permission is agreed.

2.7 Questions submitted on Air Quality; questions that remain unanswered:

In early 2024, [REDACTED] submitted questions to the lead Cabinet Member for MCC. Those questions were entirely related to monitoring methodologies in Monmouth.

The responses received revealed a heavy reliance upon the LAQM and guidance from DEFRA and the Welsh Government.

Whatever the generally accepted practice on how Traffic Emission Air Quality Management would be delivered, it apparently failed to understand and accept that within the LAQM, despite it being written in ‘standards-type’ language, it nonetheless presents an opportunity for MCC to deploy a wider practice and discretion on the issue of creating a broader monitoring methodology.

As a result of that initial exchange, [REDACTED] submitted follow-up questions to which he is waiting for a response.

Both letters can be found at **Annex’s 1 & 2** respectively.

2.8 Additional Monitoring near to CS0270/HA4:

[REDACTED] delivered a presentation before MCC’s Scrutiny Committee on the 10 October 2024; that presentation can be found at **Annex 3**.

On 24 October 2024, Cllr Griffiths acknowledged the points made by [REDACTED] and announced that for the period of the Public Consultation on the RLDP, extra Air Quality monitoring would be carried out near to the proposed site; no detail was provided as to what additional monitoring would be carried out.

[REDACTED] has considered this issue. He acknowledges that the points he made have been acknowledged and an action-plan has been created; he welcomes this action.

However, given that the said additional monitoring will only be carried out for a period of 6 weeks, he has concerns as to what will be achieved, particularly when measured against what type of Chemical Compounds or methodology is being deployed, along with intervening environmental and topographical issues.

■■■■ considers at best, it may provide some indicative data but more likely, it will offer little in the way of concern when in fact such an additional methodology should be situated at this and other locations in Monmouth for a longer period than 6 weeks, ideally 12 months, so as to establish not only the daily data on Traffic Emissions, but also their cumulative effect over that 12 month period. That would create a solid data-set from which decisions and projections can be made with greater certainty.

2.9 PEMS & The Public:

On 7 November 2024, ■■■■ once again offered insight to the MCC's Scrutiny Committee; his presentation is attached to this submission at **Annex 4**.

PEMS or Portable Environmental Monitoring Systems were raised by ■■■■ correspondence with MCC which can be found at Annex's 1 & 2. The initial response received from MCC relegated the use of PEMS due to its difficulty and unreliability. He has provided subsequent information which contradicts this position.

In his presentation to the Scrutiny Committee he highlighted how in many new motor vehicles, there exists in-car PEMS technology which not only demonstrates the quality of air in the cabin (notably PM_{2.5}), but also the opportunity to purge the environment of that car. The PEMS technology also advises the car-user of the nature of Chemical Compounds outside the motor vehicle. The display highlights, PM_{2.5}, PM₁₀, CO, NO₂, SO₂, O₃. The monitor will indicate the µg/m³-level for that particular compound. In terms of calibration it is likely to be updated via internet updates or through the vehicle's servicing schedule. An example of this technology can be found at **Annex 5**.

This should indicate that within Monmouthshire, there will be a reasonable number of Citizens who may well have such technology within their cars; it will not be long before a greater number will have that same benefit and from that, MCC and in fact many Councils and central Government should expect to receive many questions, particularly relating to an examination of how they deal with Air Quality arising from Traffic Emissions.

3. What are the issues of ‘Air Quality’ within the RLDP?

Introduction:

The RLDP or the Revised Local Development Plan for Monmouthshire¹⁵ is one of the principal documents relating to this submission and of the issues contained therein.

For the purposes of this section, reference should also be made to the comments made by [REDACTED] before MCC’s Scrutiny Committee on the 10/10/24 & 7/11/24 which can be found at **Annex’s 3 & 4**.

How is ‘Air Quality’ or ‘Traffic Emissions’ referenced within the RLDP?

For the purposes of this submission, the RLDP document was searched using the following search terms:

“Traffic Emissions”, “Air Quality”, “Monmouth”, “Developments”, “Policy”, “Residential Amenity”, “Precautionary Principle”.

At 8.3.2, the RLDP states:

“Although air quality in Monmouthshire generally meets current standards...”.

It goes on to state that:

“Where it is considered that a development proposal may impact upon an AQMA, or exacerbate an existing problem, developers will be required to provide an assessment of air quality impact, together with proposals for mitigation”.

¹⁵ <https://www.monmouthshire.gov.uk/app/uploads/2024/10/Monmouthshire-Deposit-RLDP.pdf>

It is therefore suggested that by using the discretionary methodology contained within the LAQM (that is by only deploying monitoring for NO₂ in Monmouth), MCC is able to rely on the phrase of meeting “*current standards*” when in fact we cannot know what the full extent of contaminants arising from Traffic Emissions are; the data does not exist to support this MCC statement.

Equally, we can see that when it comes to new developments, AQMA areas are given preference for assessments and actions. However, the RLDP does provide at 8.3.2 a potential solution for other areas where such developments may ‘*exacerbate*’ an ‘*existing problem*’. But, how does MCC know if a problem is being exacerbated if Air Quality monitoring is not broad nor comprehensive enough and only seeks to rely upon monitoring for NO₂, as it does in Monmouth?

It strongly suggests that there is a two-tier methodology being applied against an already light-touch ‘regulatory’ environment.

Further, searches have revealed what can only be described as language that supports a ‘*de minimus*’ approach to the issue of Traffic Emissions and Air Quality monitoring.

At Strategic Policy S8 (Page 114), under the heading “*Residential Amenity*”, we are provided with a brief glimpse into air quality issues and what may be required insofar as new developments are concerned. It states that actions “*must comply with and*”:

“Incorporate satisfactory air quality measures for mitigating and/or reducing emissions, as appropriate”.

So the RLDP provides a ‘requirement’ that the above measure be incorporated into the “*placemaking principles into the scheme[s]*”. The principle is quite clear but it includes the words “*satisfactory*” and “*as appropriate*”, thereby providing for an extension to the discretion already deployed through the LAQM. Further, it does not strengthen this principle by adding the ‘Precautionary Principle’ as a key objective to strengthen the methodology, assessments and solutions that such a principle could deliver.

Looking further into the RLDP, we can see how S8 is further added into the various Monmouthshire towns and their proposed developments.

At **HA1** under “*Air Quality*” it states:

“Incorporate satisfactory air quality measures for mitigating and/or reducing emissions”.

It does not provide further insight or objectives on how this can be achieved; it could be considered as simply aspirational.

At **HA3** under “*Residential Amenity*” it states:

“The incorporation of satisfactory air quality measures for mitigating and/or reducing emissions. Development must not significantly worsen (either individually or cumulatively any air pollution emissions in areas where pollution levels are close to their objective or limit value levels, nor result in a breach of an air quality objective or limit value”.

We can see that **HA3** is an AQMA area and therefore subjected to a broader monitoring for chemical compounds beyond NO₂.

The same Air Quality commentary is also applied under “*Residential Amenity*” for **HA5** which of course **is not** an AQMA area; it is suggested that this is a precedent for Monmouth.

At **HA11** under “*Residential Amenity*” it states:

“The incorporation of satisfactory air quality measures for mitigating and/or reducing emissions within Usk’s AQMA. Development must not significantly worsen (either individually or cumulatively) any air pollution emissions in areas where pollution levels are close to their objective or limit value levels, nor result in a breach of an air quality objective or limit value”.

But, for the purposes of this report it is important to note that **HA4** (Leasbrook – Monmouth), does not contain any further qualifying statement from Strategic Policy S8 on “*Air Quality*” nor “*Residential Amenity*” which references Air Quality.

It is silent.

It fails to recognise the individual or cumulative effect of a new development(s).

It strongly suggests that Air Quality is not an issue for Monmouth.

The absence of this important feature in relation to HA4 must be concluded to be based on a less than comprehensive data-set.

Whilst this submission concentrates its commentary on **HA4**, it is also noted that within Monmouth, **HA6, HA7 & HA8** do not contain qualifying statements stemming from Strategic Policy S8 on “*Air Quality*” or “*Residential Amenity*” and air quality.

Observations:

By any measure, the definitions on ‘*air quality*’ & ‘*residential amenity*’ are poor. They simply present a set of objectives that can only be described as aspirational.

Monmouth it would appear is a victim of a two-tier methodology when it comes to monitoring, data, understanding the issues and the potential for real valuable air quality assessments.

Whilst the RLDP is not short on ambition, it nonetheless reveals a poor understanding of Monmouth’s local concerns on Traffic Emissions, the reality of traffic passing next to or through the town, and it does not present a factual nor evidence-based approach to the assertions contained therein.

It is regrettable, but in the absence of real data that deploys not only a broader monitoring for chemical compounds arising from traffic emissions, along with swab-sampling, PEMS technology etc, Monmouth now faces the prospect of increased emissions leading to poor

health outcomes. **It is the imperative of the now whilst ignoring the imperatives of the future; it will deliver a policy of ‘kicking the can down the road’ for MCC’s successors in title and indeed those future generations for Monmouth.**

4. What are the issues with the LAQM?

Introduction:

The LAQM or the Local Air Quality Management Technical Guidance (TG22), is the principal document that MCC refers to when responding to any queries relating to how Traffic Emissions are monitored¹⁶. Further, MCC relies upon the LAQM portal and advices received through DEFRA and the Welsh Government¹⁷.

How is Air Quality for Traffic Emissions & its methodology referenced within the LAQM?

██████ has reviewed the LAQM and his summary of that review can be found within the letter dated 2/10/24 to MCC, which can be found at Annex 2.

For the purposes of this submission, the LAQM document was searched using the following search terms:

“Traffic Emissions”, “Air Quality”, “Monmouth”, “Developments”, “Policy”, “Precautionary Principle”.

The LAQM is noted also for its general non-prescriptive language, for example, the document contains words such as: *“could”, “should”, “might”, “encouraged”, “desirable”*. The overall feel of the document is that it replicates the type of language found within Standardisation documents (both National & International), particularly those found within Standards Technical Reports. The LAQM is described as a *“technical guidance”* or

¹⁶ <https://laqm.defra.gov.uk/wp-content/uploads/2022/08/LAQM-TG22-August-22-v1.0.pdf>

¹⁷ <https://laqm.defra.gov.uk>

“TG22” so supporting these observations. In particular it is noted that Wales is not required to monitor or measure for PM_{2.5} but it is nonetheless “*encouraged*”.

The summary of the LAQM found within **Annex 2** is again referred to. In particular it has been noted that paragraph’s **4.30 to 4.32** of the LAQM provide generic conditional statements as to what should happen in the event of new developments being proposed.

To consider the potential actions arising from the aforementioned paragraphs, reference should also be made to the Annual Progress Reports on Air Quality created by MCC. Reference is made to pages 71 & 72 of the 2023¹⁸ report which simply acknowledge the factors contained within 4.30 & 4.32 of the LAQM.

It is possible to argue that the MCC 2023 Air Quality report does not reflect the ‘*guidance*’ contained within para 4.32 of the LAQM in that it does not:

“include a list of the major developments under consideration that might affect air quality”.

In fact the 2023 MCC Air Quality report simply provides generic commentary on policy, specifically referring to Policy EP1. The generic commentary about EP1 seeks to explain that it:

“prevent[s] development proposals that would result in unacceptable risk or harm due to air, light, noise or water pollution, contamination or land instability. Development proposals that would cause unacceptable risk/harm to local amenity, health, the character/quality of the countryside or interests of nature conservations, landscape or built heritage importance due to risks associated with pollution, including air, will not be permitted. The LDP notes that where it is considered a development proposal may impact on an Air Quality Management Area (AQMA), or exacerbate an existing problem, developers will be required to provide an assessment of air quality impact, together with proposals for mitigation”.

The comments referencing AQMA areas reveal a detriment to other towns within Monmouthshire (including Monmouth), particularly as they do not enjoy a broad

¹⁸ https://www.monmouthshire.gov.uk/app/uploads/2024/01/MCC_APR_2023_FINAL_27-09-23.pdf

methodology in Air Quality arising from Traffic Emissions. However, Policy EP1's limitations can be overridden in the case of "*Air pollution*", "*Or any identified risk to public health or safety*", if:

"it can be demonstrated that measures can be taken to overcome any significant risk".

It presents a reaction to the LAQM, which in the absence of a comprehensive Traffic Emissions Air Quality data, potentially allows for a decision-making process to deliver a detriment to the Citizens of Monmouth and effectively, in its current state, allows for Air Quality not to be a principle factor when considering new developments within Monmouth.

Observations:

In summary, the LAQM is a discretionary document that appears to limit actions to currently monitor for only one chemical compound in Monmouth. MCC fails to recognise that whilst TG22 may only be classed as a '*technical guidance*', the power of discretion works in both directions, that is, by taking actions in Monmouth that could be described as more comprehensive in Traffic Emissions Air Quality monitoring, than the current and what appears to be the 'de minimus' approach. It is this latter approach, justified by the use of the LAQM, that has not only failed Monmouth in fully understanding the broad issues of Air Quality monitoring, but the approach also fails to understand the broad base-levels of Traffic Emission contamination. It demonstrably fails to acknowledge the potential arrival of new developments within its 2023 reports, and the potential and necessary actions that arise from the LAQM through onward assessments. **This approach simply 'kicks the can down the road' for future generations, who will have to deal with the actions and methodologies deployed by MCC.**

In conclusion, **it is not only a failure to consider, use, and deploy a wider discretion and methodology on Traffic Emissions Air Quality monitoring, as outlined above, that could potentially support the objectives of the RLDP, and give greater confidence to Monmouth Citizens, but also of the fundamental failure to deploy the Precautionary Principle within its considerations.**

5. The Precautionary Principle

There is no such thing as a risk-free environment.

But of equal concern are comments heard by the author of this submission from both Citizens and Local Politicians who when discussing the issues relating to the RLDP and housing developments, appear to dismiss the relevance of Air Quality. Those dismissals provides a free-pass to the RLDP on the basis that Traffic Emissions should be “*expected*”, because Monmouth is a busy town and that the A40 passing through it provides the “*obvious*” reason why those emissions exist. **Perhaps the political comments heard have their basis found within the imperatives already discussed at 2.6 above?**

This overall rationale fails to understand the underlying concern of uncertainty. Uncertainty as to the effects of long-term, low-dose exposure to Traffic Emissions, uncertainty as to the effects on individual and community health and on local health-systems, an uncertainty as to what an extra 700 motor vehicles will have on Monmouth’s Air Quality and its environment.

Uncertainty lies at the basis of how the Precautionary Principle works.

The Precautionary Principle (PP) was created through the Wingspread Statement¹⁹ and created a methodology to deal with environmental/chemical risk factors. There is a considerable misunderstanding on what the PP means and how it is applied. Simply, it is a methodology that deals with potentially serious risks to the environment, health, uncertainty surrounding those risks and obligates a comprehensive assessment of the issue(s) under consideration. It causes the user of the PP to define methods of how to assess, analyse and understand the nature of that risk, followed by the design of mitigation methodology to reduce that risk. It enables a consideration that is comprehensive, the use of best available technology to achieve objects and goals, along with the possibility of substantially reducing the risks being assessed. Globally, the Precautionary Principle is found and used within

¹⁹ <https://www.sehn.org/sehn/wingspread-conference-on-the-precautionary-principle>

Government^{20 21}, Local Authorities and is contained with Laws^{22 23} and Standards²⁴.

Interestingly, through the UK's Environment Act 2021, the government includes the PP as part of the Principles that underpin the Act²⁵. However, they severely limit its application by ensuring that it only applies to the Environment and as they state in their policy, the Act and its principles insofar as the PP is concerned, does not specifically apply to human health²⁶! Over time, this will be challenged as that aspect is inconsistent with the International application & practice of the PP.

To demonstrate the UK government's inconsistent approach on the PP and how challenges will arise on environmental issues, reference is made to several UK documents where it is clear that where uncertainty exists and that there are risks to human health, then using precautionary approaches or the PP will help to mitigate those risks²⁷ (this reference was published in 2020), ^{28, 29} (this reference is taken from the UK Gov's own Green & Orange Books³⁰).

There should be an expectation that the Welsh government and Monmouthshire County Council will have developed a PP policy and apply that policy. The policy, theory and practice of the Precautionary Principle or the Precautionary Approach should be applied in all areas where the environmental & health issues arising from vehicle emissions are subject to consideration.

²⁰ <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:52000DC0001>

²¹ <https://eur-lex.europa.eu/EN/legal-content/glossary/precautionary-principle.html>

²² <https://eur-lex.europa.eu/legal-content/en/TXT/HTML/?uri=CELEX:02006R1907-20221217>

²³ <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32002R0178>

²⁴ <https://standards.iteh.ai/catalog/tc/cen/ac55aa28-e19f-447a-8841-a8c4f18edbab/cen-tc-436>

²⁵ <https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted>

²⁶ <https://www.gov.uk/government/publications/environmental-principles-policy-statement/environmental-principles-policy-statement#fnref:11>

²⁷ https://assets.publishing.service.gov.uk/media/5e21c408e5274a6c3be72203/short_guidance_note_-_precautionary_principle.pdf

²⁸ <https://publications.parliament.uk/pa/ld200304/ldselect/ldsctech/110/110we29.htm>

²⁹

https://assets.publishing.service.gov.uk/media/5a7af5bcd915d670dd7fd58/Managing_risks_to_the_public_appraisal_guidance.pdf

³⁰ <https://www.gov.uk/government/publications/the-green-book-appraisal-and-evaluation-in-central-government/the-green-book-2020#list-of-green-book-supplementary-guidance>

However, as the author of this submission has already discovered, which can be seen through the issues that he raises through 2.7 above and at Annex's 1 & 2, the issue of deploying the Precautionary Principle at County Council level is strangely absent.

As already discussed within Section 3 above, it is yet another example of light-touch regulation when perhaps MCC and local policy-makers could deliver significant beneficial outcomes both on Air Quality and the RLDP, through the deployment of the Precautionary Principle.

6. What are the obligations placed on Monmouthshire County Council by the Ella case?

Central government and some local authorities (this does not mean that other local authorities should not consider and apply these recommendations), are obligated to consider and take steps toward reducing traffic air pollution and its affects, are found through the Ella case³¹.

This is the case where the Coroner determined that Ella's death was caused by air pollution arising from traffic emissions; it is a landmark coronial finding.

The Coroner issued a comprehensive Regulation 28 Report calling for action to prevent deaths; the report is dated 20 April 2021³².

Key findings included:

"During the course of her illness between 2010 & 2013 she was exposed to levels of Nitrogen Dioxide and Particulate Matter in excess of World Health Organisation Guidelines. The principal source of her exposure was traffic emissions".

³¹ <https://www.ellaroberta.org>

³² <https://www.judiciary.uk/wp-content/uploads/2021/04/Ella-Kissi-Debrah-2021-0113-1.pdf>

“During this period there was a recognized failure to reduce the level of nitrogen dioxide to within the limits set by EU and domestic law which possibly contributed to her death”.

Within the list of the Coroner’s concerns, were the following important issues requiring action:

Concern 1: *“The national limits for Particulate Matter are set at a level far higher than the WHO guidelines. The evidence at the inquest was that there is no safe level for Particulate Matter and that the WHO guidelines should be seen as **minimum requirements**”.*

Concern 2: *“There is a low public awareness of the sources of information (such as UK-Air website) about national and local pollution levels. Greater awareness would help individuals reduce their personal exposure to air pollution. It was clear from the evidence at the inquest that publicising this information is an issue that needs to be addressed by national as well as local government. The information must be sufficiently detailed **and this is likely to require enlargement of the capacity to monitor air quality, for example by increasing the number of air quality sensors**”.*

On review of the Coroner’s action-plan, he recommended that ‘Concern 1’ should be actioned by central government. On ‘Concern 2’, he again recommended that central should play a central role along with 2 London Boroughs.

This case has provided the base for all responses by government, local authorities & health professionals (note for example the recent initiative from Great Ormond Street Hospital regarding the need to consider/discuss with patients, their medical conditions set against the backdrop of the local environment that they live in, by including levels of NO₂ & PM_{2.5} within their medical notes and records³³).

To demonstrate the importance to health arising from PM’s exposure, reference is made to a study from Queen Mary University, where it was discovered that nano-particles crossed through the placenta from other parts of the body and by implication into other organs of

³³ <https://www.theguardian.com/environment/2023/dec/31/great-ormond-street-air-pollution-patient-homes-children-respiratory-illnesses>

the body^{34 35 36 37}. Equally, scientific concerns on PM_{2.5} also demonstrates what appears to be direct consequences on semen and sperm quality and production³⁸.

At section 2.7 above, the author's questioning of MCC on this particular case has not revealed a unilateral, proactive or discretionary response or set of actions, which would at the very least deliver upon the Coroner's recommendations. Indeed, when reviewing the issues contained within section 2 above, along with the issues arising from the Ella case, it currently demonstrates that MCC is not reacting to a developing knowledge which should inform and refresh their approach to Air Quality monitoring and Traffic Emissions (the practical application of the Precautionary Principle). From the responses received to-date, it would appear that MCC is deferring its broader responsibilities to central and regional government's; this deficit underpins those found within section 3 above.

7. Human Rights

In the creation of the RLDP, it should include as part of its broader core strategy, a recognition the Human Rights of the residents of Monmouth and indeed Monmouthshire.

A search of the RLDP under the terms, '*human rights*', '*echr*', and '*human rights act*' revealed that no such references existed within the current RLDP

There may be a prevailing view that Human Rights has no place within such an RLDP but it is submitted that this would be an error.

³⁴ <https://www.qmul.ac.uk/media/news/2020/smd/air-pollution-particles-and-metals-found-in-the-placenta.html>

³⁵ <https://www.sciencedirect.com/science/article/abs/pii/S0048969720357648?via%3Dihub>

³⁶ <https://www.theguardian.com/environment/ng-interactive/2019/may/17/air-pollution-may-be-damaging-every-organ-and-cell-in-the-body-finds-global-review>

³⁷ <https://doctorsagainstdiesel.uk>

³⁸ <https://pubs.acs.org/doi/10.1021/acs.est.3c03928>

The basis of Human Rights has its base in the UK's ratification and implementation of the European Convention on Human Rights³⁹. This takes form in the UK Statute Books as The Human Rights Act 1998⁴⁰.

A good example of the applicability of Human Rights in action can be found within Environmental Impact Assessments^{41 42}. Those Rights for example, pertain to Article 2 – The Right to Life, Article 8 – The Right to Respect for Family & Private Life. In Wales, there are comprehensive Environmental Impact Regulations, particularly at Regulation 4, where the impact assessment must deal with specific issues⁴³; Human Rights are impacted by those issues and the manner in which an impact assessment is constructed (including it could be argued, reliance on air-quality data that may not offer a comprehensive assessment in itself). It was curious to discover that following the recent receipt of a letter from a prospective developer on an EIA, MCC advised that public submissions would not be accepted nor considered; if correct, this has wider implications, particularly in relation to the human rights of the Citizens of Monmouth and indeed Monmouthshire.

Importantly, whilst the European Convention on Human Rights does not give a specific right to health⁴⁴, there is a wider academic and legal recognition that where Traffic Emissions cause adverse human health problems, then there is a potential for Articles 2 & 8 to be so engaged. Whilst many decisions made by the European Court on Human Rights deal with a wide variety of environmental cases, there has thus far been a limited review of rights arising from Traffic Emissions. One exception related to case brought against Germany⁴⁵ which accused the State of failing to deal with diesel emissions. However, a distinction **must** be made on this 2009 case because firstly, the case only appeared before the court on the question of admissibility and that the Claimants failed because they did not demonstrate why the State's '*Margin of Appreciation*' on environmental issues was flawed.

³⁹ https://www.echr.coe.int/documents/d/echr/convention_eng

⁴⁰ <https://www.legislation.gov.uk/ukpga/1998/42/contents>

⁴¹

https://assets.publishing.service.gov.uk/media/64a2ed5dbb13dc0012b2e5d5/B6_Environmental_impact_assessment_and_human_rights_v3.pdf

⁴² https://www.ciel.org/Publications/EIA_Brief_Jun10.pdf

⁴³ <https://www.legislation.gov.uk/wsi/2017/567/contents/made>

⁴⁴ <https://www.coe.int/en/web/impact-convention-human-rights/human-rights-and-health#:~:text=Although%20there%20is%20no%20specific,with%20by%20the%20European%20court.>

⁴⁵ https://www.echr.coe.int/documents/d/echr/fs_environment_eng

It therefore did not deal with the wider-case issue that being the failure to take necessary actions to reduce emissions. That set of distinctions must now be measured against the Ella case (section 6 above) and a Bill stemming from that case, the Clean Air (Human Rights) Bill⁴⁶ (note my commentary in 2.7 above) along with the important decision(s) made against Switzerland⁴⁷ & other countries in failing to deal with Climate Change emissions. It must therefore logically follow that in future considerations, local authorities (along with national government's), will have to give full recognition to the potential engagement of Articles 2 & 8, particularly when dealing with public policy and development issues; as already stated, the RLDP does not give nor allude to that recognition.

Another area where Rights may accrue can be found within Well-being of Future Generations (Wales) Act 2015⁴⁸. This requires the Welsh government and local authorities, overseen by a Well-being Commissioner, where Well-being objectives are set and action plans designed around targets (this goes some way to satisfying International obligations on creating a sustainability). One target area with relevance to this briefing relates to 'Air & Water' Quality.

In the Monmouthshire Well-being Assessment Report of 2022⁴⁹ they stated that:

“Monmouthshire does not have a significant industrial contribution to air quality, so the air quality in the county is almost completely due to transport-related emissions, with high levels of nitrogen dioxide and particulates from vehicles, which are particularly detrimental to health (This report references another report as their “180” reference – now re-referenced for the benefit of this briefing)”⁵⁰.

The area of Human Rights and their applicability (particularly on environmental issues, and the benefits that could accrue), should not therefore be underestimated. The absence of a reference to Human Rights within the RLDP and in particular to Air Quality deficits arising

⁴⁶ <https://bills.parliament.uk/bills/3161>

⁴⁷ <https://www.echr.coe.int/w/grand-chamber-rulings-in-the-climate-change-cases>

⁴⁸ <https://www.futuregenerations.wales/wp-content/uploads/2017/01/WFGAct-English.pdf>

⁴⁹ <https://www.gwentpsb.org/wp-content/uploads/2022/03/Monmouthshire-section-WBA-March-2022.pdf>

⁵⁰ <https://www.monmouthshire.gov.uk/app/uploads/2021/01/MCC-AQ-APR-2020.pdf>

from Traffic Emissions and proposed developments, presents a problematic position for the RLDP and the rights of existing Citizens in Monmouth & Monmouthshire.

8. Conclusion:

This submission has endeavoured to capture all prevailing issues in relation to the proposed development CS0270/HA4 and Air Quality issues arising from Traffic Emissions. It should be noted that other developments have also been briefly referenced within this submission, to reveal what must be the overall concerns on individual or cumulative development.

Those concerns have their roots in a lack of comprehensive data stemming from contaminants created by Traffic Emissions.

The simple argument is this: checking for one contaminant or chemical compound does not create a clear nor comprehensive picture. It does not provide an accurate base-level for Traffic Emission Chemical Compounds within Monmouth's environment. If there is no base-level then any onward proposal for development or their assessments, are built on sand.

The correct approach should be to create a comprehensive Chemical Compound monitoring methodology leading to the creation of that data-set before any developments take place.

This submission also demonstrates:

- The nature of thresholds and measurements in Monmouthshire;
- The early warning marker advising of '*continuous sources*' of PM_{2.5} (& PM₁₀) in Monmouth which should be of concern;
- WHO & EU PM_{2.5} thresholds and their non-use in Monmouth;
- The stated conflict for MCC between the imperative of building developments and controlling air quality found in the 2023 Air Quality Report;
- How it is recognised that developments can have a significant impact on air quality;

- Additional and temporary monitoring near to CS0270/HA4 and its likely outcome;
- PEMS technology;
- Conflicts and lack of fact-based evidence within the RLDP – a two-tier structure for Monmouthshire towns?
- The overpowering ‘de minimus’ discretion allowed by the LAQM and the failure to comprehensively deal with new developments within the 2023 MCC Air Quality Report, particularly for Monmouth;
- The need to deploy the Precautionary Principle;
- The failure of Human Rights within the RLDP.

It is the cumulative effect of the issues raised within this submission that should cause MCC to stop and think about:

- The methodology and lack of evidence to support proposals (particularly on Air Quality) within the RLDP;
- To question the methodology deployed when monitoring for Traffic Emissions and Air Quality – and whether to create a much broader data-set in Monmouth and arguably across Monmouthshire’s towns which would ultimately inform and create a better RLDP;
- Whether the aspiration and objectives contained within the RLDP, on the question of Air Quality, simply reflects the conflict and battle of the imperatives of building vs air quality (as seen in the 2023 Air Quality Report), resulting in the former winning whilst the latter is kicked down the road for future generations?

In conclusion, it is difficult to see how MCC can justify of not only potentially agreeing to one development in Monmouth, but of several, based on the poor evidence to support the perspectives offered on Traffic Emissions and Air Quality within the RLDP.

This submission does not seek to ultimately defeat development but rather it is about causing MCC to step back and take action to correct the deficits contained within the RLDP on Traffic Emissions and Air Quality.

There is a need to create a better understanding of Traffic Emissions, its data-set, their effects on human-health, the problem of long-term-low-dose exposure to Chemical Compounds and how they can be projected into the future. It is about bringing added value to the proposals contained within the RLDP and bringing real value to Monmouth Citizens. Be the Council that finds the courage to step back, rethink, re-design and to create a truly sustainable future for all, particularly on Developments, Air Quality and Traffic Emissions.



2 December 2024

Annex 1: Letter from [REDACTED] to MCC, dated 25/3/24

25 March 2024



Monmouthshire County Council,

PO Box 106,

Caldicot,

NP26 9AN

Dear [REDACTED]

Monmouth Traffic Emissions & Monitoring

I have recently become concerned with regards to the traffic volumes in and around Monmouth and following a recent FOI on monitoring and chemical compound measurements, I was directed to the MCC's website to view the data.

Following that review, I considered that there were supplementary questions that I need to ask which is the reason I am writing to you.

Considering the current MCC methodology on monitoring chemical compounds, said to be reliably found through traffic emissions, could I ask that you consider and answer the following questions:

1. Why is the MCC only monitoring generally for NO₂ in Monmouth?
2. What steps have been taken to monitor & measure PM's, particularly PM_{2.5} in Monmouth, against the WHO's AQG's?
3. If there has been a deficit in the measuring of PM's in Monmouth, how will the MCC address that deficit?
4. Regarding the MCC's traffic emission monitoring programme in Monmouth, shouldn't that have been created by co-design, involving Monmouth Citizens – if this hasn't been done to date, how will that co-design now be achieved?

5. Has the MCC investigated, modelled or considered:
 - i. The nature and sources of emissions;
 - ii. Chemical transformations;
 - iii. The impact of weather in their dispersal;
 - iv. The impact of vehicle movements and pressure & chemical compound dispersal;
 - v. The impact of Monmouth's topography & chemical compound dispersal
 - vi. If not, why not, alternatively, if MCC has, what were the results of its findings?
6. Has the MCC considered other forms of investigation such as swab sampling from windowsills, roads, street furniture etc, in dry and post-wet weather, to obtain a broader and more accurate picture of the constituent(s) make-up of chemical compounds or of road dust – if not, why not, alternatively, if MCC has, what were the results of its findings?
7. What consideration and action has the MCC given to 'runoff' pollution?
 - i. How do they monitor such pollution?
 - ii. What readings have been taken from road drains/stormwater chambers?
 - iii. What chemical compounds have been found from within these road drains and chambers and at the outflows into rivers?
 - iv. What are the chemical compound structures found from the sediment taken from within these road drains or chambers
 - v. If any of these haven't been measured or achieved, can you explain why that is the case, alternatively, if MCC has, what were the results of its findings?
8. In any aspect of its work on traffic emissions in Monmouth, has the MCC applied the Precautionary Principle, if not, why not – if it has, can you explain MCC's methodology on their approach to the Precautionary Principle (Note: I am aware of the limitations of the PP found within the Environment Act 2021 and its Guidance Note, and given the Ella case, I am confident that such a limitation will eventually be challenged)?
9. Has the MCC considered and deployed a series of PEMS (Portable Emissions Measurement Systems) in Monmouth to determine the actual concentrations of Chemical Compounds arising more accurately from traffic emissions, if not, why not?
10. If the MCC has used PEMS methodology, has the MCC created a more valuable model of chemical compounds measurements and their impact arising from those PEM's studies, if so, what do those results reveal?
11. Does the MCC accept the need to utilise best available technology and practice in their investigations?

12. Can the MCC explain how they have deployed best available technology on monitoring and measuring chemical compounds arising from traffic emissions?
13. Does the MCC accept the absolute need, when considering the effects on human health, the importance of **long-term low-dose exposure** to traffic emissions and in particular, exposure to PM's – can you explain how this is built into the methodology of the current monitoring plan – what further enquiries has the MCC made with local medical practitioners with regards to health patterns?
14. Given the construction, debate and passage of the Clean Air (Human Rights) Bill, what considerations or unilateral action has the MCC taken, made or will make in relation to its proposed clauses?

I look forward to hearing from you.

Yours Sincerely,



Annex 2: Letter from [REDACTED] to MCC - dated 2/10/24

2 October 2024



Monmouthshire County Council,
PO Box 106,
Caldicot,
NP26 9AN

Dear [REDACTED]

Monmouth Traffic Emissions & Monitoring: Response to [REDACTED] e mail dated, 22 April 2024

Introduction:

Let me begin by firstly apologising for the delay in commenting on [REDACTED] e mail which has unfortunately been due by my professional commitments. I am also grateful to [REDACTED] for forwarding a copy of [REDACTED] e mail.

I am grateful to [REDACTED] for referring to and linking to the LAQM (Local Air Quality Management) document (along with other references), which is used in support of the answers given. In particular I note how this reference is intended to demonstrate the “*government’s evidence-based action planning to aid local authorities in their air quality duties*”.

Given that the questions, responses and the attached documentation raise important and complex issues, it is necessary to respond to that complexity against my initial questions.

I will observe that the documents referred to were drafted and created by the previous government. It appears likely that at some stage, the new government will deliver further views/laws/changes to that which currently exists.

My original questions:

For the purpose of this correspondence, it will be useful if I reference my original questions which are set out in Annex 1.

The LAQM:

Again, for the purpose of this correspondence, I think that it would be useful to set out my examination and observations of the LAQM which were offered in support of the responses contained within [REDACTED] e mail dated 22/4/24. These observations are contained within Annex 2.

My responses to [REDACTED] own responses to my initial questions:

I have responded to [REDACTED] e mail of 22/4/24, raising my own follow-up questions; these are set out in Annex 3. I would be grateful if you could now address the issues I raise within and provide detailed answers to the questions contained in this annex along with referencing the original questions in Annex 1.

Conclusion:

I would be grateful if the issues I refer to and contained within the 3 Annex's could be reviewed and responded to.

I look forward to hearing from you in due course.

Yours Sincerely,

[REDACTED]

(2/10/24) Annex 1:

Original questions posed by [REDACTED] in his letter to [REDACTED] dated 25/3/24:

15. Why is the MCC only monitoring generally for NO₂ in Monmouth?
16. What steps have been taken to monitor & measure PM's, particularly PM_{2.5} in Monmouth, against the WHO's AQG's?
17. If there has been a deficit in the measuring of PM's in Monmouth, how will the MCC address that deficit?
18. Regarding the MCC's traffic emission monitoring programme in Monmouth, shouldn't that have been created by co-design, involving Monmouth Citizens – if this hasn't been done to date, how will that co-design now be achieved?
19. Has the MCC investigated, modelled or considered:
 - i. The nature and sources of emissions;
 - ii. Chemical transformations;
 - iii. The impact of weather in their dispersal;
 - iv. The impact of vehicle movements and pressure & chemical compound dispersal;
 - v. The impact of Monmouth's topography & chemical compound dispersal
 - vi. If not, why not, alternatively, if MCC has, what were the results of its findings?
20. Has the MCC considered other forms of investigation such as swab sampling from windowsills, roads, street furniture etc, in dry and post-wet weather, to obtain a broader and more accurate picture of the constituent(s) make-up of chemical compounds or of road dust – if not, why not, alternatively, if MCC has, what were the results of its findings?
21. What consideration and action has the MCC given to 'runoff' pollution?
 - i. How do they monitor such pollution?
 - ii. What readings have been taken from road drains/stormwater chambers?
 - iii. What chemical compounds have been found from within these road drains and chambers and at the outflows into rivers?
 - iv. What are the chemical compound structures found from the sediment taken from within these road drains or chambers

- v. If any of these haven't been measured or achieved, can you explain why that is the case, alternatively, if MCC has, what were the results of its findings?
22. In any aspect of its work on traffic emissions in Monmouth, has the MCC applied the Precautionary Principle, if not, why not – if it has, can you explain MCC's methodology on their approach to the Precautionary Principle (Note: I am aware of the limitations of the PP found within the Environment Act 2021 and its Guidance Note, and given the Ella case, I am confident that such a limitation will eventually be challenged)?
23. Has the MCC considered and deployed a series of PEMS (Portable Emissions Measurement Systems) in Monmouth to determine the actual concentrations of Chemical Compounds arising more accurately from traffic emissions, if not, why not?
24. If the MCC has used PEMS methodology, has the MCC created a more valuable model of chemical compounds measurements and their impact arising from those PEM's studies, if so, what do those results reveal?
25. Does the MCC accept the need to utilise best available technology and practice in their investigations?
26. Can the MCC explain how they have deployed best available technology on monitoring and measuring chemical compounds arising from traffic emissions?
27. Does the MCC accept the absolute need, when considering the effects on human health, the importance of **long-term low-dose exposure** to traffic emissions and in particular, exposure to PM's – can you explain how this is built into the methodology of the current monitoring plan – what further enquiries has the MCC made with local medical practitioners with regards to health patterns?
28. Given the construction, debate and passage of the Clean Air (Human Rights) Bill, what considerations or unilateral action has the MCC taken, made or will make in relation to its proposed clauses?

(2/10/24) Annex 2:

The LAQM (aka Technical Guidance (TG22)):

Examination and observations of the LAQM:

I have extensive standards-making experience at International level and would comment that the LAQM document has the look and feel of a standards technical report document (except for a few requirements). To demonstrate that opinion, the general tenure of language suggests that local authorities actions should be '*encouraged*' or '*desirable*'.

I note also that it is peppered with limitations, conditional language and exclusions. Despite its limited nature (I also refer below to an important limitation also found within the Environment Act 2021), it does provide a route map or a discretion to many of the issues I raised, to which the responses did not demonstrate how compliance was achieved in those areas. It is suggested that the responses received, preferred it seems, to provide generic/referral statements in relation to that documentation.

I have examined the LAQM and I observe and note that:

1. At para **1.15** it specifically states: "*In Wales, monitoring and reporting of PM_{2.5} is encouraged but not mandatory*" (this is supported by Table 1.1)(the para goes onto to guide the Welsh government and MCC on what must be included within their annual progress reports);
2. At para **1.56** it advises of the statutory requirement to report on NO₂ and PM₁₀. It goes on to say that: "*reporting of PM_{2.5} is encouraged but not required. Authorities in Wales are not required to report on SO₂, Benzene, 1,3 Butadiene, Carbon Monoxide or Lead, unless there is a local issue that needs to be addressed*";
3. Para **1.57** goes on to state that: "*Local Authorities in Wales are encouraged to develop and report policies to reduce overall levels of NO₂, particulate matter and environmental noise pollution for the population as a whole*";
4. **Box 1-1** reveals the exemptions of physical areas that will not be tested, based on the averaging period of testing along with what appears to be assumptions about where and for what period the public have access to;
5. I have noted the general issues contained within **Chapter 2 and Air Quality Action Plans (AQAP's)**;
6. At **2.11** the LAQM advises that: "*It is recognised that there is not a 'one size fits all' approach to developing AQAPs. They should be adapted to every local situation and most importantly are seen as part of an integrated package of measures*".

7. At **2.12** I have noted the 8 key features that must be deployed in the development of an effective AQAP;
8. I note that at para **2.16** it calls upon local authorities *“to identify all areas where air quality objectives are being or are likely to be exceeded”*;
9. At para **2.17** it states that: *“This should mean that sufficient monitoring and/or assessment be carried out, so that the required reduction in pollutant emissions to attain the objectives can be estimated thus allowing the authority to confidently judge the scale of effort required within the AQAP”*;
10. Importantly, para’s **2.18 to 2.25** inclusive, defines how assessments should be carried out and indeed impliedly calls on Authorities to be aware of future factors or developments in such assessments, ongoing work and of the AQAP itself;
11. Interestingly, at para **2.26**, the LAQM appears to require Authorities to clearly expect that not only assessment and monitoring is carried out but to understand the factors that will help them in their decision-making processes to *‘tackle air pollution’*;
12. I have noted the references referred to at para **2.32**;
13. I have noted the obligations required at **2.34 (Local Steering Group)** – this is the all-important Stakeholder engagement provision which is detailed from para’s **2.34 to 2.44** inclusive;
14. I have also noted the important collaboration & identification factors at para **2.38** that should be considered, in some cases, before an AQAP is developed;
15. I note at para **2.68** it advises that *“Welsh air quality exposure indicators for NO₂, PM_{2.5} & PM₁₀ [are found to be] established under the Well-being of Future Generations (Wales) Act 2015”*. A check of the Future Generations Commissioner for Wales website does not reveal *‘exposure indicators’* but presents broader policy decisions about decarbonisation and creating a better transport infrastructure. I have also reviewed the 2015 Act, in particular, section’s 4 & 7, but could not find specific references to *‘exposure indicators’*;
16. With reference to para **2.71**, it refers to the *‘toolbox’*, comprising of *‘key guides’*, for example: air pollution – *‘the latest evidence and techniques’*; understanding air pollution in a given area, *‘engaging local decision-makers’* about air pollution, communication, and, *‘an emerging public health issue’* relating to air pollution;
17. I have noted how the LAQM refers to modelling & monitoring at para **2.74**, and how these factors were to be *‘encouraged’*;
18. At **2.76** I noted the lack of statutory authority to review and assess PM_{2.5} and that *“it is acknowledged that many local authorities do not presently monitor PM_{2.5} concentrations in their local authority area”*. It was noted however that *“an increase in*

local authorities monitoring PM_{2.5} across the UK is desirable given the links to the Public Health Outcomes Frameworks (it goes on to talk about 'prohibitive costs')";

19. I have noted the modelling guidance given at para **2.78**;
20. At para **2.83** I note the references made to the other 'source' argument (an understandable feature throughout the document);
21. I note how at para **2.84** reference is made to the 'toolbox', the 'Hub' and how they would be "*likely beneficial to reducing PM_{2.5} levels (in addition to other pollutants)*". I also note the commentary about current actions to address PM₁₀ & NO_x, encouraging authorities to 'review' and 'determine' whether they are "*already taking positive action to reduce PM_{2.5} emission*";
22. At **4.27** (Minimum Requirement for Progress Reports Section), it states: "*Authorities may find it helpful to report on their monitoring for pollutants not covered by the regulations, for example, O₃, PAH, etc, as well as other air quality data, for example, odour complaints, dust deposition, radiation monitoring, etc. Authorities may already be reporting such data to members of the public, so it should be straightforward to include this information*";
23. Para **4.30 to 4.32** is entirely relevant to Monmouth given a number of proposed planning developments/applications which amount to large-scale housing developments being proposed for the town. It would perhaps be interesting to hear within my questions exactly how MCC is complying with 4.30 to 4.32?;
24. At **Box 5-1**, under 'relevant pollutants', I note the absence of PM_{2.5} as a 'relevant pollutant';
25. I have noted the factors at **Box 5-2** to be considered;
26. I have also noted the section headed: 'Emission Source Categories to Consider'. In particular para's **5.14 to 5.17** inclusive;
27. I have particularly noted the officially imposed limitation of monitoring for Chemical Compounds at para **7.12 (contradictory against the 'encouraged', 'desirable' narratives?)**, along with a descriptive of road types/traffic and human passage when carrying out any assessment. The limitation referred to is reflected within **Table 7-1**;
28. At **Box 7-5**, I have noted the methodology to calculate source apportionment;
29. At **Box 7-7**, I have noted the methodology to calculate concentrations from PM_{2.5} & PM₁₀;
30. At **Box 7-8**, I have noted the bullet points which indicate the basic considerations before proceeding with Air Quality Monitoring;

31. At para **7.185** I have noted the disparity between Scotland and the rest of the UK when it comes to measuring for PM_{2.5} (Scotland annual average should be below 10 µg/m³ (**UN Threshold?**) – the rest of the UK “*no objective for PM_{2.5} annual mean*”) (**contradictory against the ‘encouraged’, ‘desirable’ narrative?**);
32. I have noted the issues discussed about Particulate Matter Resuspension at para’s **7.299 & 7.300 (relevant to my question(s)?)**;
33. I have noted the guidance contained within the LAQM’s helpful Section 4, relating to the very extensive models relating to Dispersion Modelling of Emissions (**relevant to my question(s)?**);
34. I have noted the LAQM’s Action Toolbox at **Annex A**. I think it is reasonable to say that this is more of a tick-box checklist to applied against the broader policies of sustainability (relevant to the UN & EU’s Sustainable Policies and that of the 2015 Act). It also suggests a reliance on measures obligated upon and created by industry. As a toolbox, it does not add to my observations nor indeed my original questions and by implementing these actions, those using the toolbox can as a matter of routine state that they are reducing PM_{2.5}, but given that Wales is apparently not obligated to monitor for PM_{2.5}, that conclusion can only be subjective in the absence of monitoring data, otherwise, MCC is operating in the dark. The toolbox is an aspirational checklist, nothing more.
35. Finally, I checked the LAQM for reference to the “*Precautionary Principle*” (PP). At para **7.43**, at **bullet point number 2**, there is a reference to a “*precautionary approach*” relating to the assessment of stacks (note my comments in Annex 3 about PEMS). Within the Action Toolbox, there is reference to the “*polluter pays principle*” when discussing tradable permits. Both of these phrases cut to the heart of the Precautionary Principle, found within the Wingspread Statement, followed by successive references contained within EU policy documents and legislation which of course the UK used to be obligated to follow. Interestingly, through the **UK’s Environment Act 2021**, the government includes the PP as part of the Principles that underpin the Act⁵¹. However, they severely limit its application by ensuring that it only applies to the Environment and as they state in their policy, the Act and its principles insofar as the PP is concerned, does not specifically apply to human health⁵²!

⁵¹ <https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted>

⁵² <https://www.gov.uk/government/publications/environmental-principles-policy-statement/environmental-principles-policy-statement#fnref:11>

(2/10/24) Annex 3:

The responses to my questions; my further observations and questions:

DEFRA & the LAQM:

At the beginning of [REDACTED] e mail, he refers to DEFRA and the LAQM; I have already provided comment and observation which is set out in Annex 2.

The ‘Air Quality Consultants’:

[REDACTED] then provides information that based on my questions, he consulted with the ‘air quality consultants’, which I assume to mean those consultants employed by DEFRA. The e mail goes onto state that:

“Their opinion was that given the current recorded levels of nitrogen dioxide in Monmouth and monitoring actions related to exceedances, we are acting in accord with the guidance, and that additional monitoring would exceed requirements of the LAQM guidance for Local Authorities”.

I disagree. I disagree because insofar as Monmouth is concerned, there would appear to be a de minimus approach to monitoring and collecting a broader data-set, without developing and applying a multi-disciplinary approach and what appears to be a failure to consult regularly, particularly through your steering group.

For the present, TG22 & the 2021 Act reflect the deregulatory ‘de minimus’ approaches made by the last government, against a backdrop of legal findings and growing public concern about the effect of emissions on public health.

My disagreement is also based on the LAQM document, which despite its limitations also provides a positive discretion that could be deployed by a local authority. Based on the reading of this document and [REDACTED] responses, I consider that there are issues arising from the LAQM document which I have set out in Annex 2.

I would also observe that if the air quality consultants are indeed employed by DEFRA, then, subject to further information, they may not be local consultants and therefore have no particular knowledge of the issues of Monmouth, except perhaps those items of information obtained through MCC reports or other sources.

My follow-on Questions:

For ease of reading, I shall maintain reference to my question numbering and your responses to those questions:

Question 1: I have noted the issues contained within [REDACTED] response.

I have noted the presumption (widely held), that NO₂ is said to be a reliably chemical compound when considering the nature of traffic emissions and this leads to a decision made by MCC (based on guidance they have received) to place diffusion tubes to monitor for NO₂.

I am not certain that I would agree that particulate matter would not generally occur from traffic sources, when it is clear that it will occur (amongst other chemical compounds/sources) from exhaust/wear & tear/road sources whatever about exhaust emissions. I have noted the commentary for these issues through the following footnotes^{53 54}.

I also noted the reference to the Corus Steelworks and to Chepstow. Whilst they provide interesting facts, I fail to see how they add anything to the concerns and my questions relating to Monmouth.

In order to understand those concerns, I note important commentary, firstly from a previous monitoring in Monmouth and secondly a recent report relating to health concerns:

1. **There was an interesting report created by the Environment Agency⁵⁵.** This delivered the results from a monitoring study for NO₂, PM₁₀ & 2.5, which was positioned by the Boy's School in Monmouth, in 2015. Whilst the results appear to show that air quality remains within limits, there was an interesting conclusion where they stated:

“Percentile rose analysis suggested that the monitoring site is affected by both intermittent and relatively continuous sources of PM₁₀ and relatively continuous sources of PM_{2.5}”.

It is suggested that this observation, “relatively continuous”, alone, should cause MCC concern in light of the Ella case and the nature of PM's, not just at this

⁵³ https://uk-air.defra.gov.uk/assets/documents/reports/cat09/1907101151_20190709_Non_Exhaust_Emissions_typeset_Final.pdf

⁵⁴ https://uk-air.defra.gov.uk/assets/documents/reports/cat09/2112201014_1272021_Exhaust_Emissions_From_Road_Transport.pdf

⁵⁵ https://www.monmouthshire.gov.uk/app/uploads/2016/08/GL_Monmouth-final-version-of-report-00000003.pdf

location but across the town, and raises the important question of the local health effects of long-term low-dose exposure to PM's through the finding of "*relatively continuous sources*".

2. The question of male infertility following a long period of exposure to PM_{2.5} has been established in a long-term study⁵⁶; this alone should also be a cause of concern for MCC, requiring a wider view/actions to be taken against wider public health issues. This is important when considering the observations contained within the LAQM at para's 2.71 & 2.76. To support the aforementioned study, an earlier report also found decreases in sperm quality & motility through exposure to PM_{2.5}.

In conclusion, whilst the question focussed in on the issue of NO₂, there is it would appear, an approach to monitoring in Monmouth which reflects a 'de minimus' approach; how will this be corrected?

Question 2:

I have noted the response which generally refers me to the author's previous response. It also refers me to the 2015 study.

I do not consider that this question has been answered. I would refer to the response I have given in Question 1 above and ask for this question to be reconsidered and to explain given the concerning report of the Environment Agency of a "*relatively continuous*" presence of PM_{2.5} at that same location (an perhaps in other parts of the town); how does MCC propose to react to this and the premise of my question, particularly as the 2015 study is now 9 years old?

Question 3:

The generic response given is that MCC has complied with Guidance and Law. The response does not acknowledge the discretion given by the LAQM nor indeed it would appear to a continuous stakeholder engagement in Monmouth.

Bearing in mind the factors contained within para's 2.18 to 2.25, how does the MCC propose to respond to the question and develop relatively near to interim processes to address these concerns?

⁵⁶ <https://www.theguardian.com/society/article/2024/sep/04/air-pollution-harms-male-fertility-while-women-face-similar-risk-from-noise-study-finds#:~:text=Across%20the%2018%2Dyear%20period,was%20associated%20with%20a%2024%25>

Question 4:

Again the response directs me to MCC's compliance with Guidance & Law whilst failing it seems to recognise its potential discretion found within the LAQM.

Noting the obligations contained within para's 2.34 to 2.44, I was concerned to read that it appears that the last stakeholder engagement took place in 2012 – some 12 years ago.

I would be grateful if my question could be considered again and responded to, and in particular, to explain whether MCC has indeed created a steering group which should include local interested parties, particularly when designing AQAP's (Air Quality Action Plans)? Could the response also demonstrate how and which local interested parties are so engaged and the frequency of those consultations, if any? Could you also explain how co-design is and has been achieved? I think that this question has a greater importance, given the apparent obligation found in 4.30 to 4.32, in relation to housing developments etc; could you provide comment and guidance on what actions have been taken in light of the various proposed housing developments in Monmouth under 4.30 to 4.32?

Question 5:

I do not think this question has been answered, particularly given the nature of the aforementioned reports. It seems to me that there is an absence of the consideration of the factors contained in this question and which are dealt with in some considerable detail within the LAQM. It also raises the key question of consultation and stakeholder involvement, or lack of.

Could this question be considered again and responded to with greater detail, bearing the points I have raised immediately above and to those found earlier in this letter?

Question 6:

I have noted the response which refers me to the generic table created within the LAQM. The generic nature of this table does not reflect the real-world values found in Monmouth. The reliance on this table must be erroneous given the nature of the discretion and contradictions found within the LAQM. Equally, it is difficult to see how you can place such a reliance on this table in the absence of deploying that discretion and a greater methodology and failing it would appear to carry out a reasonable consultation or having a stakeholder involvement.

Could this question be considered again and responded to with greater detail, bearing in mind the points I have raised immediately above and to those found earlier in this letter?

Question 7:

I do not think this question has been answered, particularly given the nature of the guidance found in the LAQM. It seems to me that there is an absence of the consideration of the factors suggested in this question and which are dealt with in some considerable detail within the LAQM. It also raises the key question of consultation and stakeholder involvement, or lack of.

Could this question be considered again and responded to with greater detail, bearing the points I have raised immediately above and to those found earlier in this letter?

Question 8:

The answer relating to the precautionary principle is disappointing. It is a holding answer for if and when guidance or law changes. I am assuming that those considering this issue will be scientifically qualified and will appreciate the importance of the precautionary principle. I also consider that this answer fails MCC, because whatever the guidance or law states, in a litigious scenario, I am certain that questions relating to actions and consideration of the precautionary principle would be raised; referring to a guidance or a limiting law (see my comments above relating to this issue and the Environment Act 2021 above), and it will not serve the interests of the MCC. It would therefore seem prudent and appropriate for the officers of the MCC to utilise best practice and deploy the precautionary principle into their dealings.

Therefore, I would be grateful if the question could be reconsidered and responded to as to whether the practice of the precautionary principle is defined/practiced/central to all environmental/scientific operations/assessments of the MCC, and how it is applied at a local level based on the issues found within my questions, independent of any legal or guidance provided?

Question 9:

Comment: I had noted from the LAQM that PEMS were not so proscribed (I think that this was a typographical error; I think it should read ‘prescribed’). However I would refer you to my footnote⁵⁷ which links to the UK governments own study on this and other issues. That study refers to PEMS containing the components that provide monitoring and measurements on a number of chemical compounds, but overall, that paper appears to reduce the effectiveness of PEMS, in part because PEMS is a developing tool in monitoring traffic emissions but it

⁵⁷ https://uk-air.defra.gov.uk/assets/documents/reports/cat09/2112201014_1272021_Exhaust_Emissions_From_Road_Transport.pdf

highlights the proposition that: “*There are inherent difficulties in calculating road traffic emissions to a high level of accuracy*”, and the need to incorporate a wider understanding and sharing of data/information. However, because we must take a broader look at the technology, and as we can see from the European Union, they take a more optimistic view (whilst accepting some difficulties with this developing technology) as being capable of monitoring & measuring for chemical compounds, including PM’s. In fact they state that: “*PEMS provide a complete and very accurate real-time monitoring of the pollutants emitted by the engines*”⁵⁸. In support of their views they provide access to a number of academic studies⁵⁹. I have noted with interest the UK government’s own advice on how to measure stack emissions (referred to in the LAQM) using PEMS⁶⁰. More recent academic articles also point to their potential value in monitoring and measuring chemical compounds, including PM’s^{61 62 63 64}.

Whilst this is a very interesting area to examine, I again note the lack of prescription on this methodology of monitoring & measuring. I would hope that MCC is maintaining a strong academic approach to looking toward best available technologies such as PEMS, which of course would be demonstrative of their subscription to the Precautionary Principle whilst feeding into any UK development of narrative/decisions?

Question 10:

Comment: I have noted the response and I would refer to my comment in question 9 above.

Question 11:

I think there must be a typographical error within the answer given because I have not detected any ‘proscription’ on BAT & BAT for local authorities (in other words to forbid or outlaw such issues). I have therefore assumed that the answer meant to state that BAT etc had been ‘described’ in the LAQM.

Noting that Wales is not required to test for PM_{2.5}, but that the LAQM refers to the encouragement or desirability to do so, suggesting that there is a discretion which perhaps MCC should deploy on a more regular basis than it appears to do? It is interesting to note that

⁵⁸ https://joint-research-centre.ec.europa.eu/scientific-tools-and-databases/portable-emissions-measurement-systems-pems_en

⁵⁹ https://joint-research-centre.ec.europa.eu/document/download/5aa1dc7e-0a6e-49b9-aa86-f6961ecf442e_en?filename=overview-results-euro-5-6.pdf

⁶⁰ <https://www.gov.uk/guidance/monitoring-stack-emissions-standards-for-continuous-monitoring-and-sampling#standard-for-pems>

⁶¹ <https://www.jstor.org/stable/26275453>

⁶² <https://www.sciencedirect.com/science/article/abs/pii/S135223101930113X>

⁶³ <https://www.mdpi.com/1660-4601/16/23/4819>

⁶⁴ <https://www.mdpi.com/1424-8220/19/24/5531>

UK government describes this area as ‘Best Available Techniques’ within the industrial scenario, calling for such entities to: *“prevent and reduce emissions to air, water and land”*⁶⁵. It suggests that whilst companies are required to provide deliverables on emissions (including vehicle manufacturers), local authorities are being provided with a standards-like LAQM document, reliant on the actions of others?

Therefore, whilst it is suggested that reviews and assessments submitted to the Welsh government, prove that BAT is carried out, it is not clear that this is represented within your online reports. It would be helpful if you could provide detail and examples relating to the question asked?

Question 12:

I have noted the answer provided and I would refer to my response to Question 11 above.

Question 13:

Noting the requirements on health contained within the LAQM, I do not consider that this question has been answered at a more macro level. It would be interesting to understand your local methodology against the generality of the reports you produce.

Therefore, I must re-pose this question because it is of significant importance when trying to understand the decisions that are made within a AQAP:

“Does the MCC accept the absolute need, when considering the effects on human health, the importance of long-term low-dose exposure to traffic emissions and in particular, exposure to PM’s – can you explain how this is built into the methodology of the current monitoring plan – what further enquiries has the MCC made with local medical practitioners with regards to local health patterns?”.

Question 14:

I have noted the answer which simply advises me that MCC supports and will comply with the law, if and when passed!

⁶⁵ <https://www.gov.uk/government/publications/establishing-the-best-available-techniques-for-the-uk-uk-bat>

The question was seeking to determine whether MCC had considered the content of the proposed law and whether it had or intended to unilaterally transport some of the issues into current policy or other MCC documentation?

So, what considerations or unilateral action has the MCC taken, made or will make in relation to the proposed clauses contained within the proposed Bill, noting perhaps that the Bill may not pass, but of course it would be good practice on the part of MCC, particularly when placed against the objectives of the Welsh Well-Being Act?

Annex 3: [REDACTED] Presentation to MCC's Scrutiny Committee – 10/10/24

Thank you Chair for the opportunity to speak to the development at Leasbrook CS0270 & Policy HA4.

I initially refer you to Policy S8 & the generic statement of '*incorporating satisfactory air quality measures*' to mitigate and/or reduce emissions. Whilst additional measures on traffic emissions beyond S8 are stated within HA1 (Abergavenny), HA3 (Chepstow), HA5 (also Abergavenny), HA11 (Usk), these additional measures on residential amenity are strangely absent from HA4 (Monmouth).

I believe that this arises from a failure to go beyond the wide discretion allowed within the LAQM, which MCC relies upon in its monitoring activities in Monmouth.

Whilst I understand MCC's imperative to primarily monitor for NO₂, it only presents part of the emissions problem in Monmouth. Let me guide you to a finding from a short study monitor placed by Monmouth School and the A40 (2015), where it was found that both PM₁₀ & PM_{2.5} presented themselves as "*continuous sources*" within Monmouth's environment. The methodology of monitoring in Monmouth is flawed by reference to the LAQM (indeed the LAQM is flawed) and when the current data-set is presented against HA4 (for which I have not seen any risk assessment as required by para's 4.30 to 4.32 of the LAQM), it strongly suggests that HA4 suffers a fundamental deficit of official emissions data. In other words, we cannot truly understand the environmental and health issues presented against this proposed development because of a failure in official monitoring methodology and in data.

These failures also present what I consider to be a failure by MCC to deploy the Precautionary Principle and indeed the findings of the Ella case.

I urge MCC to reconsider HA4 and to either reject this development for lack of data, real or projected emissions data or to import a stronger HA3 narrative on residential amenity and to bring about a better methodology and data-set before considering approval for this development.

Thank you for listening to me.

Annex 4: [REDACTED] Presentation to the MCC Scrutiny Committee – 7/11/24

Good afternoon Ladies & Gentlemen. My name is [REDACTED] – I am here today in an independent capacity. Thank you Chair for the opportunity to speak to the development at Leasbrook CS0270 & Policy HA4, the letter dated 4/10/24 from the developers to MCC which argues against the need for an EIA, and generally on traffic emissions.

The said letter, under ‘*risk to human health*’, states: “*There is considered to be a low level of risk to human health (for example, due to water contamination or air pollution) as a consequence of the Proposed Development*”.

The RLDP at para 8.3.2 states: “*Air quality in Monmouthshire generally meets current standards*” providing as it does a qualification for AQMA areas or those where an emissions problem is exacerbated and in those circumstances for developers to “*provide an assessment of air quality impact, together with proposals for mitigation*”.

I will also remind you of the statement on Monmouth made on 24/10/24 by Cllr Griffiths: “*Environmental Health Officers monitor air quality across the County the evidence is that this site has permissible air quality levels according to Nationally Set Standards, the evidence has not led to this area being an Air Quality Management Area...nevertheless, as a consequence of the strong points made at the scrutiny ctte, I have asked for further testing at this site takes place during the public consultation*”.

The strong points referred to were made by me on 10/10/24 before this Committee. To refresh your memories, I pointed to the weakness of language & terminology used in Policy S8 (Air Quality) and the further inconsistencies on Air Quality & “*residential amenity*” in HA’s 1, 3, 5, 11 & the complete absence of any “*residential amenity*” on Air Quality in HA4.

Remember, Policy S8 in the RLDP under “*residential amenity*” simply states the goal to: “*incorporate satisfactory air quality measures*”. The words “*satisfactory*”, “*nationally set standards*”, “*could*”, “*should*”, “*encouraged*”, “*desirable*” are all found within the LAQM used by your officers, both giving rise to what I believe is a failure to go beyond the wide discretion allowed within the LAQM; this is how statements on Air Quality is justified and used by developers.

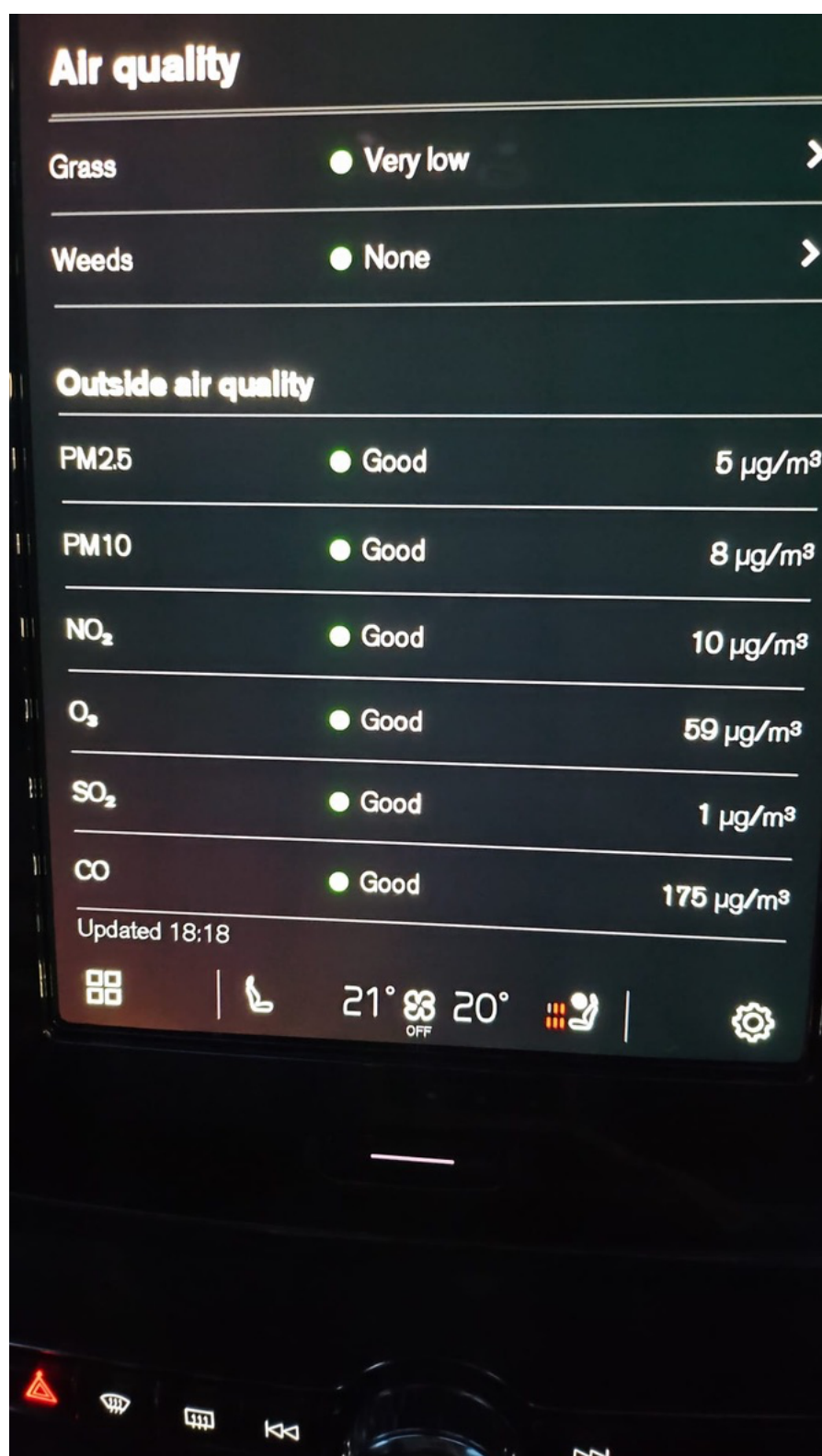
You may recall my reference to a study in Monmouth which demonstrated PM10 & PM2.5 as being “*continuous sources*” within Monmouth’s environment. The delivery of a temporary increase in monitoring around CS0270, whilst welcome, is not sufficient in time, in methodology, nor extensive enough to understand the true nature of traffic emissions in Monmouth; this issue is not confined to the Dixon roundabout – developments have wider implications. I repeat my words from 10/10/24 in that we cannot truly understand the environmental and health issues presented against this proposed development because of a failure in official monitoring methodology and in data, excused via the LAQM, along with the failure to deploy the Precautionary Principle & your Public duties found in the Ella case.

In conclusion, there are several important points. There’s a subjective reality that in walking through Monmouth’s streets, you can smell & taste the emissions from traffic emissions – that’s the canary methodology. Where I ask, is the risk assessment for air quality found under paras 4.30 to 4.32 of the LAQM? Constituents are now driving cars with Portable Environmental Monitoring Systems as standard – your officers have dismissed PEMS to me – your constituents will be asking questions of you soon. The developers have made an application for a “*screening opinion*” under Section 6 of the EIA Regulations; hoping that an EIA will not be required. I respectfully ask that you ensure that an EIA is required, delivered under Section 4 of the Regulations, requiring a particular emphasis on traffic emissions during any pre and post construction phase, remembering of course that this development and

its traffic emissions will have a cumulative effect on Public Health in Monmouth. If ever there was an argument that Monmouth's air quality risks will be exacerbated, then, this is that moment, and we must recognise that CS0270 & other sites will so exacerbate the risks for Monmouth – it is also time to enact the provision found at para 8.3.2 of the RLDP.

Thank you for listening to me.

Annex 5: Photograph of PEMS in-car Technology taken in Chester, England



3352

David Adams

[REDACTED]

From: [REDACTED]
Sent: 13 December 2024 11:37
To: MCC - PlanningPolicy
Cc: [REDACTED]
Subject: proposed development

With reference to the proposed development at Mounton Road A466 Chepstow

Our major concern among others is the increase in pollution levels that would inevitably occur if this development is to proceed.

When considering the construction of Houses, Motel and Industrial Development this will result in an increase of in access os 300 vehicles on what is already a congested A466 roundabout.

We as I trust you have monitored the traffic flow between 0700 to 09.30 - 1500 to 18.30 on both the A48 A466 between these times.

Pwllmeyric Hill Chepstow is at a stand still

Hardwick Hill Chepstow that we understand is one of the most polluted areas is at a stand still tailing back to the diving centre A48 some two miles. The increase is because of the increase of traffic from Lydney, Forest of Dean and Sedbury.

A466 Monmouth to Chepstow onto the approach road to the M48 is tailed back to the Chepstow Racecourse roundabout.

The traffic is now using Bulwark area roads from M48 A466 roundabout to avoid the build up of standing traffic on the A466 and end up on High Beech road and Fair View road to Larkfield Roundabout A466

We asked the question of your representative in the absence of a health and safety representative because of the very high pollution levels recorded on Hardwick Hill and the surrounding areas and this development is only going to greatly increase the problem. Are you Monmouthshire County Council and you elected representatives prepared to be held to account for the long term effect of respiratory and possible death caused by standing traffic exhaust emissions.

It is on record that there have been successful prosecutions brought against Councils because of death caused because of high pollution from vehicle exhaust.

Based on our observations we are against this development.

Although we appreciate there is a need for more housing it should not be on this site because of the reasons given.

Also the amount of disruption caused while building is carried out with contractors coming in and out with mud on road will be added disruption for those using the A466. You may wish to contact local police where they attended accidents at the junction from Mounon Road recently and the proposed entrance between the roundabout and Hospital will only cause more problems and minor incidents.

Until a Chepstow by-pass is in place this development should NOT be considered.

3353

Dr Alison Weightman

[View results](#)

Respondent

241

Anonymous

326:37

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

3.1.1 Support the provision of affordable housing so long as infrastructure issues (sewage load, flood risk, public transport) are 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

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.

*

Apologies, I can't see how the questions in this consultation are linked to the plan since no section numbering is provided. Thus all my comments are listed below and these refer to the section numbers in the plan.

Overall I support the provision of affordable housing in Usk Town but have some comments and concerns.

3.1.3 Good to see that water course issues are addressed but no clear indication as to how the Usk development will be protected from flooding given the existing problems at that site (and in the town) and the expectation of many more high rainfall periods associated with climate change. Can the requirements for developers be quantified?

3.15 Sewage infrastructure improvements in the town of Usk are not addressed.

Table 1. RLDP objectives. Masses of "take action" but would love to see what the concrete plans are

9.2 The energy efficiency proposals for the new housing are welcomed.

9.3 The requirement on developers to 'reduce' surface water run-off could be negligible unless the reduction is modeled and quantified, based on the loss of green field water absorption as the development land is concreted over.

10.13 Current sewerage in Usk is not fit for purpose with frequent illegal spills throughout the year. Can the plan be clear about the improvements to the drainage and sewerage systems that will need to take place to ensure, immediately, no negative effect from the new development and to support long term improvements for the town.

14.13. Can the 'financial contribution to improve public transport services' be quantified. A 15 minute walk to town will increase pressure on the local roads and town car parks. Will existing bus routes be diverted to service the old and new Burrium Gate developments? Will additional public transport services be provided to reduce car use?

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

15. Would you like to comment on this question *

☐ Yes

☒ No

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

16. Would you like to comment on this question *

☐ Yes

☒ No

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

17. Would you like to comment on this question *

☐ Yes

☒ No

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

18. Would you like to comment on this question *

☐ Yes

☒ No

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

19. Would you like to comment on this question *

☐ Yes

☒ No

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

20. Would you like to comment on this question *

☐ Yes

☒ No

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

21. Would you like to comment on this question *

☐ Yes

☒ No

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

22. Would you like to comment on this question *

☐ Yes

☒ No

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

23. Would you like to comment on this question *

☐ Yes

☒ No

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

24. Would you like to comment on this question *

☐ Yes

☒ No

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

25. Would you like to comment on this question *

☐ Yes

☒ No

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

26. Would you like to comment on this question *

☐ Yes

☒ No

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

27. Would you like to comment on this question *

☐ Yes

☒ No

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

28. Would you like to comment on this question *

☐ Yes

☒ No

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

29. Would you like to comment on this question *

☐ Yes

☒ No

Part 3: Tests of Soundness

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

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

☐ Yes

☒ No

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

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

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

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

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

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

Based on section numbers in the plan:

3.1.3 Good to see that water course issues are addressed but no clear indication as to how the Usk Town development will be protected from flooding given the existing problems at that site (and in the town) and the expectation of many more high rainfall periods associated with climate change. Can the requirements for developers to be quantified?

9.3 The requirement on developers to 'reduce' surface water run-off in the Usk Town development could be negligible unless the reduction is modeled and quantified, based on the loss of green field water absorption as the development land is concreted over. (As per 3.1.3)

10.13 Current sewerage in Usk is not fit for purpose with frequent illegal spills throughout the year and pollution in the water course. Can the plan be clear about the improvements to the drainage and sewerage systems that will need to take place to ensure, immediately, no negative effect from the new development and to support long term improvements for the town.

14.13. Can the 'financial contribution to improve public transport services' be quantified. A 15 minute walk to Usk Town will increase pressure on the local roads and town car parks. Will existing bus routes be diverted to service the old and new Burrium Gate developments? Will additional public transport services be provided to reduce car use within and outside the 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.

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?

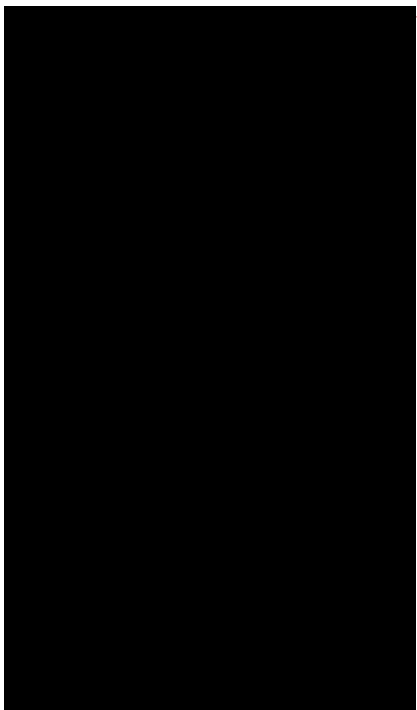
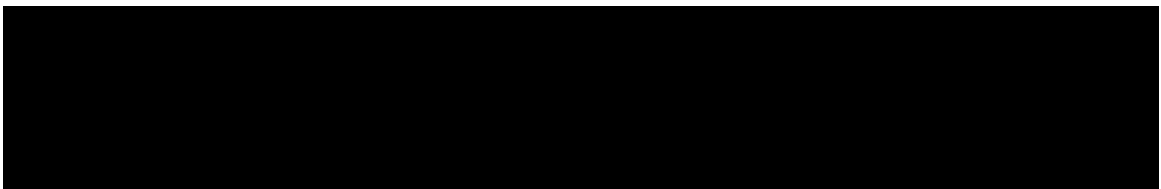
☐ Yes

☒ 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?



3354

Mrs Claire Parsons

[View results](#)

Respondent

60

Anonymous

30:03

Time to complete

Part 1: Contact Details

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

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

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

8. Would you like to comment on this question *

☒ Yes

☐ No

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 planned estate is immense and would remove the only significant green space between Portskewett and Chepstow, which is vital for the community's well-being and the area's natural landscape.

Additionally, the existing infrastructure cannot support the increase in population and traffic this development would bring. The area's roads are already congested, especially so through Pwllmeyric leading up to High beach roundabout, causing Mathon and Fair View to be essentially rat runs. Making it dangerous for 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

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.

*

Portskewett and caldicot cannot sustain the additional amount of traffic on the road and around the local area. It's the only piece of green space left between caldicot and Chepstow.

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

15. Would you like to comment on this question *

- ☐ Yes
- ☒ No

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

16. Would you like to comment on this question *

- ☐ Yes
- ☒ No

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

17. Would you like to comment on this question *

- ☐ Yes
- ☒ No

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

18. Would you like to comment on this question *

☐ Yes

☒ No

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

19. Would you like to comment on this question *

☐ Yes

☒ No

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

20. Would you like to comment on this question *

☐ Yes

☒ No

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

21. Would you like to comment on this question *

☐ Yes

☒ No

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

22. Would you like to comment on this question *

☐ Yes

☒ No

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

23. Would you like to comment on this question *

☐ Yes

☒ No

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

24. Would you like to comment on this question *

☐ Yes

☒ No

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

25. Would you like to comment on this question *

☐ Yes

☒ No

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

26. Would you like to comment on this question *

☐ Yes

☒ No

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

27. Would you like to comment on this question *

☐ Yes

☒ No

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

28. Would you like to comment on this question *

☐ Yes

☒ No

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

29. Would you like to comment on this question *

☐ Yes

☒ No

Part 3: Tests of Soundness

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

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

☒ Yes

☐ No

Part 4: Appearance at Examination Hearing Sessions

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

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

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

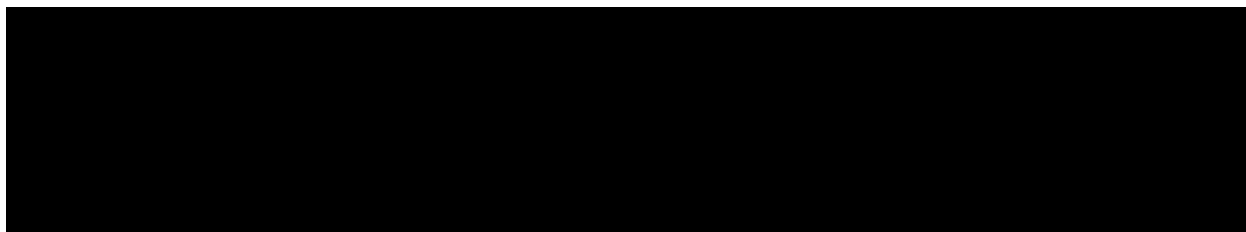
☐ Yes

☒ No

Part 5: Welsh Language

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

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



3355

Miss Clare Nurden

[View results](#)

Respondent

44

Anonymous

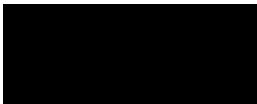
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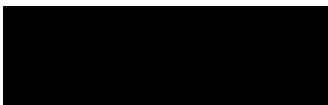
Part 1: Contact Details

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.

*

They don't need to build if they do then we need more shops an bigger doctors surgeries

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.

*

Completely

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

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 will be losing fields

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

21. Would you like to comment on this question *

☐ Yes

☒ No

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

22. Would you like to comment on this question *

☒ Yes

☐ No

23. Is your representation in support or objection? *

☒ Support

☐ Objection

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

I support land for the gypsy travellers

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

25. Would you like to comment on this question *

☐ Yes

☒ No

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

26. Would you like to comment on this question *

☐ Yes

☒ No

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

27. Would you like to comment on this question *

☐ Yes

☒ No

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

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.

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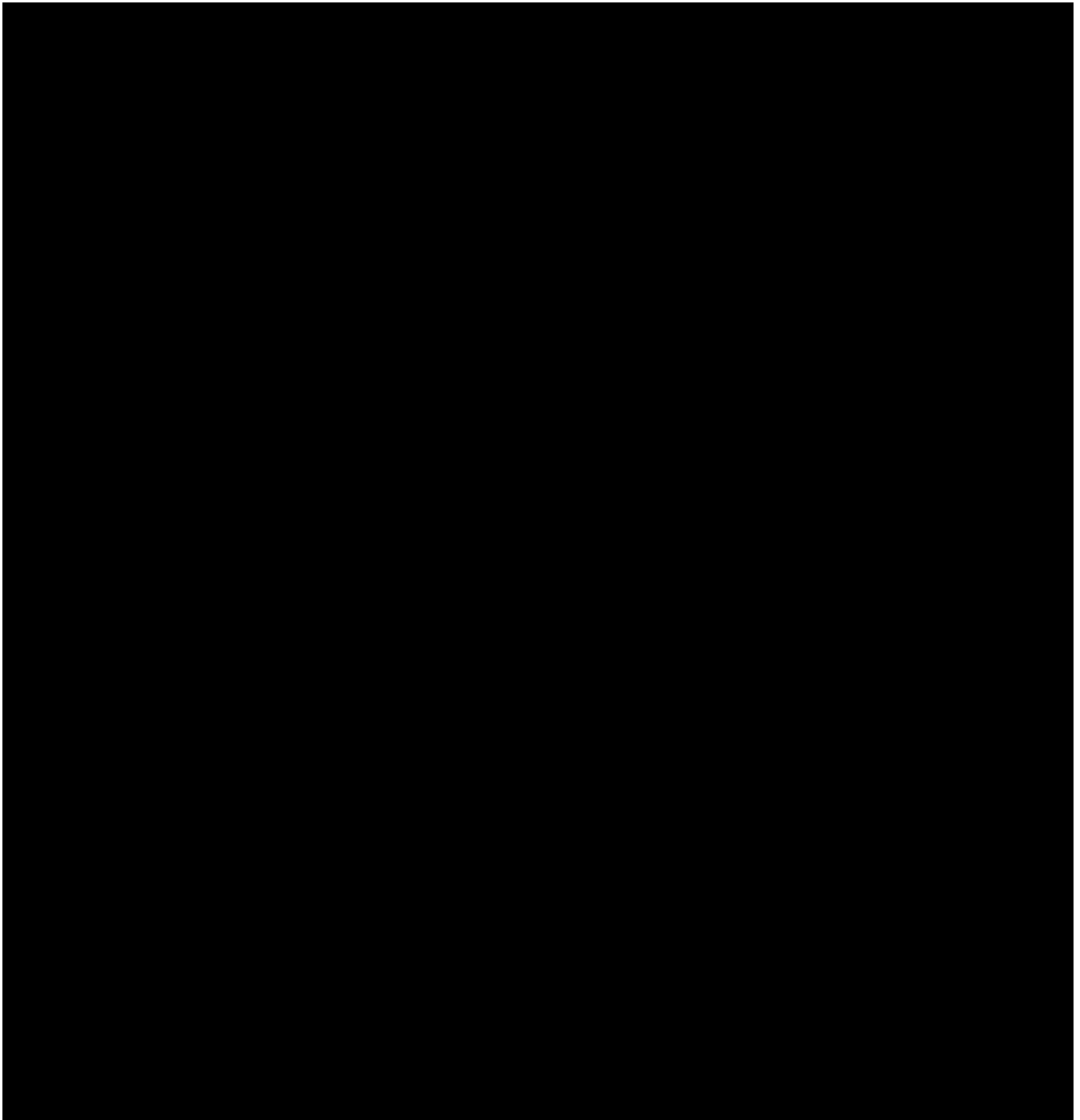
☐ Yes

☒ 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?



3356

Ms Clare Spencer

[View results](#)

Respondent

28

Anonymous

27:03

Time to complete

Part 1: Contact Details

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

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

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

8. Would you like to comment on this question *

☐ Yes

☒ No

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

9. Would you like to comment on this question *

☐ Yes

☒ No

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

10. Would you like to comment on this question *

☒ Yes

☐ No

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 have three concerns about the proposed development to the east of Abergavenny. The first concerns pedestrian access from the proposed new housing to the centre of Abergavenny. I can see that three points of pedestrian access are marked on the indicative masterplan, but it is not clear from the plan how the 'connection links that provide crossing across the railway line and the A465' mentioned will be achieved. Will there be at least one footbridge to allow for safe crossing of the A456? My second concern is whether the proposed attenuation feature will be sufficient to prevent potential flooding of the A465, given the increasing rainfall we are experiencing as a result of climate change. My third concern relates to the proposed emergency access route via the lane leading off the B4233, and whether this route is likely to provide a justification for further development in future.

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

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16. Would you like to comment on this question *

☐ Yes

☒ No

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17. Would you like to comment on this question *

☐ Yes

☒ No

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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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*

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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>

30. 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.

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

☐ Yes

☒ No

Part 5: Welsh Language

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

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

About you

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

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

3357

Mr Connor Bryant

[View results](#)

Respondent

71

Anonymous

03:10

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

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

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

18. Would you like to comment on this question *

☐ Yes

☒ No

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

19. Would you like to comment on this question *

☐ Yes

☒ No

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

20. 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)

21. 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)

22. 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)

23. 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)

24. 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?

25. 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>

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

☐ Yes

☒ No

27. 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)?

28. 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): *

We don't need anymore houses in this area!!!!

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

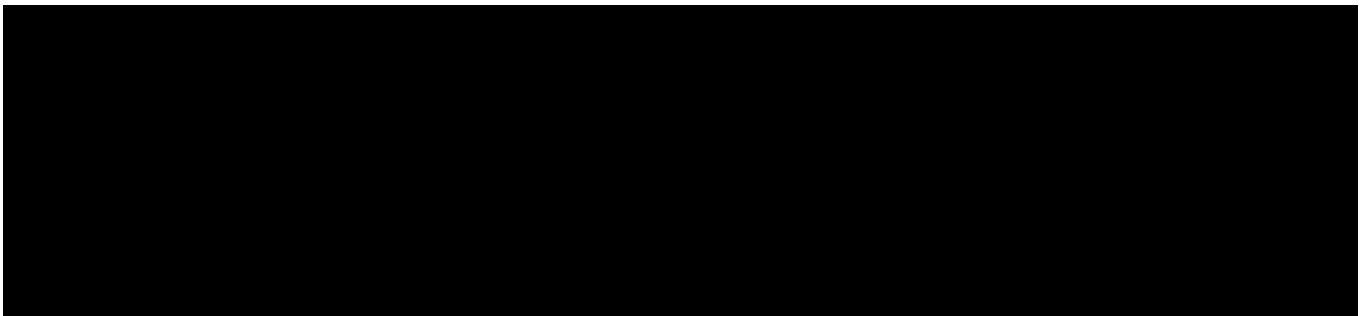
Part 5: Welsh Language

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?

We don't need more people in the area

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?

Do not build



3358

Mr Craig Wooler

[View results](#)

Respondent

43

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.

*

I object to any of this being done without the proper resources being in place first. Traffic is already out of control with journeys taking far longer than they should and traffic regularly at a standstill. Building 700 houses will make things worse as there are very few people who both live and work in the area. No plan to introduce a doctors surgery, 700 more houses will mean people do not get care required. No plan for a secondary/comp school. 700 more houses will mean education standards at that level will drop through higher class sizes. No plan for reasonable retail development. 700 more houses means current shops won't cope and people will be forced to shop outside area, adding to traffic problems mentioned above. You cannot keep building houses without the proper infrastructure of roads, schools, medical facilities and shops being in place. So called affordable housing is never really truly affordable for the people its targeted at. Its a myth and a tock box exercise. Many families with 2 adults working cannot afford or do not get accepted for these, so called, affordable housing schemes. Take a look at North Bristol as the perfect example of how constantly building houses without the proper infrastructure in place fails badly.

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.

*

700 more houses in this area, plus the plans for development in Chepstow are unsustainable without the proper resources being in place first. Traffic is already out of control with journeys taking far longer than they should and traffic regularly at a standstill. Building 700 houses will make things worse as there are very few people who both live and work in the area. No plan to introduce a doctors surgery, 700 more houses will mean people do not get care required. No plan for a secondary/comp school. 700 more houses will mean education standards at that level will drop through higher class sizes. No plan for reasonable retail development. 700 more houses means current shops won't cope and people will be forced to shop outside area, adding to traffic problems mentioned above. You cannot keep building houses without the proper infrastructure of roads, schools, medical facilities and shops being in place. So called affordable housing is never really truly affordable for the people its targeted at. Its a myth and a tock box exercise. Many families with 2 adults working cannot afford or do not get accepted for these, so called, affordable housing schemes. Take a look at North Bristol as the perfect example of how constantly building houses without the proper infrastructure in place fails badly.

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.

*

I object to any of this being done without the proper resources being in place first. Traffic is already out of control with journeys taking far longer than they should and traffic regularly at a standstill. Building 700 houses will make things worse as there are very few people who both live and work in the area. No plan to introduce a doctors surgery, 700 more houses will mean people do not get care required. No plan for a secondary/comp school. 700 more houses will mean education standards at that level will drop through higher class sizes. No plan for reasonable retail development. 700 more houses means current shops won't cope and people will be forced to shop outside area, adding to traffic problems mentioned above. You cannot keep building houses without the proper infrastructure of roads, schools, medical facilities and shops being in place. So called affordable housing is never really truly affordable for the people its targeted at. Its a myth and a tock box exercise. Many families with 2 adults working cannot afford or do not get accepted for these, so called, affordable housing schemes. Take a look at North Bristol as the perfect example of how constantly building houses without the proper infrastructure in place fails badly.

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.

*

I object to any of this being done without the proper resources being in place first. Traffic is already out of control with journeys taking far longer than they should and traffic regularly at a standstill. Building 700 houses will make things worse as there are very few people who both live and work in the area. No plan to introduce a doctors surgery, 700 more houses will mean people do not get care required. No plan for a secondary/comp school. 700 more houses will mean education standards at that level will drop through higher class sizes. No plan for reasonable retail development. 700 more houses means current shops won't cope and people will be forced to shop outside area, adding to traffic problems mentioned above. You cannot keep building houses without the proper infrastructure of roads, schools, medical facilities and shops being in place. So called affordable housing is never really truly affordable for the people its targeted at. Its a myth and a tock box exercise. Many families with 2 adults working cannot afford or do not get accepted for these, so called, affordable housing schemes. Take a look at North Bristol as the perfect example of how constantly building houses without the proper infrastructure in place fails badly.

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.

*

I object to any of this being done without the proper resources being in place first. Traffic is already out of control with journeys taking far longer than they should and traffic regularly at a standstill. Building 700 houses will make things worse as there are very few people who both live and work in the area. No plan to introduce a doctors surgery, 700 more houses will mean people do not get care required. No plan for a secondary/comp school. 700 more houses will mean education standards at that level will drop through higher class sizes. No plan for reasonable retail development. 700 more houses means current shops won't cope and people will be forced to shop outside area, adding to traffic problems mentioned above. You cannot keep building houses without the proper infrastructure of roads, schools, medical facilities and shops being in place. So called affordable housing is never really truly affordable for the people its targeted at. Its a myth and a tick box exercise. Many families with 2 adults working cannot afford or do not get accepted for these, so called, affordable housing schemes. Take a look at North Bristol as the perfect example of how constantly building houses without the proper infrastructure in place fails badly.

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.

*

Already localised flooding regularly in the area. Building new developments, no matter what plans are in place will not help but only make things worse as the area is not equipped to cope.

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.

*

Please see answer 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.

*

I object to any of this being done without the proper resources being in place first. Traffic is already out of control with journeys taking far longer than they should and traffic regularly at a standstill. Building 700 houses will make things worse as there are very few people who both live and work in the area. No plan to introduce a doctors surgery, 700 more houses will mean people do not get care required. No plan for a secondary/comp school. 700 more houses will mean education standards at that level will drop through higher class sizes. No plan for reasonable retail development. 700 more houses means current shops won't cope and people will be forced to shop outside area, adding to traffic problems mentioned above. You cannot keep building houses without the proper infrastructure of roads, schools, medical facilities and shops being in place. So called affordable housing is never really truly affordable for the people its targeted at. Its a myth and a tick box exercise. Many families with 2 adults working cannot afford or do not get accepted for these, so called, affordable housing schemes. Take a look at North Bristol as the perfect example of how constantly building houses without the proper infrastructure in place fails badly.

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.

*

So called affordable housing schemes are not truly affordable to normal working people. Gypsy/traveller schemes have been set up around the country and have failed regularly.

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.

*

I object to any of this being done without the proper resources being in place first. Traffic is already out of control with journeys taking far longer than they should and traffic regularly at a standstill. Building 700 houses will make things worse as there are very few people who both live and work in the area. No plan to introduce a doctors surgery, 700 more houses will mean people do not get care required. No plan for a secondary/comp school. 700 more houses will mean education standards at that level will drop through higher class sizes. No plan for reasonable retail development. 700 more houses means current shops won't cope and people will be forced to shop outside area, adding to traffic problems mentioned above. You cannot keep building houses without the proper infrastructure of roads, schools, medical facilities and shops being in place. So called affordable housing is never really truly affordable for the people its targeted at. Its a myth and a tick box exercise. Many families with 2 adults working cannot afford or do not get accepted for these, so called, affordable housing schemes. Take a look at North Bristol as the perfect example of how constantly building houses without the proper infrastructure in place fails badly.

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.

*

I object to any of this being done without the proper resources being in place first. Traffic is already out of control with journeys taking far longer than they should and traffic regularly at a standstill. Building 700 houses will make things worse as there are very few people who both live and work in the area. No plan to introduce a doctors surgery, 700 more houses will mean people do not get care required. No plan for a secondary/comp school. 700 more houses will mean education standards at that level will drop through higher class sizes. No plan for reasonable retail development. 700 more houses means current shops won't cope and people will be forced to shop outside area, adding to traffic problems mentioned above. You cannot keep building houses without the proper infrastructure of roads, schools, medical facilities and shops being in place. So called affordable housing is never really truly affordable for the people its targeted at. Its a myth and a tock box exercise. Many families with 2 adults working cannot afford or do not get accepted for these, so called, affordable housing schemes. Take a look at North Bristol as the perfect example of how constantly building houses without the proper infrastructure in place fails badly.

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.

*

Plenty of places already sitting empty. Don't need anymore. Full the places already available before building new ones.

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.

*

People have no trust in transport companies with regular failures, cancellations and delays on both bus and train network as examples. Transport links, roads and rail are not fit for purpose at the moment. Fix them first before building new homes.

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.

*

I object to any of this being done without the proper resources being in place first. Traffic is already out of control with journeys taking far longer than they should and traffic regularly at a standstill. Building 700 houses will make things worse as there are very few people who both live and work in the area. No plan to introduce a doctors surgery, 700 more houses will mean people do not get care required. No plan for a secondary/comp school. 700 more houses will mean education standards at that level will drop through higher class sizes. No plan for reasonable retail development. 700 more houses means current shops won't cope and people will be forced to shop outside area, adding to traffic problems mentioned above. You cannot keep building houses without the proper infrastructure of roads, schools, medical facilities and shops being in place. So called affordable housing is never really truly affordable for the people its targeted at. Its a myth and a tock box exercise. Many families with 2 adults working cannot afford or do not get accepted for these, so called, affordable housing schemes. Take a look at North Bristol as the perfect example of how constantly building houses without the proper infrastructure in place fails badly.

Do you have any comments on the community infrastructure and open space polices? (Policies S15, C11, C12, C13 & C14)

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.

*

I object to any of this being done without the proper resources being in place first. Traffic is already out of control with journeys taking far longer than they should and traffic regularly at a standstill. Building 700 houses will make things worse as there are very few people who both live and work in the area. No plan to introduce a doctors surgery, 700 more houses will mean people do not get care required. No plan for a secondary/comp school. 700 more houses will mean education standards at that level will drop through higher class sizes. No plan for reasonable retail development. 700 more houses means current shops won't cope and people will be forced to shop outside area, adding to traffic problems mentioned above. You cannot keep building houses without the proper infrastructure of roads, schools, medical facilities and shops being in place. So called affordable housing is never really truly affordable for the people its targeted at. Its a myth and a tock box exercise. Many families with 2 adults working cannot afford or do not get accepted for these, so called, affordable housing schemes. Take a look at North Bristol as the perfect example of how constantly building houses without the proper infrastructure in place fails badly.

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.

*

I object to any of this being done without the proper resources being in place first. Traffic is already out of control with journeys taking far longer than they should and traffic regularly at a standstill. Building 700 houses will make things worse as there are very few people who both live and work in the area. No plan to introduce a doctors surgery, 700 more houses will mean people do not get care required. No plan for a secondary/comp school. 700 more houses will mean education standards at that level will drop through higher class sizes. No plan for reasonable retail development. 700 more houses means current shops won't cope and people will be forced to shop outside area, adding to traffic problems mentioned above. You cannot keep building houses without the proper infrastructure of roads, schools, medical facilities and shops being in place. So called affordable housing is never really truly affordable for the people its targeted at. Its a myth and a tick box exercise. Many families with 2 adults working cannot afford or do not get accepted for these, so called, affordable housing schemes. Take a look at North Bristol as the perfect example of how constantly building houses without the proper infrastructure in place fails badly.

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): *

I object to any of this being done without the proper resources being in place first. Traffic is already out of control with journeys taking far longer than they should and traffic regularly at a standstill. Building 700 houses will make things worse as there are very few people who both live and work in the area. No plan to introduce a doctors surgery, 700 more houses will mean people do not get care required. No plan for a secondary/comp school. 700 more houses will mean education standards at that level will drop through higher class sizes. No plan for reasonable retail development. 700 more houses means current shops won't cope and people will be forced to shop outside area, adding to traffic problems mentioned above. You cannot keep building houses without the proper infrastructure of roads, schools, medical facilities and shops being in place. So called affordable housing is never really truly affordable for the people its targeted at. Its a myth and a tick box exercise. Many families with 2 adults working cannot afford or do not get accepted for these, so called, affordable housing schemes. Take a look at North Bristol as the perfect example of how constantly building houses without the proper infrastructure in place fails badly.

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?

No effect whatsoever.

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?

Use the money that would be spent on areas that would benefit people's day to day life more positively.

3359

Mr Dai Burgum

[View results](#)

Respondent

237

Anonymous

62:15

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 RLDLP?

8. Would you like to comment on this question *

☒ Yes

☐ No

9. Is your representation in support or objection? *

☐ Support

☒ Objection

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

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

*

Proposed gypsy/traveler site ...previous information from public consultation meeting stated that the required g/t site would be to the Caldicot/Portskewett side of the M4 . The statement now changes that to Bradbury Farm..

If that is the case that the site has now been moved to the Crick side of the M4 to Bradbury Farm what was the point of the so called public consultation meetings. You will need to begin the public consultation process from the start as I and many others have been denied the opportunity to comment on this change prior to the completed strategic plan being revealed.

I want to know in detail what is to be provided for this site including drainage, street lighting, sewerage, safe pedestrian accesswhat type of buildings/temporary structures and or caravan parking will be allowed. What rent will be applied and how will it be collected from people who "travel". What is the councils record of rent collection from travellers over the last 10 years. Will this be a private gated community. What council tax band will these individual sites be in.

At the previous consultation meeting held in Portskewett I was informed by the council representative that there was not a list for potential travelers to move to the new site. Is that the case now? If a list does not exist how do you know that these new facilities for travelers will be used.

[REDACTED]

Where do the proposed new residents currently reside ? Which parts of our County? Have you or any council employee promised potential residents a place at the new site?

These are some of the main points concerning me ...there may well be others raised by what I trust will be a swift and full explanation from yourselves (my council employed representatives).

When I have these answers from you I will then tell you how and if I want the plan changed.

[REDACTED]

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

Number of proposed new dwellings.

You do not go far enough in proposed new housing development minimum should be 10000+ of which the council should be building 50% as council housing owned and rented out.(not by housing assocs)

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

Plans spatial strategy

Instead of spreading the full load between about 4 sites and straining already stretched services...bite the bullet and build one new town to include the required modern infrastructure.

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 & 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

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

G and T policy
Already commented

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

25. Would you like to comment on this question *

☐ Yes

☒ No

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

26. Would you like to comment on this question *

☐ Yes

☒ No

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

27. Would you like to comment on this question *

☐ Yes

☒ No

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

Part 4: Appearance at Examination Hearing Sessions

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

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

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

☒ Yes

☐ No

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

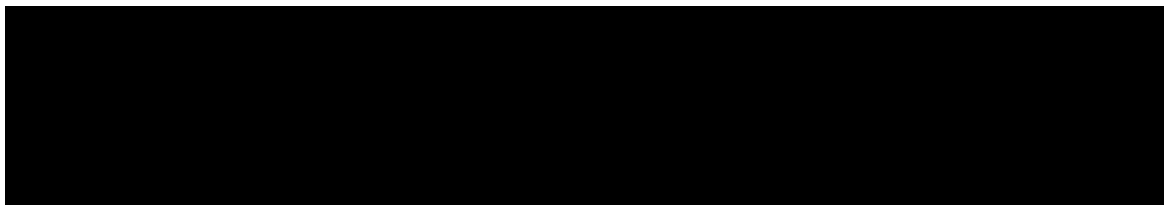
☐ Welsh

☒ English

Part 5: Welsh Language

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

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



3360

Mr Daniel Thomas

[View results](#)

Respondent

38

Anonymous

05:28

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.

*

Not enough infrastructure at the moment , more houses isn't going to help

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.

*

Too many houses already

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

15. Would you like to comment on this question *

- ☒ Yes
- ☐ No

16. Is your representation in support or objection? *

- ☐ Support
- ☒ Objection

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

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

*

Too many houses already

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

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.

*

D

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

25. Would you like to comment on this question *

☐ Yes

☒ No

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

26. Would you like to comment on this question *

☐ Yes

☒ No

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

27. Would you like to comment on this question *

☐ Yes

☒ No

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): *

F

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?

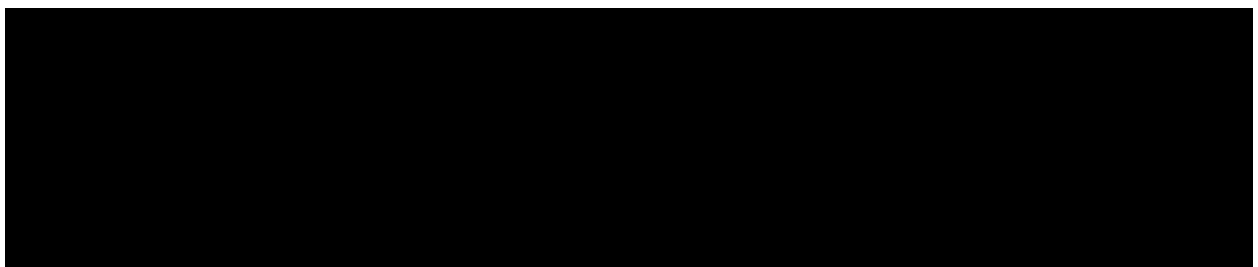
☐ Yes

☐ 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?



3361

Mr Danny Bernheim

[View results](#)

Respondent

20

Anonymous

19:52

Time to complete

Part 1: Contact Details

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

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

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

8. Would you like to comment on this question *

☒ Yes

☐ No

9. Is your representation in support or objection? *

☒ Support

☐ Objection

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

Caerwent mod site.

[REDACTED] and we continue to enjoy our life in this beautiful part of Monmouthshire as and when business commitments allow.

We have followed the progress of the Monmouthshire Planning Committee's Revised Local Development Plan for several years now as we recognize the need to provide more social and private housing in the County together with employment opportunities on appropriate land for future generations .

We are aware of the recent RLDLP Deposit Plan which has now been made available for public consultation before adoption.

The need for affordable housing in our local areas around Chepstow, Caldicot and Severn side has clearly been addressed in the RLDLP Deposit Plan of which we are fully supportive.

The inclusion of the Mixed Use former MOD site near Caerwent brings an added benefit to utilize brownfield land that has been derelict for years to encourage employment in the local area especially with the addition of a residential care/nursing home which is desperately needed to meet demand in the local community together with more affordable and private housing.

I hope that the Local Authority will move quickly to adopting this policy document once public consultation has been completed and confirm my personal support for the recommendations and proposals therein in particular in respect of the former MOD site near Caerwent,

Sincerely

[REDACTED]

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

11. Would you like to comment on this question *

☐ Yes

☒ No

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

12. Would you like to comment on this question *

☐ Yes

☒ No

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

13. Would you like to comment on this question *

☐ Yes

☒ No

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

14. Would you like to comment on this question *

☐ Yes

☒ No

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

15. Would you like to comment on this question *

☐ Yes

☒ No

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

16. Would you like to comment on this question *

☐ Yes

☒ No

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

17. Would you like to comment on this question *

☐ Yes

☒ No

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

18. Would you like to comment on this question *

☐ Yes

☒ No

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

19. Would you like to comment on this question *

☐ Yes

☒ No

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

20. Would you like to comment on this question *

☐ Yes

☒ No

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

21. Would you like to comment on this question *

☐ Yes

☒ No

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

22. Would you like to comment on this question *

☐ Yes

☒ No

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

23. Would you like to comment on this question *

☐ Yes

☒ No

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

24. Would you like to comment on this question *

☐ Yes

☒ No

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

25. Would you like to comment on this question *

☐ Yes

☒ No

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

26. Would you like to comment on this question *

☐ Yes

☒ No

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

27. Would you like to comment on this question *

☐ Yes

☒ No

Part 3: Tests of Soundness

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

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

☒ Yes

☐ No

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

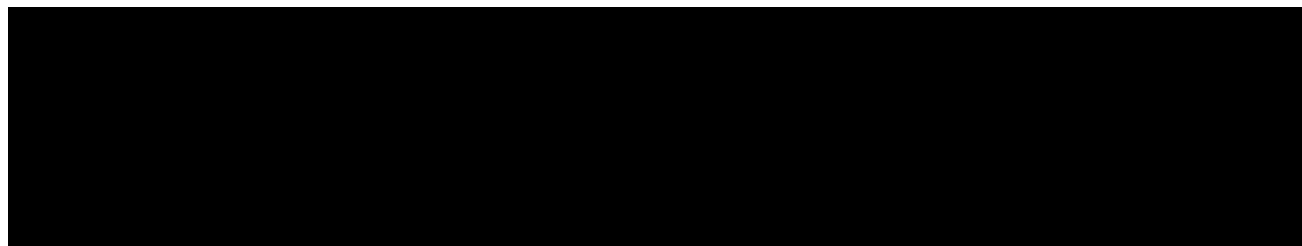
☒ No

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?

Welsh should be offered at all school levels

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?



3362

Mr David Charles

[View results](#)

Respondent

199

Anonymous

41:44

Time to complete

Part 1: Contact Details

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

1. Title *



2. Name *



3. Job Title (where relevant)



4. Organisation (where relevant)

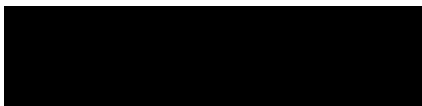
5. Address *



6. Telephone number *



7. Email *



Part 2: Your Representation

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

8. Would you like to comment on this question *

☒ Yes

☐ No

9. Is your representation in support or objection? *

☐ Support

☒ Objection

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

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

*

I am objecting to the pre planning application to build a health centre in Osbaston. Although a health centre would be good for people in Monmouth it is clearly the Wrong location.
The proposed site is currently under water, as it is a flood plain which absorbs excess water from the river Monnow. If it built on it will make flooding , which now occurs several times a year , much worse than it already is. This will be catastrophic for Osbaston School and the residents of Forge Road. The cost of building on this location will be astronomical and utterly futile. Osbaston has hopeless infrastructure pavements never built, street lighting virtually non-existent and roads unable to cope with extra traffic.
There MUST be alternative sites available.
Monnow vale is not used to its potential and has never provided services it was originally planned to provide

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 for Council plans to build More houses on flood plains and low lying areas in Monmouth is plainly insane Climate change is REAL flooding is only going to get worse. There is no infrastructure than can cope with more dwellings such as Drainage and Sewage. The council fail to deal with what we have already. It will end up in the river and then into the new houses and so called health centre. New thinking is needed for the Town. Promote tourism , which has been ignored over the last decades. Invest in the local shops and businesses, free parking encourage markets.

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.

*

I have already outlined this

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.

*

I have already addressed this issue

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.

*

I have already commented on infrastructure

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.

*

Again I have already addressed this

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

28. Would you like to comment on this question *

- ☐ Yes
- ☒ No

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

29. Would you like to comment on this question *

☐ Yes

☒ No

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

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

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

*

I have addressed this issue in my comments

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

Part 3: Tests of Soundness

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

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

☐ Yes

☒ No

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

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

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

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

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

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

The plan is not sound as it conflicts with the geography of the area to sustain more housing development in the areas designated

Part 4: Appearance at Examination Hearing Sessions

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

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

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

☐ Yes

☒ No

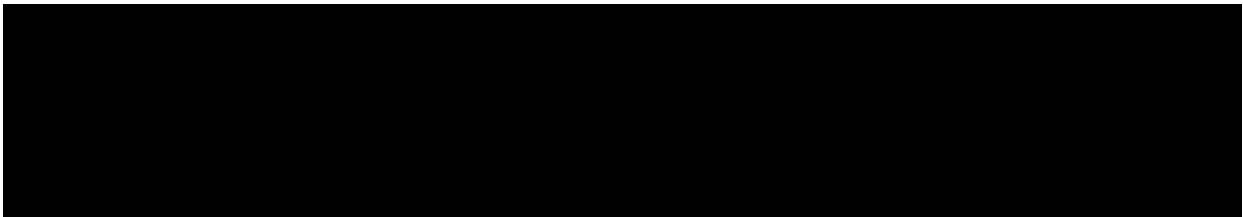
Part 5: Welsh Language

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

I do not think that the Welsh language is relevant to the plan

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?

Again I do not think that this is relevant



3363

Mr David Hawker

[View results](#)

Respondent

150

Anonymous

10:07

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.

*

Notified in post on Friday 15th November of RLDP plan. Have not been given reasonable time to study plan.! ----- undemocratic

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

11. Would you like to comment on this question *

☐ Yes

☒ No

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

12. Would you like to comment on this question *

☐ Yes

☒ No

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

13. Would you like to comment on this question *

☐ Yes

☒ No

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

14. Would you like to comment on this question *

☐ Yes

☒ No

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

15. Would you like to comment on this question *

☐ Yes

☒ No

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

16. Would you like to comment on this question *

☐ Yes

☒ No

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

17. Would you like to comment on this question *

☐ Yes

☒ No

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

18. Would you like to comment on this question *

☐ Yes

☒ No

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

19. Would you like to comment on this question *

☐ Yes

☒ No

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

20. Would you like to comment on this question *

☐ Yes

☒ No

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

21. Would you like to comment on this question *

☐ Yes

☒ No

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

22. Would you like to comment on this question *

☐ Yes

☒ No

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

23. Would you like to comment on this question *

☐ Yes

☒ No

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

24. Would you like to comment on this question *

☐ Yes

☒ No

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

25. Would you like to comment on this question *

☐ Yes

☒ No

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

26. Would you like to comment on this question *

☐ Yes

☒ No

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

27. Would you like to comment on this question *

☒ Yes

☐ No

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.

*

Was not supplied with plan until Friday 15th NOVEMBER 2024, whilst may be affected [REDACTED] Have not been given opportunity to study plan and make comments.

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): *

Plan not provided to local taxpayer in time for review and comment

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?

please see previous concern

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?

provide reasonable opportunity to all residents who may be concerned with the contents of the plan to study/read & comment

t where you
ted character-

3364

Mr David Payton

[View results](#)

Respondent

160

Anonymous

38:48

Time to complete

Part 1: Contact Details

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

1. Title *

2. Name *

3. Job Title (where relevant)

4. Organisation (where relevant)

5. Address *

6. Telephone number *

7. Email *

Part 2: Your Representation

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

8. Would you like to comment on this question *

☐ Yes

☒ No

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

9. Would you like to comment on this question *

☐ Yes

☒ No

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

10. Would you like to comment on this question *

☒ Yes

☐ No

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.

*

LAND TO THE WEST OF USK ROAD, RAGLAN. This location, immediately adjacent to the short walk beside and parallel the road, offers a unique and valuable community amenity area close to and within easy reach of the village that has clear views beyond the village to the west with the mountains of Bannau Brycheiniog in the background. The proximity to the village and views to the west give it a clear high amenity value not found anywhere else close to the village.
I would add that I am supportive of the principle of providing employment opportunities within easy reach of local settlements to reduce commuting, car use and reductions in pollution.

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

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

Reductions in commuting and encouraging more locally available employment opportunities

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

All of these initiatives to be incorporated into any new proposals

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

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.

*

See previous replies relating to - land west of usk road, raglan

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): *

Need for greater community engagement. Just one meeting arranged in each area.

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?

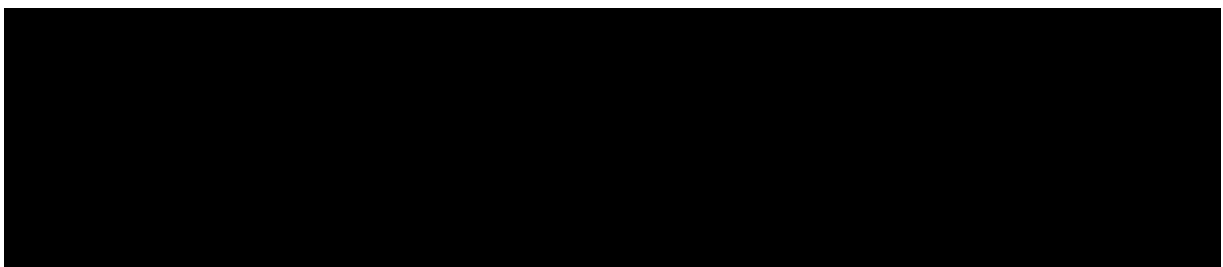
☐ Yes

☒ 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?



3365

Mr David Sim

[View results](#)

Respondent

29

Anonymous

40:22

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 proposals for Chepstow, Caerwent and Caldicot will rely heavily on access via the A466 and most significantly, the Highbeech Roundabout at Chepstow. Now is the time to establish a futureproof solution to this junction which is already no longer fit for purpose. This is the gateway to the local region and its re-development will show all current and future stakeholders how serious we all are about the ambitions we have for our region and its future. Section 106 agreements will mitigate the cost implications to taxpayers today and failure to address this significant issue could grind the region to a halt both physically and economically. Please do not waste this opportunity to literally open the path to future prosperity for Monmouthshire.

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

11. Would you like to comment on this question *

☐ Yes

☒ No

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

12. Would you like to comment on this question *

☐ Yes

☒ No

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

13. Would you like to comment on this question *

☐ Yes

☒ No

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

14. Would you like to comment on this question *

☐ Yes

☒ No

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

15. Would you like to comment on this question *

☐ Yes

☒ No

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

16. Would you like to comment on this question *

☐ Yes

☒ No

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

17. Would you like to comment on this question *

☒ Yes

☐ No

18. Is your representation in support or objection? *

☐ Support

☒ Objection

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

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

*

As stated previously. Failure to address the Highbeech Roundabout, Chepstow issue with a futureproof solution slams the door shut on the region before it has the chance to realise any of our ambitions.

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.

*

A new, futureproof Highbeech Roundabout, Chepstow solution is key to effectively delivering so much of your plan. This is so fundamental and so obvious to give the best chance of delivering success to the region that it worries me that not even an outline proposal gets a mention in your strategy.

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

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.

*

Again, this requires a new, futureproof solution at Highbeech Roundabout, Chepstow to help us all achieve our regional ambitions.

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.

*

Highbeech Roudabout, 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 expansion of the region is inevitable and in the most part welcome when balanced and managed against existing public services, schools and transportation. But none of this works without addressing accessibility issues at key pinch points. Highbeech Roundabout, Chepstow is so important to the region from which so much needs to flow. Address this and the region can thrive.

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

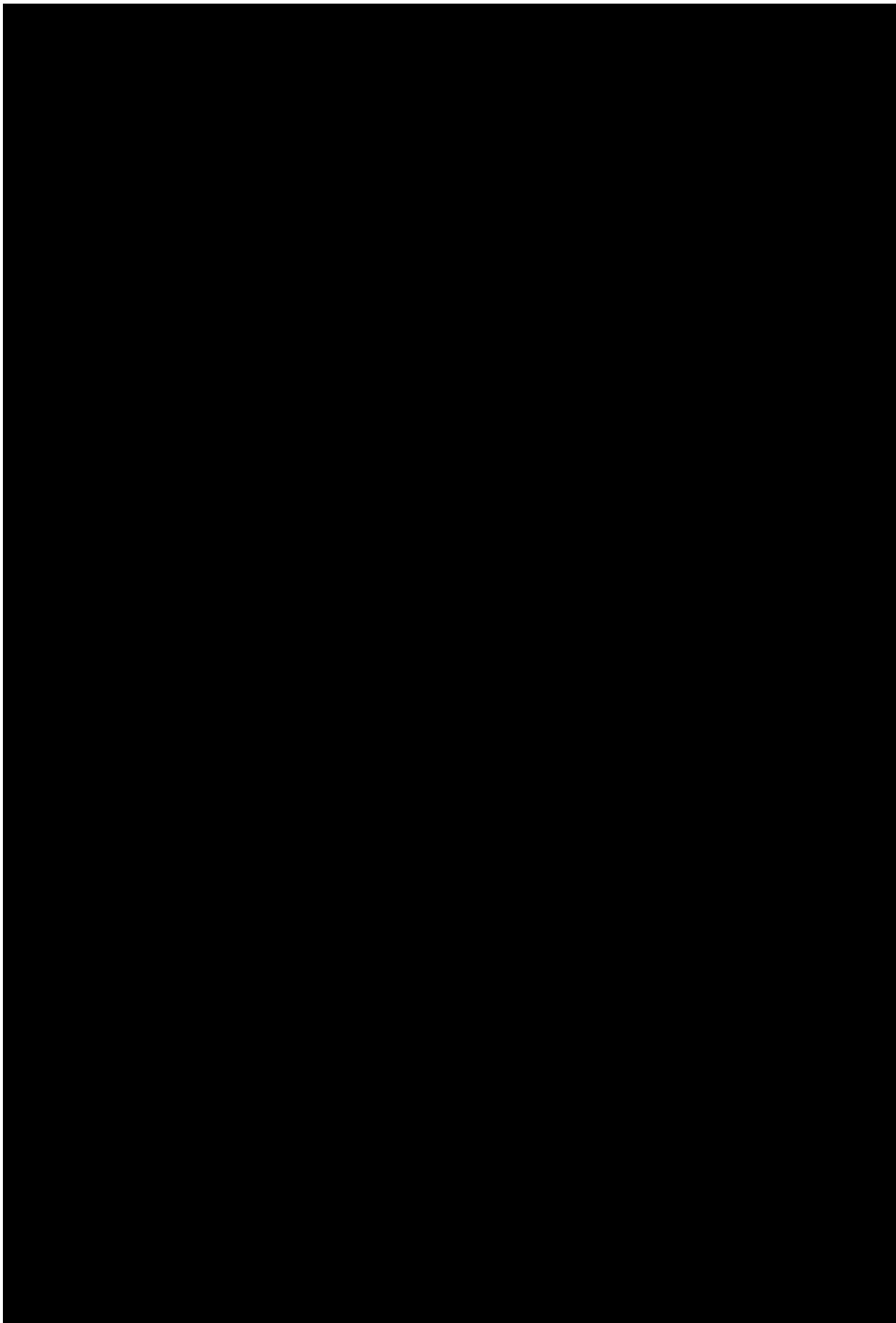
40. If you wish to speak at a hearing session which language would you wish to use?

- ☐ Welsh
- ☒ English

Part 5: Welsh Language

41. 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?

42. 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?



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3366

Mr David Tyler

[View results](#)

Respondent

174

Anonymous

11:38

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

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

18. Would you like to comment on this question *

☐ Yes

☒ No

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

19. Would you like to comment on this question *

☐ Yes

☒ No

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

20. 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)

21. 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)

22. 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)

23. 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)

24. 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?

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 am entirely in favour of almost every aspect of the plan, it is much needed. [REDACTED] I have major concerns about the access/road planning elements, especially during the construction phase. The idea that the Watery Lane end of the development would not be open for regular traffic, limited to emergency access, while ALL other traffic including construction would come through the very narrow, very winding, very vision-restricted, very inhabited-by-families-with-children roads of the KWG estate is absurd. It will cause traffic nightmares, it will cause damage to roads, kerbs, ironworks and probably parked cars as well.

[REDACTED] and saw the enormous damage the construction traffic did for years. It was bad enough when the site was uninhabited. The idea of putting similar traffic through the middle of what is now a fully inhabited estate of 300-plus family homes is ludicrous.

There is a roundabout at the entrance to KWG with a road that goes nowhere but into a grass verge. The obvious solution would be for the developers to put in a new 'ring road' from that point, right round the outside of KWG, meeting up with the new construction site at the other side of the estate. This road would also be very useful once the new development is complete and occupied, to avoid all the traffic from the new 110 homes coming through the existing estate. It would make life easier for construction traffic during the build as they'd have their own route, and for KWG residents who would not then have to live with trucks at all hours on the ridiculously narrow streets.

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?

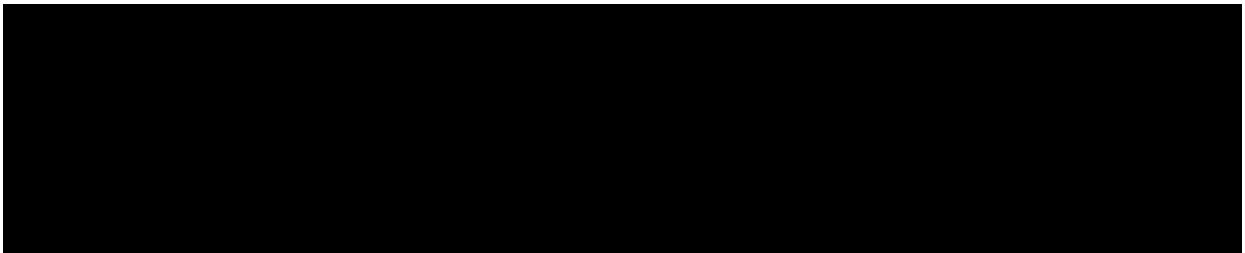
☐ Yes

☒ 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?



3367

Mr Dawson Williams

[View results](#)

Respondent

88

Anonymous

21:19

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.

*

I would like to oppose the planned development of houses on crick road.

The roads and schools, Dentists Doctors ect cannot cope with the level of housing at the current level. The area is being severely over developed and the infrastructure is at breaking point with traffic regularly at a standstill in chepstow. Also the once beautiful countryside is being lost and wildlife is suffering because of this.

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.

*

Again the infrastructure is just not there to support more houses in an over developed area.

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.

*

The extra houses with most people having at least two cars per household will great increase the pollution of traffic, especially when at a standstill.

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 polices? (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.

*

The infrastructure is already unable to cope, with more houses being built it would add to the problems of child places in schools, doctors appointments, Dentists places, ect.

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

24. Would you like to comment on this question *

☐ Yes

☒ No

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

25. Would you like to comment on this question *

☐ Yes

☒ No

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

26. Would you like to comment on this question *

☐ Yes

☒ No

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

27. Would you like to comment on this question *

☐ Yes

☒ No

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.

*

Again there is no infrastructure in place to cope with the extra houses, why is planning being approved when the schools, doctors, dentists etc cannot cope already.

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): *

It has not been thought through properly the area is at breaking point.

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?



3368

Keith Poultney

Archived: 07 March 2025 17:17:53
From: [REDACTED]
Sent: Tue, 3 Dec 2024 15:21:45
To: [REDACTED] [MCC - PlanningPolicy](#)
Subject: FW: RLDP engagement - feedback
Importance: Normal
Sensitivity: None

FYI

From: [REDACTED]
Sent: 03 December 2024 14:13
To: MCC - Planning <Planning@monmouthshire.gov.uk>
Subject: RLDP engagement - feedback

Dear Sir or madam,

My observations regarding the recently promoted RLDP are as follows:-

- It is noticeable that over the past decades, a disproportionate amount of development has been made in the Severnside area, such that now we suffer from traffic issues and lack of infrastructure, amenities and outdoor space. Yet the RLDP continues to show a greater proportion of development in the Severnside area. So the traffic issues will continue to get worse under this plan. Whilst I appreciate some of the identified needs, I believe a more appropriate /better distribution of housing and employment would be more beneficial to the whole of Monmouthshire, e.g – increase this size of smaller hamlets so they can support local schools and shops thus creating new sustainable communities and reducing commuting/carbon footprint.
- Demographics are mentioned and again we see less housing development in Monmouth and Usk so they will become places with much older people (retirement towns) whilst younger people staying in Severnside for jobs and commuting to jobs in Cardiff and Bristol. Also younger people will move out of Monmouth and Usk and they will become ghost towns for the elderly.
- Green space and amenity space is lacking in the Severnside, particularly in Magor and Undy area so why concrete over more good green space/agricultural land?? In Magor and Undy there is a deficit in green/amenity space– there is much less per capita than Monmouth and Usk – even the surrounding countryside is not protected from future development.

- The Monmouthshire County Council Climate emergency plan is supposedly to support local food supply. How can you do this if you build over such land?
- The proposed area for Business/Waste development near Magor will encroach upon the local Gwent levels and SSS1.

So, I believe that the RLDP is NOT sound (not appropriate) and will not deliver



3369

Mr Dean Saunders

[View results](#)

Respondent

138

Anonymous

09:41

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 would like to object to the 270 new homes near to Dixon Road, Monmouth. This development would create dangerous amounts of traffic along a road which at times is already severely congested. There is only one pathway along one side of the road, therefore increasing the dangers to pedestrians. This will have major implications on the local Dr surgery as increased patients register with the local practice. It is a beautiful rural area, and to add new homes to this site would be devastating for value of the houses already in existence. I thoroughly object to this build, as it will not enhance the area at all, it will have an extremely detrimental effect on it.

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.

*

I would like to object to the 270 new homes near to Dixon Road, Monmouth. This development would create dangerous amounts of traffic along a road which at times is already severely congested. There is only one pathway along one side of the road, therefore increasing the dangers to pedestrians. This will have major implications on the local Dr surgery as increased patients register with the local practice. It is a beautiful rural area, and to add new homes to this site would be devastating for value of the houses already in existence. I thoroughly object to this build, as it will not enhance the area at all, it will have an extremely detrimental effect on it.

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.

*

I would like to object to the 270 new homes near to Dixton Road, Monmouth. This development would create dangerous amounts of traffic along a road which at times is already severely congested. There is only one pathway along one side of the road, therefore increasing the dangers to pedestrians. This will have major implications on the local Dr surgery as increased patients register with the local practice. It is a beautiful rural area, and to add new homes to this site would be devastating for value of the houses already in existence. I thoroughly object to this build, as it will not enhance the area at all, it will have an extremely detrimental effect on it.

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?

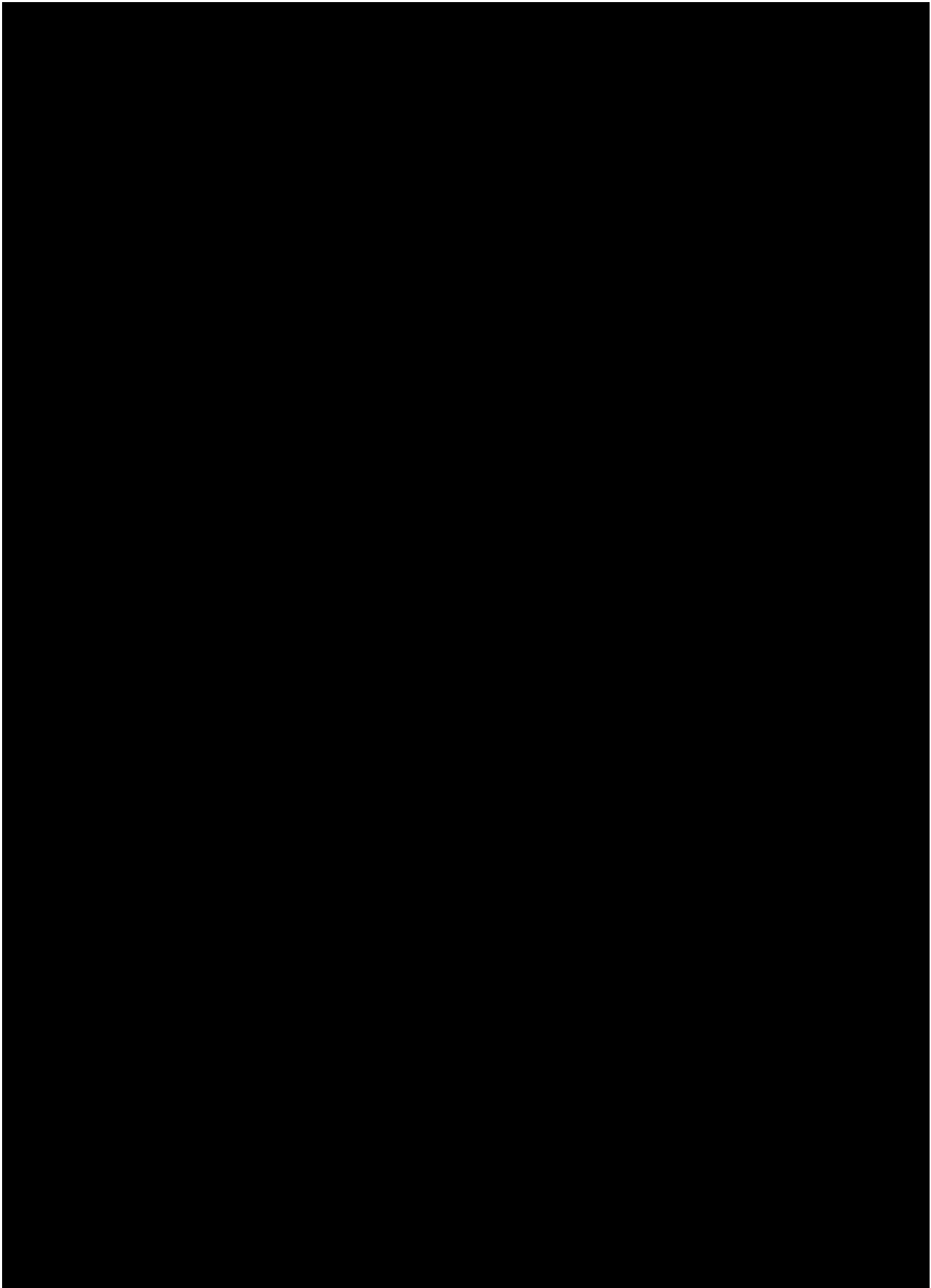
☐ Yes

☒ 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?



3370

Ms Deborah Hayler

[View results](#)

Respondent

102

Anonymous

09:59

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.

*

That's is not sufficient infrastructure, roads, schools or healthcare to sustain any additional housing. It is at capacity, basic services are no longer available for the people who currently live here. Congestion is a daily dangerous occurrence. [REDACTED]

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.

*

As per previous answer

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

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.

*

Affordable housing should be offered to current residents and the young requiring support to get on the property ladder before opening up to residents outside of the housing catchment area.

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): *

N/A

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

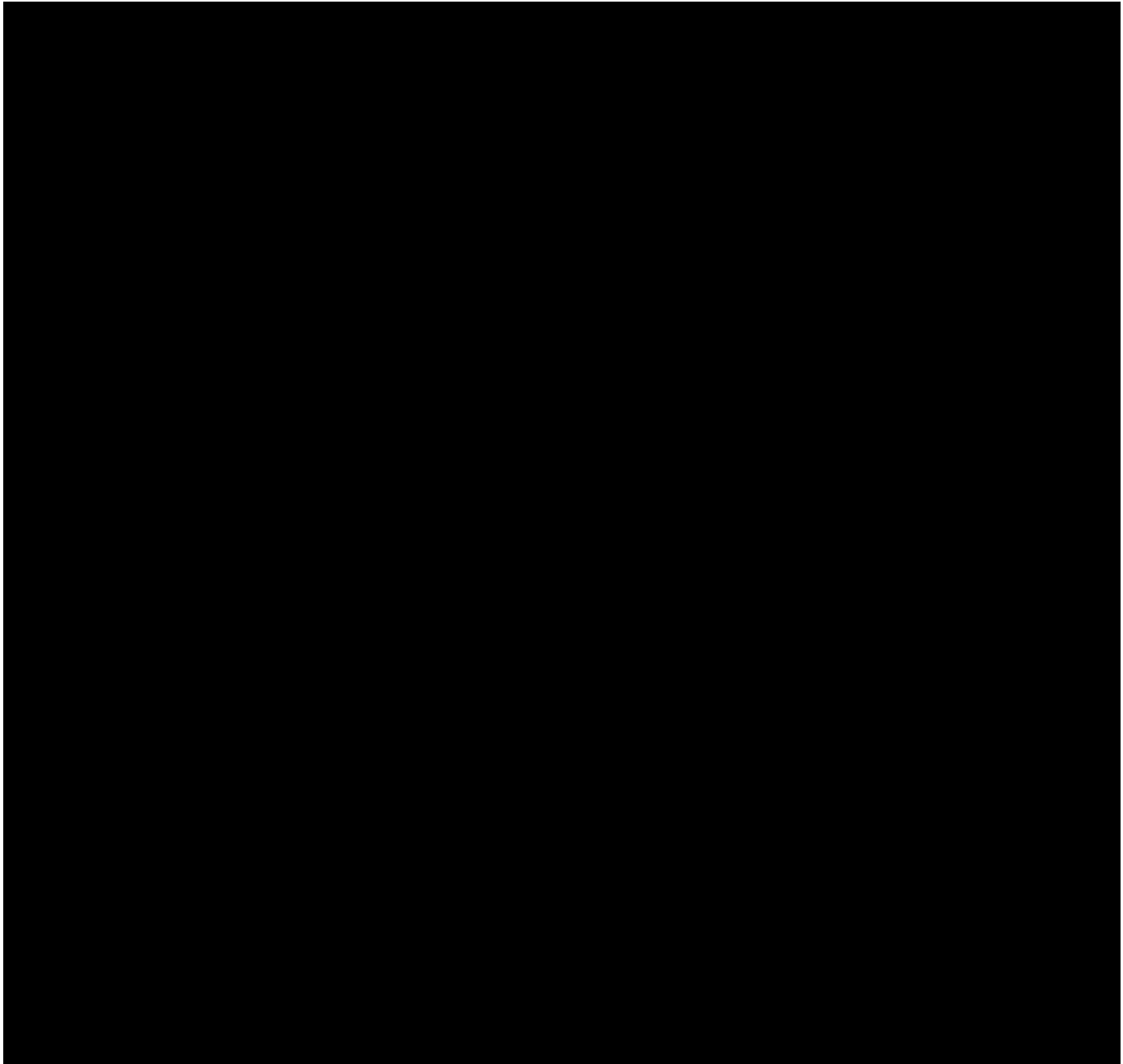
☒ No

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?

The money spent on transferring everything into Welsh could be better spent on turning Chepstow back to the once beautiful bustling area of natural beauty it was once know for: [REDACTED]

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?



[View results](#)

Respondent

102

Anonymous

09:59

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.

*

That's is not sufficient infrastructure, roads, schools or healthcare to sustain any additional housing. It is at capacity, basic services are no longer available for the people who currently live here. Congestion is a daily dangerous occurrence. [REDACTED]

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.

*

As per previous answer

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

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

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*

Affordable housing should be offered to current residents and the young requiring support to get on the property ladder before opening up to residents outside of the housing catchment area.

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 *

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☐ Yes

☒ No

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