



Monmouthshire Replacement Local Development Plan

2018-2033

RLDP Deposit
Representations Register

Volume 18 - Petition



monmouthshire
sir fynwy

1739	Save Our Unique Landscape (SOUL)
3172	Richard Liddell - Petition
3414	Neil Niblett - Petition
4016	Residents of Mardy Petition

1739

Save Our Unique Landscape (SOUL)

Archived: 10 March 2025 17:04:44
From: [REDACTED]
Mail received time: Sun, 15 Dec 2024 16:04:37
Sent: Sun, 15 Dec 2024 16:04:09
To: [MCC - PlanningPolicy](#) [MCC - PlanningPolicy](#)
Cc: [REDACTED]
Subject: THE DEPOSIT RLDP..... SOUL PETITION.
Importance: Normal
Sensitivity: None

Following earlier discussions with [REDACTED], I submit below the online petition response to the RLDP on behalf of SOUL. Please confirm by return your receipt of this email.

SOUL PETITION RESPONSE TO THE RLDP

The SOUL, Save Our Unique Landscape, Campaign is supported by some 250 members who live in Abergavenny.

This email based petition limits its response to those key issues which affect the town.

PROPOSALS FOR GROWTH.

We support the proposal for provision of 6210 extra homes including 2000 affordable, of which 600 are planned for Abergavenny.. However if there is to be any countywide adjustment in these figures, we would recommend a reduction in the Abergavenny proposal with a corresponding increase in the plan for Monmouth.

As regards countywide employment growth of 6240 new jobs we suggest this is bravely ambitious but unrealistic and the proposal for new jobs in Abergavenny is unacceptable. The town is expected to accept 10.5 % of the county wide new housing compared with only 4% of the new jobs. Planning for such a low jobs growth will result in an unacceptable level of out commuting, more journeys across the county, in contravention of the policy and need to reduce commuting. Accordingly we object to this proposal.

DEVELOPMENT SITES

We support the selection of " Abergavenny East " as the principal development site for the town. However progressing the chosen site is not without difficulty in terms of cost, connectivity with the town, and design. The site is designated as a mixed use development and is capable of future expansion. However the size and location of the new jobs site is questionable and there is no plan for additional schools, which may be necessary over time. Accordingly we would like to see a Masterplan which future proofs this site for the plan period and for the foreseeable future. Our support is therefore conditional on receiving evidence that these matters are resolved in principle by May 2025, ahead of submission to the Inspector. We believe this is possible.

The second site for development, 100 new houses at Penlanlas Farm is not supported. This site is part of the planned buffer with the National Park, supported by SOUL. See below. The proposal represents an

unnecessary incursion into the buffer zone. Other more suitable sites are available.

GREEN WEDGE PROPOSALS

We support the proposal to create a Green Wedge along the northern boundary of the town, adjoining the Brecon Beacons National Park. The BBNP provides an important backdrop to the Abergavenny Area, protecting its setting from encroachment by inappropriate development.

OTHER POLICIES

We welcome and support the new and updated policies dealing with the climate emergency, green infrastructure, biodiversity and landscape.....S4, CC3,NZ1, S3, CC2, G11 and G12

TEST OF SOUNDNESS

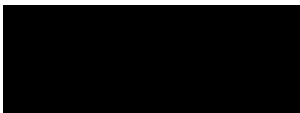
This Green Wedge accords with the South East Wales Green Wedge Definition Criteria. It fits with the PPW and Future Wales proposals and The National Plan 2040. The Green Wedge Policy and Policy LC3 provide a consistent and complementary policy framework to deliver the statutory requirement to protect the setting of the National Park to the north of Abergavenny.

We note that The Abergavenny East site has been subject to initial master planning and detailed viability assessment. The applicant, a housing association, is well placed to deliver the MCC target of 50% affordable housing.

The proposal to allocate only 1.6 hectares of land for employment growth in Abergavenny does not meet the test of soundness.

IMPLEMENTATION TIMESCALE

As a result of COVID the LDP process has taken two years more than planned, but the timescale deadline for implementation has not changed. Some candidate sites are complex by nature and will require lengthy pre planning. Accordingly, we suggest that, together with other Local Authorities, MCC may wish to request a nominal extension on to the Plan Period.



3172

Richard Liddell - Petition

This objection is by [REDACTED]

Objection to Policies H1 and HA3, Moun-ton Road Fields, Chepstow

Reason for Objection

This area provides a pleasant outlook at the entrance to the Wye valley, emphasises the agricultural nature of the area and provides the setting for Chepstow as a former market town set in the middle of the countryside. It has a parkland type setting, with the remains of country house metal fencing traversing the area, and provides a pleasant outlook for visitors and locals alike when travelling along the A466, or waiting in a traffic queue to negotiate Highbeech roundabout.

The character of this area and its contribution to the Wye Valley and the town of Chepstow cannot be understated. This relates to the planning policy the Objectives in the Plan, and we include relevant extracts as follows:-

Local authorities hold information on SINCs within their area and include policies in their Local Plans and Local Development Frameworks to safeguard these sites from inappropriate development

3.64 Around towns and cities there may be a need to protect open land from development. This can be achieved through the identification of Green Belts and/or local designations, such as green wedges. Proposals for both Green Belts and green wedges must be soundly based and should only be employed where there is a demonstrable need to protect the urban form and alternative policy mechanisms, such as settlement boundaries, would not be sufficiently robust

Monmouthshire Replacement Local Development Plan Growth and Spatial Options Paper (September 2022)

Objective 11 Place making

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

Any developments will need to enhance the character and identity of the settlements and be in accordance with national sustainable place-making principles. Growth in employment alongside housing will create more sustainable places. The value and importance of place- making has been emphasised in light of Covid-19.(p8)

The presence of open fields at the entrance to Chepstow speaks to the location of a pleasant market town set in open countryside. Development of this site would destroy this character in non compliance with Objective 11.

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

Objective 11 Place-making Low requirement for new housing so provides very limited opportunity to enhance the character and identity of Monmouthshire's settlements.

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

A More Equal Wales (Well-being Goal 4)

Objective 11 Place-making Any developments will need to enhance the character and identity of the Primary, Secondary, Severnside and Rural Settlements in accordance with national sustainable place-making principles, the value and importance of place-making has been emphasised in light of Covid-19.

Sustainable Settlement Appraisal December 2022

3.1 Background to Settlements within Monmouthshire

3.1.1 The authority is predominantly rural with a mixture of market towns and villages. The County has a rich and diverse landscape stretching from the coastline of the Gwent Levels in the south of the County, to the uplands of the Brecon Beacons in the north-west and the river corridor of the Wye Valley Area of Outstanding Natural Beauty in the east.

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

3.2.5 PPW 11 has a strong focus on promoting placemaking, which is considered instrumental to achieving sustainable places, delivering socially inclusive development and promoting more cohesive communities. Placemaking is deemed a holistic approach that "...considers the context, function and relationships between a development site and its wider surroundings" (PPW 11, p.14).

Comment

The development of this land for housing would not comply with the above objectives.

The Mounon Road site has been protected from development for 43 years. It was first recognised as a visually important site in the Gwent Structure Plan 1981, when it was designated as a "Green Space, important as the gateway to the Wye Valley".

This designation followed the advice of PPW which has been consistent in its various amendments over the years in requiring supporting infrastructure, and there is strong argument that this has not been provided for this site. There is a need to protect this open land from development, hence its designation as a green wedge in the various planning policy document reviews since 1981.

PPW Edition 12 is clear that green wedge policies should be reviewed as part of the development plan process, and MCC has not undertaken such a review in order to establish the extent of damage to the sense of place of Chepstow and the visual importance of the open rural character of the site if the site were to be developed.

Gwent Structure Plan 1991 - 2006 included the Mounon Road fields within its Green Space designation (Policy LC6), considering that such Green Space designation is intended to retain an open rural character.

MCC Adopted Local Development Plan 2011 - 2021 reaffirmed the designation of Mounon Road fields as a Green Wedge, stating that the designation safeguarded the "character and identity of settlements" and "Development proposals within Green wedges will only be permitted where they do not prejudice the open characteristics of the land".

There has thus been consistent, constant protective planning policy over a period of many decades, and there has not been a thorough appraisal of the proposal to destroy the planning policy protection that the site has rightly had applied to it for many decades.

Extracts of the above are included in the Appendix.

Planning Application DM/2024/01242 : Assessment as to whether a EIA is required for development of the Mounon Road site.

The importance of the site as a Green Wedge has been reinforced as recently as 2014, with the planning application DM/2024/01242 : Assessment as to whether a EIA is required for development of the Mounon Road site. Extracts from the the application is enclosed in the Appendix.

The planning officer and the contents of the application clearly confirms in this Assessment determination that the site is visually important, will have an impact on the immediate local highway network, and will likely have a heritage impact on St Lawrence House, a listed building. Comments in the application include :-

Q 2 EIA Details - Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations? - Yes - The site is 850m from the River Wye SSSI and SAC, and the development site is circa 185m from the Wye Valley National Landscape AONB

Q 9.1 - Transport and Access - The impact of increase in traffic resulting from the development will need to be considered in detail. Traffic is a consideration, and a Transport and access assessment will be required.

The proposal will have an impact on the immediate local highway network the A466 and A48 (local and trunk road and the High Beach roundabout (trunk) a detailed and robust transport assessment will be required to support an application. The application will also affect existing active travel and sustainable transport provision.

Q 7 landscape and Visual - It is considered that there will be a significant adverse impact or change as a result of the proposal. The site is within a highly a valued landscape character in Monmouthshire in terms of its status, landform, scenic quality, biodiversity, GI and wide ranging historic and cultural links.

Q 7.1 and Q8 - Cultural Heritage - There is a likely heritage impact on the setting of St Lawrence and its relationship with its visual and setting relationship with the parkland landscape to its south.

Petition

The purpose of Development Plan consultation is to allow the man on the top of a local omnibus to have a say and make their views known. They might not always be aware of the particular requirements for so doing, and the Inspector is requested to have regard to the stated views of the public on the various parts of the Plan. There have been a couple of websites made available in order for the man in the street to comment, and the Inspector is requested to have regard to the content and numbers of such comments.

In addition, order to assess the views of the people, a small survey was undertaken. An area of housing was surveyed - every door was knocked - but the area was deliberately chosen as not overlooking the Mounon Road fields site, to avoid the criticism of [REDACTED]. The results of this survey are included in the Appendix, and while it is accepted that the survey sample was small and therefore cannot be applied to a larger population with accuracy, nevertheless it must show a snapshot of the views of the people of Chepstow.

The survey showed that 56% percent of the whole of the population of Chepstow who are 18 years old and above object to Policies H1 and HA3. While it is accepted that the number of households surveyed was a very small sample, and wide errors can occur when results from a small sample are expanded to a larger population, the extent of the opposition to the above policies must not be ignored, at the very least it can be concluded that there is a significant underlying objection by the majority of all of the residents living in Chepstow to Policies H1 and HA3.

Deliverable

It is unlikely that the mixed use proposals are viable. The Settlement Boundary Review October 2024 makes no mention of a mixed use, it refers only to housing.

There is no information that there is anybody waiting in the wings to take on the site proposals for either a hotel or a care home. If there was a demand for a hotel, economies of scale would determine that it would have to be of a considerable size, and this would have the effect of decimating the hotels and guest houses offering accommodation in Chepstow and the Wye valley, further reducing the viability of the town of Chepstow itself.

Alternative site

if it were determined that housing, a hotel and a care home were required, then there is no bar to the use of the Barnettts Farm land for housing, and a hotel and care home can be accommodated on the land adjoining the racecourse roundabout, between the B4293 and the B4235 - a site immediately adjacent to the racecourse and with an easier, less hilly walk into Chepstow town centre. Both of these sites are suitable, available and deliverable.

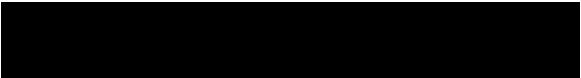
Given that there are a number of objections to the Mounton Road fields site based on the increase in traffic numbers, these sites would mitigate somewhat and dissipate traffic numbers on St Lawrence Road, given that there is an alternative route in to the town centre along Welsh Street. Vehicles would not travel along St Lawrence Road if their destination was to the north, towards Monmouth, or west, towards Usk.

CONCLUSION

The planning officer considered that the housing development is likely to have significant effects on the environment in the comments made on Application DM/2024/01242, which stated

It was considered that there will be a significant adverse impact or change as a result of the proposal. The site is within a highly a landscape (stet) character in Monmouthshire in terms of its status, landform, scenic quality, biodiversity, GI and wide ranging historic and cultural links.

It is the strongly held views of the people of Chepstow that no development should take place on the Mounton Road fields site, and there are strong planning reasons to uphold this view.



14 December 2024

APPENDIX : PETITION ANALYSIS

PETITION AGAINST THE EXTENSION OF THE CHEPSTOW SETTLEMENT BOUNDARY TO INCLUDE MOUNTON ROAD FIELDS (Policy H1) TOGETHER WITH THE PROVISION OF HOUSING, A HOTEL AND CARE HOME (Policy HA3)

A petition has been raised in order to gauge the extent of support in Chepstow for objections to the above proposals, and an online site has also surfaced, asking people to join the site as an objection to the proposals. The site is on Facebook, titled Chepstow Residents Opposed to Mounton Road Development 2024 and has 316 objectors as at 10 December 2024

It was proposed to [REDACTED] and to then relate the results to the whole of Chepstow. It is appreciated that the sample number of dwellings is small, but it was nevertheless thought that the results would give a clear indication of the views of the people of Chepstow as a whole.

The area chosen was a self contained area known as [REDACTED]. The estate does not overlook the Mounton Road fields, so the [REDACTED] is not applicable.

[REDACTED]
above proposals included in the RLDP.

[REDACTED] Given the extensive opposition to the proposals from those households that were contacted, it would be fair to assume that significant further objections would be received if those [REDACTED]

[REDACTED] There were 7 additional signatories of people that [REDACTED] which have been excluded from the calculation below.

The total population of Chepstow in 2021 was 11,934 (source Population Census). The average household size in Monmouthshire in 2024 is 2.28pph (source RLDP Sustainable Scoping Report Chart 30 : Number of households and household size). The above figures give the number of households in Chepstow as 5,234 (11,934 / 2.28).

18% of the population is 17 years old or younger, (source ugeo.urbistat) thus 82% of the population is 18 or over and are entitled to vote, or a total of 9,786 persons.

Of the [REDACTED] that were contacted, [REDACTED] replied and sign the petition. This represents 70% of the total number of dwellings of 46.

[REDACTED] to the proposals, this gives a colossal 3,663 (total households x 70%) households of Chepstow with at least one person, as a minimum, objecting.

However, the total number of [REDACTED] This represents an average of 1.5 persons per household contacted objecting.

When 1.5 persons per household is related to the total number of households in Chepstow, a total of 5,495 ($3,663 \times 1.5 = 5,495$) persons, or **56% percent of the whole of the population of Chepstow of voting age object**It is accepted that the number of households surveyed was a very small sample, and that wide errors can occur when results from a small sample are expanded to a larger population. The extent of the opposition to the above policies must not however be ignored, at the very least it can be concluded that there is a significant underlying objection by the majority of all of the residents living in Chepstow to Policies H1 and HA3.



	PETITION TO OBJECT AGAINST THE INCLUSION OF MOUNTON ROAD FIELDS		
	(POLICIES H1 AND HA3) IN THE RLDP		

No of signatories

4

2

-

2

1

1

1

1

-

1

2

1

-

-

1

2

-

2

2

-

1

St Lawrence Fields, Larkfield Roundabout Chepstow.

OBJECT TO RESIDENTIAL, HOTEL AND CARE HOME

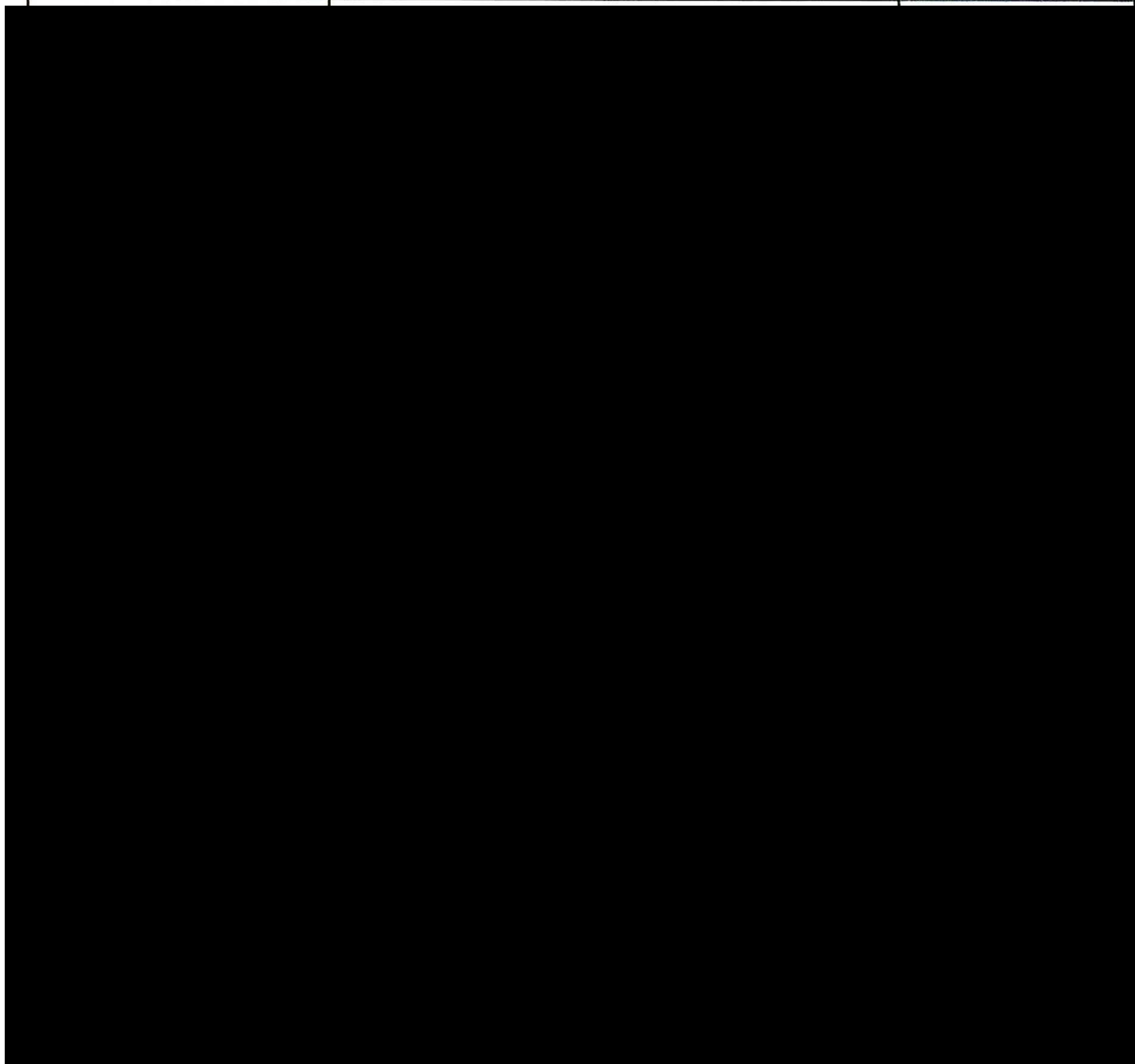
The Replacement Local Development Plan proposes to destroy the only clear green field view when approaching Chepstow, lying between the roundabout and Mounton Road. Visually this area is fundamental as the **gateway to the Wye valley** and in confirming **the sense of place** of Chepstow as a former market town set in the countryside.

This area has been designated as a **green space/wedge** since its designation as such in the Gwent Structure Plan 1981, **some 43 years ago**.

Alternative sites are available which are **suitable, available and deliverable** and which would assist in ameliorating **traffic congestion** at the roundabout.

If you object to the above proposals, as outlined in Policy HI Settlement boundary and Policy HA3 Land at Mounton Road, please sign the petition below.

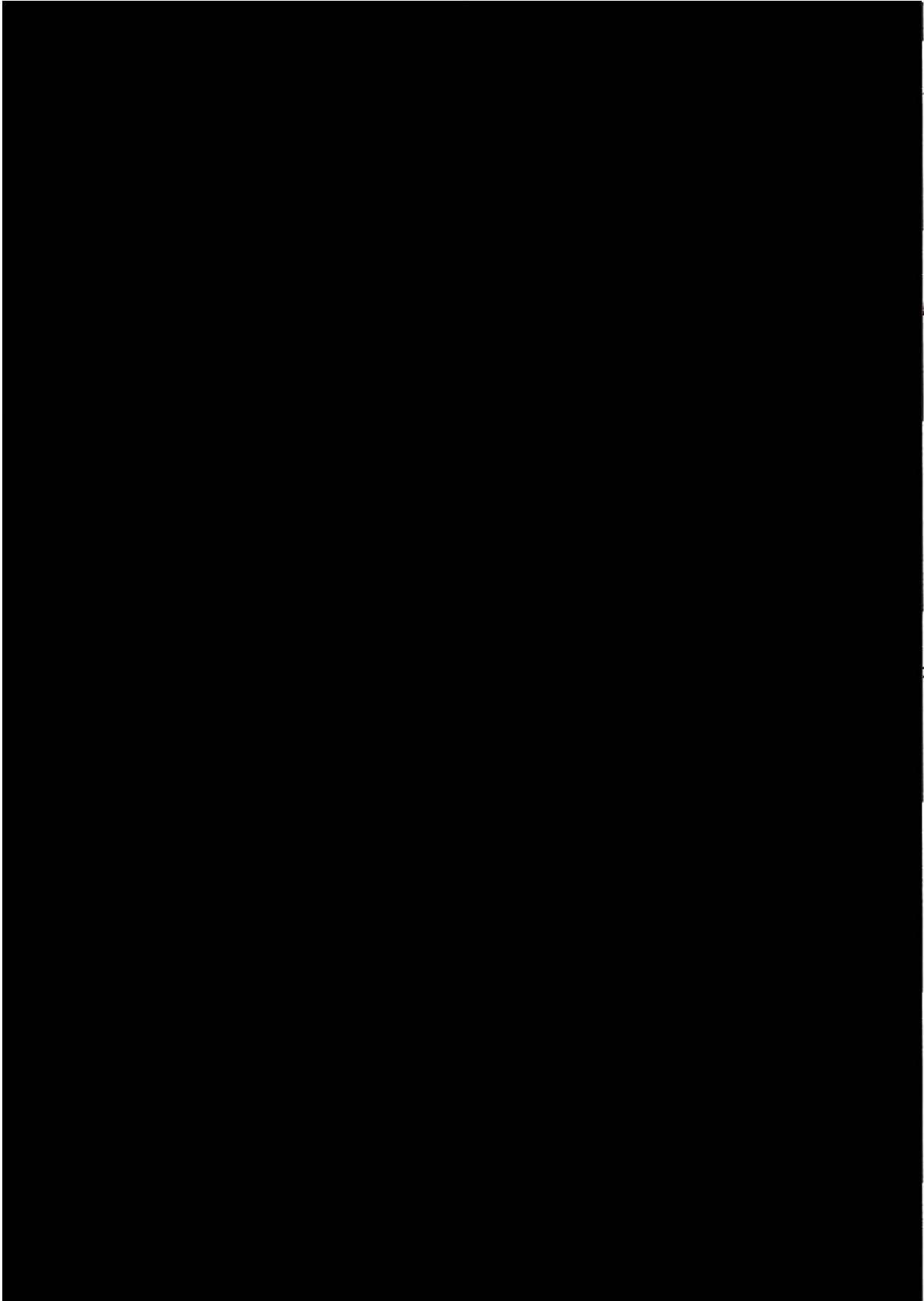
NAME	Address	Signature
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St Lawrence Fields, Larkfield Roundabout Chepstow.

OBJECT TO RESIDENTIAL, HOTEL AND CARE HOME

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St Lawrence Fields, Larkfield Roundabout Chepstow.

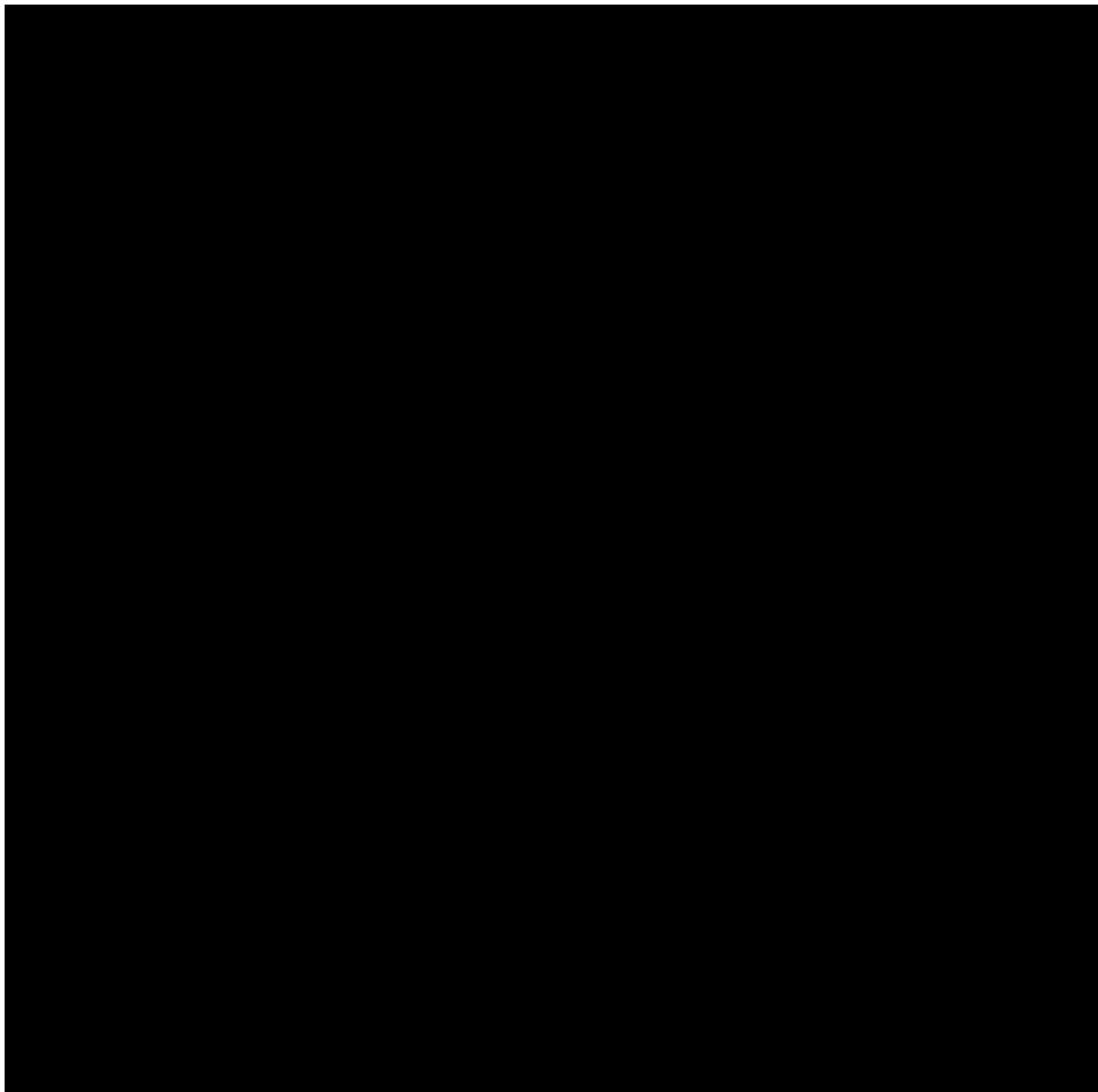
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The Replacement Local Development Plan proposes to destroy the only clear green field view when approaching Chepstow, lying between the roundabout and Mounton Road. Visually this area is fundamental as the **gateway to the Wye valley** and in confirming **the sense of place** of Chepstow as a former market town set in the countryside.

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Appendix : T & CP (EIA) Regs DM/2024 01242 extracts

THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 SCREENING MATRIX



1. CASE DETAILS			
Case Reference	DM/2024/01242 Land At Moun-ton Road Chepstow Monmouthshire NP16 6AA	Brief description of the project / development	This assessment has been undertaken to identify as to whether Environmental Impact Assessment (EIA) is required for the: 'Proposed new residential development'
Appellant			
LPA	Monmouthshire		
2. EIA DETAILS			
Is the project Schedule 1 development according to Schedule 1 of the EIA Regulations?			No
If YES, which description of development (THEN GO TO Q4)			N/A
Is the project Schedule 2 development under the EIA Regulations?			Yes
If YES, under which description of development in Column 1 and Column 2?			10. Infrastructure projects Column 1: (b) Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas; (f) Construction of roads (unless included in Schedule 1); Column 2: (b) (i) The development includes more than 1 hectare of urban development which is not dwellinghouse development; (ii) the development includes more than 150 dwellinghouses; (iii) the overall area of the development exceeds 5 hectares. (f) The area of the works exceeds 1 hectare.
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?			Yes
If YES, which area?			(a) (a) The site is 850m from the River Wye SSSI and SAC (b) (b) The development site is circa 185m from the Wye Valley National Landscape AONB
Are the applicable thresholds/criteria in Column 2 exceeded/met?			No
If yes, which applicable threshold/criteria?			10. Infrastructure projects

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)
7. LANDSCAPE AND VISUAL			
7.1 Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project? ¹ Where designated indicate level of designation (international, national, regional or local).	Yes	National The Wye Valley National Landscape AONB boundary is 185m due west of the site. The NRW LANDMAP landscape character area is the Caerwent Hinterland. An analysis of the relevant sensitivity appraisals from LANDMAP information indicates that the LCA has been evaluated as; Historic Landscape; 83% High and 13% Moderate Cultural Landscape; 20% Outstanding and 45% Moderate Landscape Habitats; 86% Moderate Geological Landscape; 47% High, 45% Moderate Visual and Sensory; 55% High and 35% Moderate Landscape and visual MNMTHVS044 Chepstow woods The site area covers 12.8ha Local The site is fully within the current LDP LC6 Chepstow, Pwllmeyric and Mathern Green wedge. The green wedge objective is to ensure settlements do not coalesce and	Yes It is considered that there will be a significant adverse impact or change as a result of the proposal. The site is within a highly valued landscape character in Monmouthshire in terms of its status, landform, scenic quality, biodiversity, GI and wide ranging historic and cultural links. The aim of an Environmental Impact Assessment is to protect the environment by ensuring that a local planning authority when deciding whether to grant planning permission for a project, which is likely to have significant effects on the environment, does so in the full knowledge of the likely significant effects, and takes this into account in the decision-making process. Consideration should also be given to the cumulative impact of the proposal on Monmouthshire's landscape, the rural character of the area and values placed on that character. Policy LC5 Protection and Enhancement of landscape character highlights that proposals must demonstrate through a landscape assessment how landscape character has influenced their design, scale, nature and site selection. Consideration should be given to the effects of the proposal on the Landscape Character Areas, views from the highway and

¹ See question 8.1 for consideration of impacts on heritage designations and receptors, including on views to, within and from designated areas.

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)	(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)
	protect landscape and open countryside from development encroachment To the north of the site lies CADW listed St Lawrence house. The building has a visual and setting relationship with the parkland landscape to its south 162m to the south of the development site lies CADW registered Grade II Wyelands historic landscape park 500m to the west of the site lies CADW registered Mounton house parks and gardens boundary.	the impact on GI connectivity. The applicant proposes an LVIA and lighting strategy to accompany application along with landscape proposals and subsequent management.
7.2 Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)	Yes The proposed location will be visible from:- The A466 from east. Immediately adjacent Chepstow settlement edge residential areas. From the north immediately adjacent From the east 30m From nearest PROW circa 300m to proposed dwellings. NCN 4 runs along Mounton road and A466 The land form is such that the site is at circa 96mAOD with land and field gradients falling to the west and south circa 77mAD. Development of 1,2,2.5 and 3 storey with commercial being potentially higher will be visible within the landscape to the west looking back towards Chepstow. Intervisibility from settlements such as:- Mounton circa 850m Pwllmeyric circa 850m to settlement edge and PROW network and principle road corridors should be considered not just for daytime visual impact but also night time light.	Yes An appropriately scaled impact assessment will need to be undertaken to accompany a planning application in the form of a LVIA to assess the cumulative visual impacts of the development and lighting (day and night) as well as include an environmental colour assessment Consideration needs to also be undertaken in the context of the following policy • Future Wales • PPW Edition 12 • LDP S1 Strategic policy • LDP S13 Policy Landscape, Green Infrastructure and the Natural Environment • LDP Policy GI1 Green Infrastructure • LDP LC5 – Protection and enhancement of Landscape character • LDP SDI – Renewable Energy • MCC Green Infrastructure SPG 2015

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
		Currently settlement edge south of St Lawrence is set back from the open fields and separated by road and trees, light spill being less prominent in the landscape.		• LDP DES1 General Design Considerations • EP3 Lighting
8. CULTURAL HERITAGE/ARCHAEOLOGY				
8.1 Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around the location which could be affected by the project (including potential impacts on setting, and views to, from and within)? Where designated indicate level of designation (international, national, regional or local).	Yes	To the north of the site lies CADW listed St Lawrence house. The building has a visual and setting relationship with the parkland landscape to its south 162m to the south of the development site lies CADW registered Grade II Wyelands historic landscape park 500m to the west of the site lies CADW registered Mounthou house parks and gardens boundary.	Yes	Likely heritage impact on setting of St Lawrence and relationship with parkland setting.
9. TRANSPORT AND ACCESS				
9.1 Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	No	The proposal will have an impact on the immediate local highway network the A466 and A48 (local and trunk road and the High Beach roundabout (trunk) a detailed and robust transport assessment will be required to support an application. The application will also affect existing active travel and sustainable transport provision	Yes	Transport and access assessment will be required
9.2 Are there any transport routes on	?	Yes High Beach Roundabout (Trunk Road)	Yes	Transport and access assessment will be

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12. CUMULATIVE EFFECTS

12.1 Could this project together with existing and/or approved development result in cumulation of impacts together	?	It is unlikely that the project will have a significant cumulative impact in association with existing and or approved development.	Yes	
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Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
during the construction/operation phase?		However it would be likely that the scale of the development would have a significant cumulative impact in association with existing and or approved development especially in the context of:- • Any improvements to the roundabout and feed in roads at the junction of the A466 and A48 • Cumulative and enhanced light spill into open countryside and landscape setting • Development into green wedge extending settlement boundary towards nearby settlements The close proximity of numerous European protected sites and populations of protected/important fauna means that the 'incombination' effects of residential developments should be assessed.		

[REDACTED] TO POLICY H1 and HA3

APPENDIX : HISTORIC PLANNING POLICY

Contents : PPW Extracts

Gwent Structure Plan 1991 - 2006

MCC Adopted Local Development Plan 2011 - 2021



Planning Policy Wales Edition 11 February 2021

Managing Settlement Form – Green Belts and Green Wedges

3.64 Around towns and cities there may

be a need to protect open land from development. This can be achieved through the identification of Green Belts and/or local designations, such as green wedges. Proposals for both Green Belts and green wedges must be soundly based and should only be employed where there is a demonstrable need to protect the urban form and alternative policy mechanisms, such as settlement boundaries, would not be sufficiently robust. The essential difference between them is that land within a Green Belt should be protected for a longer period than the relevant current development plan period, whereas green wedge policies should be reviewed as part of the development plan review process.

3.68 Green wedges are local designations which essentially have the same purpose as Green Belts. They may be used to provide a buffer between the settlement edge and statutory designations and safeguard important views into and out of the area. Green wedges should be proposed and be subject to review as part of the LDP process.

3.73 When considering applications for planning permission in Green Belts or green wedges, a presumption against inappropriate development will apply. Substantial weight should be attached to any harmful impact which a development would have on the purposes of Green Belt or green wedge designation.



Development in the Countryside

- 3.60 Development in the countryside should be located within and adjoining those settlements where it can best be accommodated in terms of infrastructure, access, habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where they meet a local need for affordable housing or it can be demonstrated that the proposal will increase local economic activity. However, new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should be of a scale and design that respects the character of the surrounding area.

Supporting Infrastructure

- 3.61  Adequate and efficient infrastructure, including services such as education and health facilities along with transport, water supply, sewers, sustainable waste management, electricity and gas (the utilities) and telecommunications, is crucial for economic, social and environmental sustainability. It underpins economic competitiveness and opportunities for households and businesses to achieve socially and environmentally desirable ways of living and working. Infrastructure which is poorly designed or badly located can exacerbate problems rather than solving them.

- 3.62 Planning authorities should, in conjunction with key providers, take a strategic and long term approach towards the provision of infrastructure as part of plan making. This may involve collaboration between planning authorities and key infrastructure providers to ensure infrastructure provision is sustainable, fit for purpose and can be co-ordinated and timed to support placemaking aspirations.

- 3.63 Development should be located so that it can be well serviced by existing or planned infrastructure. In general this will involve maximising the use of existing infrastructure or considering how the provision of infrastructure can be effectively co-ordinated to support development plans. Infrastructure choices should support decarbonisation, socially and economically connected places and the sustainable use of natural resources.

Managing Settlement Form – Green Belts and Green Wedges

- 3.64 Around towns and cities there may be a need to protect open land from development. This can be achieved through the identification of Green Belts and/or local designations, such as green wedges. Proposals for both Green Belts and green wedges must be soundly based and should only be employed where there is a demonstrable need to protect the urban form and alternative policy mechanisms, such as settlement boundaries, would not be sufficiently robust. The essential difference between them is that land within a Green Belt should be protected for a longer period than the relevant current development plan period, whereas green wedge policies should be reviewed as part of the development plan review process.

GWENT

STRUCTURE PLAN 1991 - 2006

GWENT COUNTY COUNCIL : ADOPTED STRUCTURE PLAN

Green Areas

C1 IN ORDER TO PREVENT THE COALESCENCE OF URBAN AREAS THROUGHOUT THE COUNTY, "GREEN SPACES" WILL BE IDENTIFIED IN LOCAL PLANS WITHIN WHICH THERE WILL BE A PRESUMPTION AGAINST URBAN DEVELOPMENT. IN PARTICULAR, EXTENSIVE "GREEN SPACES" WILL BE IDENTIFIED BETWEEN THE URBAN AREAS OF:

- i) NEWPORT AND CARDIFF (COUNTY BOUNDARY);
- ii) NEWPORT AND CAERLEON;
- iii) MALPAS AND CAERLEON;
- iv) MALPAS AND CWMBRAN;
- v) CAERLEON AND CWMBRAN;
- vi) BETTWS AND CWMBRAN;
- vii) ROGERSTONE AND BETTWS;
- viii) ROGERSTONE AND RISCA;

AND TO SEPARATE URBAN AREAS BETWEEN NEWPORT AND CHEPSTOW.

C2 IT IS INTENDED THAT LOCAL PLANS WILL IDENTIFY A CONTINUOUS "GREEN ZONE" IMMEDIATELY NORTH OF THE M4 MOTORWAY BETWEEN LANGSTONE AND CHEPSTOW WITHIN WHICH THERE WILL BE A PRESUMPTION AGAINST URBAN DEVELOPMENT.

5.6 A primary intention of the Plan is to control urban sprawl and the above policies are among several which will constrain the options available for new development. The County Council considers that there is a need to define and maintain gaps of open countryside between urban areas where there is a risk of coalescence. Within these Green Spaces it is intended to retain an open rural character by permitting only agricultural, forestry, recreational or other uses which involve no substantial new building which has a significant landscape impact. It is also intended that development which is permitted will be of a high quality bearing in mind their visibility from urban areas and major routes. Mineral working is not necessarily incompatible with these policies.

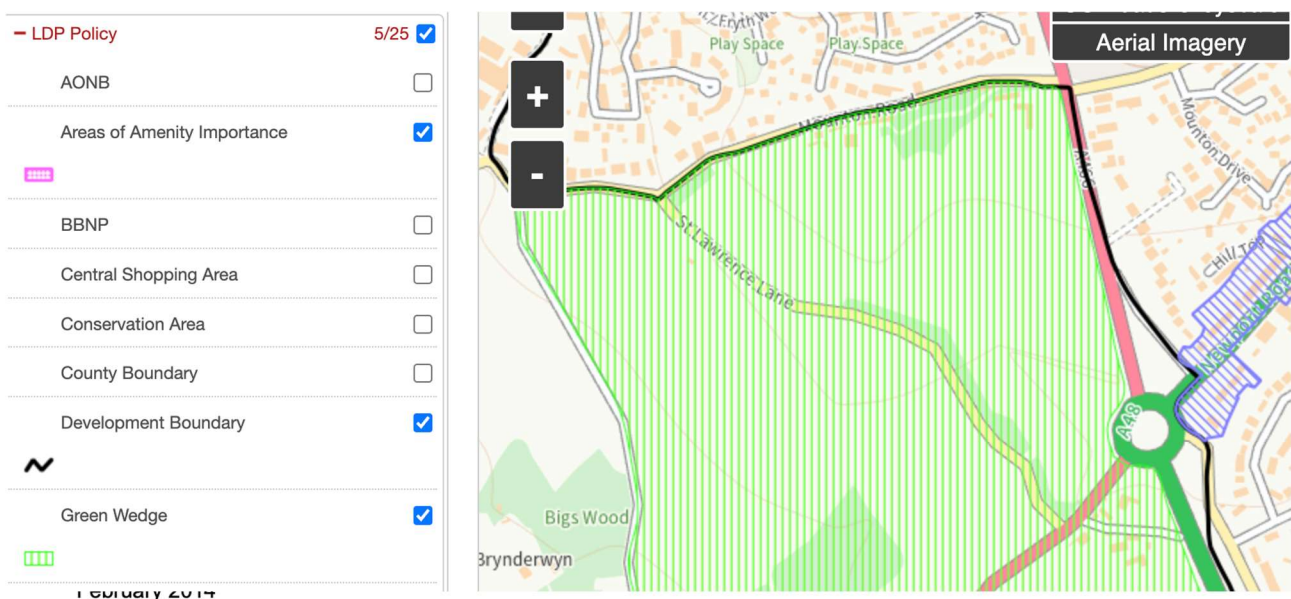
5.7 The Green Spaces are shown diagrammatically on the Key Diagram. Local Plans are to define detailed boundaries, taking account of the need to allow for long term developments. The reference to "extensive" implies a width sufficient to provide a meaningful countryside gap. It is also intended that they should have a permanence beyond the period to which the Structure Plan relates. It will be noted that this policy closely resembles one for Green Belts. In scale and encircling continuity most of the Gwent Green Spaces may not be comparable with Green Belts, but it is not intended to preclude the option of designating a Green Belt. For example this may be

MONMOUTHSHIRE COUNTY COUNCIL

MONMOUTHSHIRE COUNTY COUNCIL ADOPTED LOCAL DEVELOPMENT PLAN

2011-2021

Adopted 27 February 2014



proposals within Green Wedges will only be permitted where they do not prejudice the open characteristics of the land.

Policy LC6 – Green Wedges

In order to prevent the coalescence of the settlements listed below, the areas between them are identified as Green Wedges, as shown on the Proposals Map:

- Undy, Llanfihangel Rogiet
- Rogiet and Caldicot;
- Portskewett and Sudbrook
- Shirenewton and Mynyddt
- Chepstow, Pwllmeyric and Mathern.

6.3.47 Planning policy guidance regarding development in Green Wedges is contained in Planning Policy Wales, 2012 (paragraphs 4.8.14/18 refer). Exceptionally, development may be considered acceptable in a Green Wedge where the proposal complies with Policy E2 or is necessary to implement a transport scheme identified in Strategic Policy S16.

3414

Neil Niblett - Petition

Monmouthshire Replacement Local Development Plan (RLDP) 2018-2033

[REDACTED] wish to strongly object to the land off Nantgavenny Lane, Mardy being allocated within the RLDP for development.

We believe the site is totally unacceptable for any form of development based upon the following reasons.

Need.

- As the intent is for a private investor to develop the site why is the council impacting an area of greenfield and not advocating re-generating former industrial brownfield locations?
- Why is the council not using this land for more environmental uses other than industrial units? Over the years it has been a location used by schools etc.
- Is there a need for further industrial units?
- Are these industrial units serving Mardy or the wider area?

Impact.

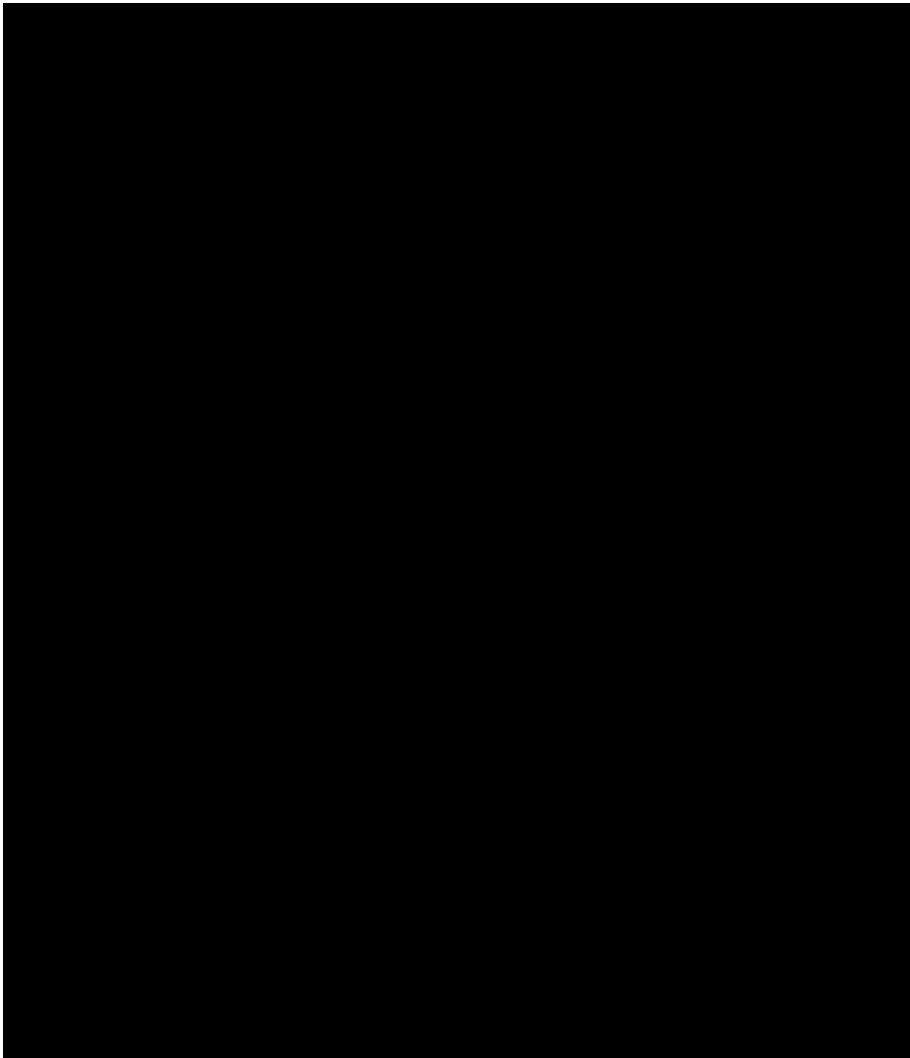
- Mardy is predominantly a small residential village. Only recent have a number of small industrial units been allowed.
- Do further industrial units fit well within the village community?
- What is the impact on services infrastructure such as storm and foul water drainage, electricity and telecoms bandwidth in the area?
- Any development will impact on the flood plain byway of additional storm water run off from hard surface areas.
- Potential pollution of the Gavenny River and hence the River Usk that is already a concern
- Further noise pollution will impact on residents' quality of life during the week and at weekends.
- Instead of a view from the existing houses of a field and wildlife the residents will end up looking at unsightly industrial units, potentially a two-storey office block and car parking.
- There will be a total lack of privacy to the gardens of the existing houses and raised concerns about security for the residents of The Pines.
- The properties adjacent to the field are constructed on raft foundations due to the slope and ground conditions. There is a risk of ground disturbance and subsidence during the construction works and into the future. [REDACTED]
[REDACTED] written guarantees for their properties as any such assurances from a developer will not be acceptance.
- What will be the impact on wildlife? There is already evidence and concerns about the loss of natural wildlife habitats along the Gavenny corridor.

Highways.

- Nantgavenny Lane is too narrow opposite the entrance to the convenience store.
- There is no footpath in Nantgavenny Lane alongside Claire Prices car park.

- Nantgavenny Lane has a severe gradient. This increases the need for heavy goods vehicles to use low gears causing more noise and pollution.
- Already there are too many vehicles from the existing industrial units, the offices and local shop creating issues of congestion on Nantgavenny Lane and the junction with Hereford Road. This is in addition to the traffic that already parks to use the local chip shop which causes traffic issues on Hereford Road and The Pines.
- The junction of Nantgavenny Lane and Hereford Road is too narrow to allow two cars to pass let alone vans or lorries when entering or leaving. Further the junction is directly opposite a bus stop.
- Delivery lorries often park on Hereford Road close to the junction with Nantgavenny Lane to off load causing issues with visibility, manoeuvring and road safety.

We respectfully request our concerns are considered when deciding on any planning strategies for Nantgavenny Lane.



4016

Residents of Mardy Petition



**Office
Use Only**
Representor
Number

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.....

Monmouthshire Deposit Plan Representation Form

Monmouthshire County Council (MCC) is consulting on the Deposit Stage of the Replacement Local Development Plan (RLDP), together with a range of documents and evidence which supports it. You can find the Deposit RLDP and associated documents on the MCC website:

www.monmouthshire.gov.uk/rldp-consultation-2024/

The Deposit Plan and supporting documents are available for public consultation for **6 weeks from 4th November 2024 to 16th December 2024**.

To assist with the efficient processing of responses we would encourage you to submit your comments via an online form which is available on the Council's website using the above link. Alternatively, comments can be submitted via email to:

planningpolicy@monmouthshire.gov.uk.

If this is not possible, completed forms can be sent to Planning Policy Team, Monmouthshire County Council, County Hall, The Rhadyr, Usk, NP15 1GA. All responses must be received by **midnight on 16th December 2024**.

Please note that with the exception of Part 1 the form will be made publicly available and will be forwarded to Planning and Environment Decisions Wales (PEDW). Guidance notes are set out at the end of the representation form to provide additional details on the RLDP process.

Part 1: Contact Details Please note that by submitting this form you are agreeing to your details being retained on the RLDP Consultation Database and used to inform you of future RLDP correspondence.

	Your/ Your Client's Details	Agent's Details
Title:		
Name:		
Job Title:(where relevant)		
Organisation: (where relevant)		
Address:		





Telephone No:		
Email:		

Part 2: Your Representation

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

Is your representation in support or objection?

Support:

Objection:

Object

Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box (please use additional sheets as necessary).

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

– this primarily addresses the allocation of policy HA5 as a site for housing, so the contents of the Petition has been cut and pasted in that section of this form under Question 10, together with a

Office
Use Only
Representor
Number

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

Is your representation in support or objection?

Support:

Objection:

Please clearly state which policy/paragraph/allocation/designation your representation relates to and include any comments in this box (please use additional sheets as necessary).

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

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

Is your representation in support or objection?

Support:

Objection:

Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary).

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

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

Is your representation in support or objection?

Support:

Objection:



Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary).

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

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

Is your representation in support or objection?

Support:

Objection:

Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary).

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

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

Is your representation in support or objection?

Support:

Objection:

Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary).

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

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



Is your representation in support or objection?	Support:	
	Objection:	
Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary). If you are objecting, please state how you would like the Plan to be changed.		

8. Do you have any comments on the infrastructure policies? (Policies S6, & IN1)		
Is your representation in support or objection?	Support:	
	Objection:	
Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary). If you are objecting, please state how you would like the Plan to be changed.		

9. Do you have any comments on the housing policies, including the affordable housing policies and Gypsy and Traveller policies? (Policies S7, S9 H1, H2, H3, H4, H5, H6, H7, H8, H9 & GT1)		
Is your representation in support or objection?	Support:	
	Objection:	
Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary). If you are objecting, please state how you would like the Plan to be changed.		



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

Is your representation in support or objection?

Support:

Objection:

Objection

Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary).

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

Petition to Monmouthshire County Council – Replacement Local Development Plan 2024. We the undersigned, object to the Penlanlas Farm site (HA5) being allocated for housing because:-

1. [REDACTED] safety with increased traffic from 100 households going down the Old Hereford Road/Pen y Pound past King Henry 3-18 School and through our country lanes. The junction at the bottom of Pen y Pound onto the A40 is the worst in Abergavenny and there is no way to reconfigure it to make it better. Other local residential streets will be used as 'rat runs'.
2. It is not possible to walk from the site to town/the bus station/the train station and back on any regular basis as it is so high up. The estimated walking times in the RLDP are plain wrong.
3. Development of the site will lead to unmanageable groundwater run- off, which threatens to flood homes and gardens in [REDACTED]. As well as the site draining the Sugar Loaf hill complex, there are also rising springs all over the site which already flow into gardens and onto [REDACTED] in wet weather. This will only get worse with increased rainfall/climate change.
4. The Special Site of Scientific Interest (SSSI) and internationally protected Special Area of Conservation (SAC) on the Deri (Sugar Loaf Woodlands) will be damaged by a housing development so close by (less than 300 metres). None of the information about the nearby SAC and SSSI is found in the RLDP!
5. The site has its own important grassland and hedgerow habitats for wildlife which will be impacted and is also a connecting habitat to the SAC/SSSI which will be lost.

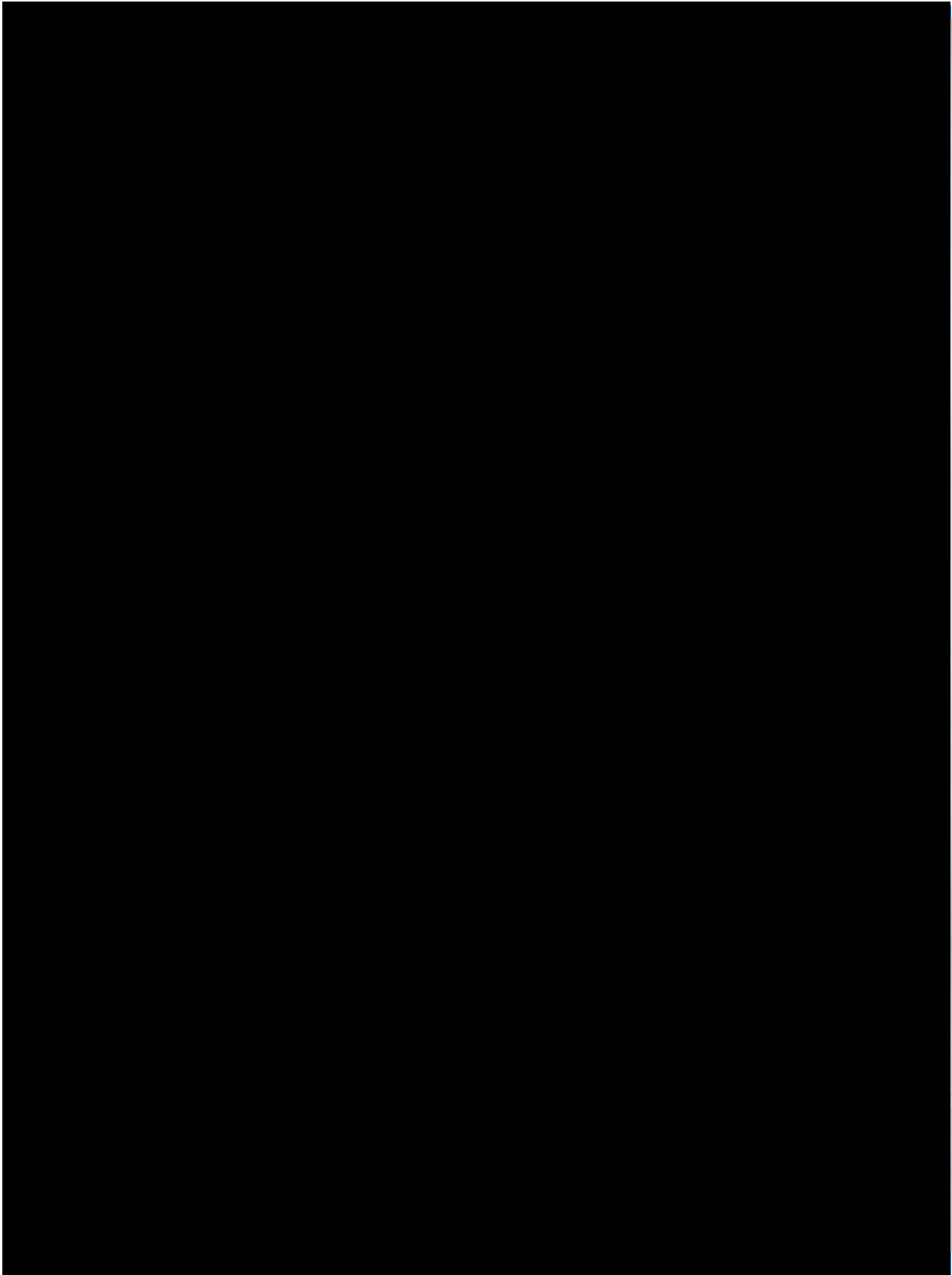


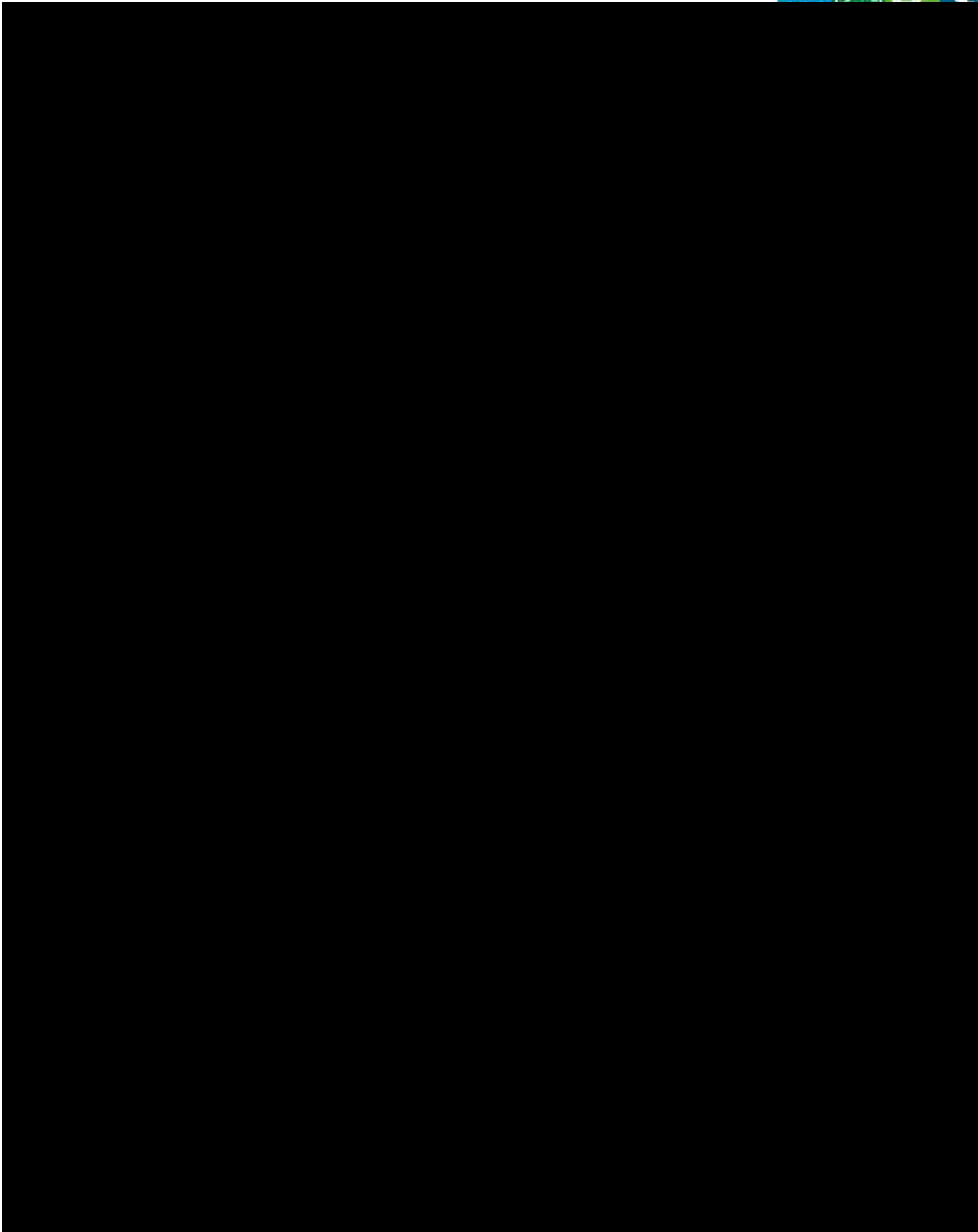


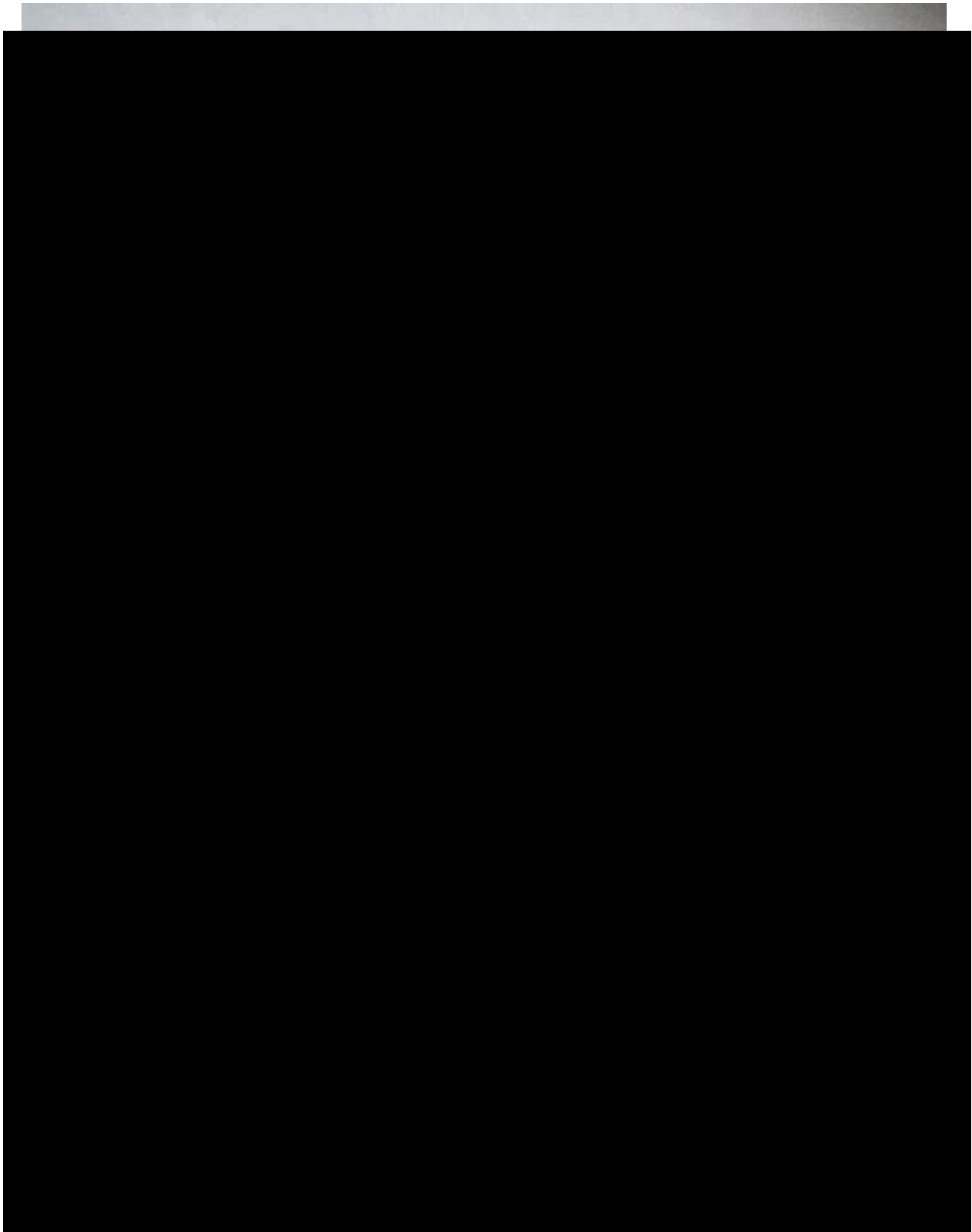
6. Building a housing estate on the buffer strip next to Brecon Beacons National Park (BBNP) means that the existing wildlife habitat corridor and ecological network around the foot of BBNP and Sugar Loaf woodlands will be disrupted and damaged, which then impacts all the other parts of the buffer strip.
7. MCC itself (October 2020) assessed this site as having medium to high landscape sensitivity – it has ‘high visibility on the steep hillsides The LANDMAP value is outstanding for cultural landscapes and high for historic landscapes.’
8. Most of the site sits high up over the 130 metre contour line, so any housing on it will ruin the views into and out of BBNP, and damage nearly all views of the Deri mountain from a large number of viewpoints in Abergavenny. MCC itself previously advised that development must be confined to the lower part of the site within the 120 – 130m contour (MCC Preapplication advice of 15.1.2019) yet the RLDP seeks to allocate the whole site for housing, which would make it the most elevated housing estate in Abergavenny, encroaching on the Sugar Loaf hill complex.
9. [REDACTED] will be completely overlooked by any new houses on the site, which will sit ‘on top’ of them, due to how steep it is.
10. The allocation of important and characterful greenfield sites such as this (on a border with BBNP and next to an SSSI and SAC) for housing is directly contrary to Planning Policy Wales 12, chapter 6 about Distinctive and Natural Places, as well as MCC’s own Green Infrastructure policy and MCC’s own declared ‘climate emergency’.
11. There is little or no supporting infrastructure on/near the site, and local services (eg. GPs) in Abergavenny are already at saturation point in terms of demand.
12. Moving the town boundary up the hill will ruin the current roughly circular pattern of settlement around the 125m contour line which perfectly mirrors the shape of the Deri hill at present, giving a buffer of at least two fields between the woodland and the settlement. The housing estate would cut into this field buffer and the hillside landscape very significantly, this is not minor infill at all, nor is it a ‘small’ development.

We therefore believe this beautiful, steep hillside landscape, which is a precious sanctuary for wildlife and a beloved local amenity, and which is part of the approach to the National Park and Deri hillside visible for miles around, should be preserved and given protected green wedge status.

[REDACTED]







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

Support:



Is your representation in support or objection?	Objection:	
Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary). If you are objecting, please state how you would like the Plan to be changed.		

12. Do you have any comments on the employment site allocations? (Policies EA1 & EA2)		
Is your representation in support or objection?	Support:	
	Objection:	
Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary). If you are objecting, please state how you would like the Plan to be changed.		

13. Do you have any comments on the visitor economy policies? (Policies S12, T1 & T2)		
Is your representation in support or objection?	Support:	
	Objection:	
Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary). If you are objecting, please state how you would like the Plan to be changed.		

14. Do you have any comments on the sustainable transport policies? (Policies S13, ST1, ST2, ST3, ST4, ST5 & ST6)		
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Is your representation in support or objection?	Support:	
	Objection:	
Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary). If you are objecting, please state how you would like the Plan to be changed.		

15. Do you have any comments on the retail and commercial centres policies? (Policies S14, RC1, RC2, RC3 & RC4)		
Is your representation in support or objection?	Support:	
	Objection:	
Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary). If you are objecting, please state how you would like the Plan to be changed.		

16. Do you have any comments on the community infrastructure and open space policies? (Policies S15, CI1, CI2, CI3 & CI4)		
Is your representation in support or objection?	Support:	
	Objection:	
Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary). If you are objecting, please state how you would like the Plan to be changed.		



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

Is your representation in support or objection?

Support:

Objection:

Please clearly state which policy/paragraph/allocation/designation of the Deposit RLDP your representation relates to and include any comments in this box (please use additional sheets as necessary).

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

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

Is your representation in support or objection?

Support:

Objection:

Please clearly state which policy/paragraph/allocation/designation or supporting document(s) your representation relates to and include any comments in this box (please use additional sheets as necessary).

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

See Petition signed by 40 residents of Mardy above against the proposed development in policy HA5.

Part 3: Tests of Soundness (Please refer to the notes at the end of the form for further guidance)

Do you consider that the Plan is sound?

Yes:

No:

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



Part 4: Appearance at Examination Hearing Sessions



monmouthshire
sir fynwy



the most appropriate procedure for accommodating those that want to provide oral evidence.

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

If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the RLDP?	Yes:	
	No:	
If you wish to speak at a hearing session which language would you wish to use?	Welsh:	
	English:	

Part 5: Welsh Language

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

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



Guidance Notes

Please note that only representations submitted during this consultation period (**4th November 2024 to 16th December 2024**) will be carried forward through the Replacement Development Plan process. Any representations that were made in the previous consultations (for example, the Preferred Strategy stage) will not be carried forward. If you consider that any representations you made last time are still relevant, you must submit these again, using the Deposit Plan Representation Form. Please note that the Inspector will not have access to comments you may have made in response to previous consultations.

Include all the information, evidence and supporting information necessary to support / justify your representation. Please attach additional sheets where required, clearly numbering each consecutive sheet and indicate on the form each individual additional document submitted. Further copies of the form can be obtained from the Planning Policy Team, the Planning Policy website, your local Community Hub/library or you can photocopy this form.

Your representation should be set out in full. This will help the Council and the Inspector to understand the issues you raise. Please keep your comments as concise as possible. However, please note that you will only be able to submit further information to the examination if the Inspector invites you to address matters that he or she may raise.

Petitions - Where a group shares a common view on how it wishes the Plan to be changed, it would be helpful for that group to send a single form with their comments, rather than for a large number of individuals to send in separate forms repeating the same point. In such cases the group should indicate how many people it is representing and how the representation has been authorised. The group's representative (or chief petitioner) should be clearly identified. Signing a petition does not prevent the submission of individual forms.

Tests of Soundness - Please indicate which soundness test(s) the LDP meets or does not meet, and why. If you think changes are required to the Plan to make it sound, please explain what these changes are. This will help the Council and the Inspector to understand the issues you raise. However, your comments can still be considered if you do not identify a test, providing your comments relate to the Plan and/or its supporting documents. Details of the Tests of Soundness are set below.

Tests of Soundness

Preparation Requirements:

- Has preparation of the plan complied with legal and regulatory procedural requirements? (LDP Regulations, Community Involvement Scheme (CIS), Strategic Environmental Assessment (SEA) Regulations, Sustainability Appraisal (SA), Habitats Regulation Assessment (HRA), etc.?)
- Is the plan in general conformity with the National Development Framework (NDF) and/or Strategic Development Plan (SDP)? (when published or adopted respectively)



Test 1: Does the plan fit? (Is it clear that the LDP is consistent with other plans?)

Questions:

- Does it have regard to national policy (PPW) and Future Wales: the National Plan 2040?
- Does it have regard to the Well-being Goals?
- Does it have regard to the Welsh National Marine Plan?
- Does it have regard to the relevant Area Statement?
- Is the plan in general conformity with the NDF (when published)?
- Is the plan in general conformity with relevant SDP (when adopted)?
- Is it consistent with regional plans, strategies and utility provider programmes?
- Is it compatible with the plans of neighbouring LPAs?
- Does it regard the Well-being Plan or the National Park Management Plan?
- Has the Local Planning Authority (LPA) demonstrated it has exhausted all opportunities for joint working and collaboration on both plan preparation and the evidence base?

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

Questions:

- Is it locally specific?
- Does it address the key issues?
- Is it supported by robust, proportionate and credible evidence?
- Can the rationale behind the plan's policies be demonstrated?
- Does it seek to meet assessed needs and contribute to the achievement of sustainable development?
- Are the vision and the strategy positive and sufficiently aspirational?
- Have the 'real' alternatives been properly considered?
- Is it logical, reasonable and balanced?
- Is it coherent and consistent?
- Is it clear and focused?

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

Questions

- Will it be effective?
- Can it be implemented?
- Is there support from the relevant infrastructure providers both financially and in terms of meeting relevant timescales?
- Will development be viable?
- Can the sites allocated be delivered?
- Is the plan sufficiently flexible? Are there appropriate contingency provisions?
- Is it monitored effectively?



New or Amended Sites

Any new or amended sites submitted as part of representations to the Plan must be accompanied by the following:

- A plan of the site you wish to be considered with your representation form, with a clear site boundary shown.
- Details of the proposed use of the site.
- Documentation that the site accords with the RLDP's strategy and that the Plan would be sound if the site is included. Guidance notes on some of the key assessments needed to support new candidate sites is set out on the Council's website at: <https://www.monmouthshire.gov.uk/planning-policy/candidate-sites/>
- The proposed site should be accompanied by a Sustainability Appraisal which must be consistent with the scope, framework and level of detail as the Sustainability Appraisal conducted by the Council and published alongside the Deposit RLDP.

General Data Protection Regulation (GDPR)

Please note that comments submitted will be available for public inspection and cannot be treated as confidential.

On 25th May 2018 the General Data Protection Regulation (GDPR) came into force, placing new restrictions on how organisations can hold and use your personal data and defining your rights with regard to that data. Any personal information disclosed to us will be processed in accordance with our Privacy Notice. The Planning Policy Privacy Notice is available via the following link on the Council's website: <http://www.monmouthshire.gov.uk/your-privacy/your-council>

The GDPR applies to our RLDP Consultation Database which is used to send information to those who have been in contact with Planning Policy at Monmouthshire County Council. Any interested parties must give their consent, in writing, if they wish to be added to the RLDP Consultation Database. Anyone who makes representations on the Deposit RLDP will be deemed to have given their consent and will be added to the stakeholder database.

